

Tuesday, February 20, 2024

7:00 PM

McFarland Municipal Center
5915 Milwaukee St, McFarland
Community Room

AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/84087260504>

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

Webinar ID: 840 8726 0504

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 December 19, 2023 Plan Commission meeting.

4. PUBLIC HEARING

- a. Public Hearing on Resolution No. 2024-01, a Resolution approving Planned Development Infill District Detailed Plan for Jaeger Condominium located at 6303 Jaeger Road.

5. BUSINESS.

- a. Discussion and action on Resolution No. 2024-01, a Resolution approving Planned Development Infill District Detailed Plan for Jaeger Condominium located at 6303 Jaeger Road.
- b. Discussion and action on Site Design Review Permit for construction of a restroom facility at Highland Oaks Park, 5945 Osborn Drive.
- c. Discussion and action on a Site Design Review Permit for reconstruction of Lift Station 2 located at 6407 Pheasant Run.

- d. Discussion and action on an extension of a conditional use permit for Kwik Trip gas station and convenience store located at 4015 Terminal Drive.

6. PUBLIC HEARING.

- a. Public hearing on Ordinance 2024-06: An Ordinance Adopting an Amendment to the Village of McFarland Comprehensive Plan for parcels 061003223002 and 061003223066, collectively 5513 Bremer Road, to amend the Future Land Use designation from Two Family and Townhouse Residential to Multiple Family Residential.

7. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, March 13, 2024, 7:00 p.m., Joint Meeting with Community Development Authority
- b. Tuesday, March 19, 2024, 7:00 p.m.

8. 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 December 19, 2023, at 7:00 P.M.

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

Members Absent: Peter Bloechl-Anderson

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

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

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

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

Clow moved to approve the minutes of the November 21, 2023, Plan Commission meeting. Peters seconded the motion. Motion carried 6-0.

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.

Thao provided summary on the agenda item, highlighting the proposed use by the applicant and staff's review of conditional use standards. Thao discussed staff's comments related to the on- and off-street parking activity and proposed off-street parking lot layout provided by the applicant. Staff considered five other off-street parking layouts to improve on-site traffic circulation and minimize conflicts between parked and moving vehicles. Staff also recommends on-street warning signs like "watch for children" given the likelihood of parents using on-street parking due to the size and shape of the off-street parking lot.

Clow opened the public hearing at 7:11 P.M. Seeing no 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 a Conditional use Permit requeste4d by Katie Lichtie for a dance studio located at 4800 Ivywood Trail.

No further comments on the agenda item by Staff and no additional comments or concerns from the Commission. Clow motioned 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 the center stalls (Option 5).

Motion seconded by Conrad. Motions passed 6-0.

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

Thao provided summary on the agenda item highlighting the location of the proposed shed in the rear yard and staff comments related to the site design review standards. The Commission had minimal discussion and concern on the agenda item. Clow motioned to approve a Site Design Review Permit requested by McFarland Liquor for an accessory shed as submitted, located at 4716 Farwell Street. Motion was seconded by Halverson. Motion passed 5-0-1 with an abstention from Brassington.

- 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.

Clow motioned for a recess at 7:21pm to address audio issues. The meeting resumed at 7:24pm.

Bremer presented a comparative summary table which included Dane County communities and their zoning and land division fees. No changes to Village planning, zoning, land division or building permit fees are recommended by staff for 2024. Bremer reviewed proposed changes to the Village's park impact fees based on the Village's 2020 needs assessment study. Discussion by the Commission included background on why the Village opted for a 5-year phase-in period to increase park impact fees which also includes annual inflation adjustments.

Clow motioned 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). Peters seconded the motion. Motion passed 6-0.

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.

Reynolds motioned to adjourn; Peters seconded the motion. Motion carried 6-0.
Meeting adjourned at 7:38 P.M.

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, February 20, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public Hearing on Resolution No. 2024-01, a Resolution approving Planned Development Infill District Detailed Plan for Jaeger Condominium located at 6303 Jaeger Road.

PREVIOUS ACTION:

November 15, 2022 - Plan Commission held public hearing for Ordinance 2022-16, an ordinance to rezone and the Condominium Plat and request from Jaeger Estates Condominium Association, Inc Jerry and Dawn Reiter for the property at 6303 Jaeger Road; Public Hearing held for Condominium Plat

December 20, 2022 - Plan Commission recommended approval of Ordinance 2022-16 to Village Board; Plan Commission recommended approval of Condominium Plat to Village Board.

January 10, 2023 - Village Board approves Ordinance 2022-16 with seven conditions of approval; Village Board approves of Condominium Plat.

ISSUE SUMMARY:

Joe and Melisa Arndt are requesting approval of a Planned Development Infill District - Detailed Plan for Jaeger Condominium located at 6303 Jaeger Road. New development consists of proposed detached single family homes on Units 2 and 3, with an existing single family home on Unit 1. Unit 2 includes a proposed building footprint of approximately 1,900 square feet and Unit 3 includes a single family home with a building footprint approximately 1,359 square feet.

On January 10, 2023, the Village Board approved the rezone of the property from R-1 Single Family Residence to PD-I Planned Development District Infill. At the time, only the General Plan was approved with the conditions as referenced in the letter from Director Bremer dated January 20, 2023 as included in the packet. Under Sec. 62-62(i)(2) the Village Plan Commission has the final authority to approve a Detailed Plan once a General Plan has been approved by the Village Board.

EXISTING CONDITIONS

The property is 2.18 acres (93,703 square feet) and zoned R-1, Single Family Residence. The property includes approximately 44' of water front access to the Yahara River. Most of the land on this property was previously undeveloped space, with the exception of the existing single family home accessed from Jaeger Road. The applicant has taken measures to clear the space and grade the property for the planned Unit 2 and 3. The existing buildings and structures are clustered near the southern half of the property. The property includes a single family home, four existing accessory structures, a 1,000 sq. ft. garage and an above-ground pool. The existing driveway on the property is gravel. None of the existing or proposed homes sites are located



within a FEMA designated Floodplain or WDNR designated wetland, or the Village's Shoreland-Wetland District. Proposed homes on ownership Units 2 and 3 would be located a minimum of 200 feet from the Yahara River.

To the east of the existing property is Indian Mound Park, a Village-owned conservancy. As conservancies, the lands are mostly dedicated green space that is open to public use. Adjacent to the south is 6302 Jaeger Road, a 26,136 square foot lot with a single-family home that shares driveway access through its front yard. This property is zoned R-1 Single Family Residence.

Adjacent to the west of 6303 Jaeger Road is 4727 Yahara Drive, a single family residence. This lot is 24,219 square feet and zoned R-1B Single Family Residence. Adjacent to the north is a 0.15 acre lot (Outlot 1 Indian Mound Park) which serves as an access point to the Indian Mound Park. Beyond this parcel is the corner of Yahara Drive and Indian Mound Drive. The corner lot to the north at 4730 Yahara Drive is a single-family home zoned R-1, Single Family Residence on a 13,504 square foot lot. Also to the north, at 6211 Indian Mound Drive, is a single-family home zoned R-1, Single Family Residence on a 20,473 square foot lot.

Conformance with Zoning Requirements

Under Sec. 62-67(i)(2) the Village Plan Commission shall determine whether the plan submittal complies with the standards set forth in Sec. 62-66 and 66-67 and is in general conformance with the approved General and Detailed Implementation Plan. In Staff's opinion, the proposed Detailed Plan is in general conformance with the General Implementation Plan approved under Ordinance 2022-16, which identifies the development of two additional single family homes on the northern half of the property, following general bulk requirements for similar R-1 zoned properties in the neighborhood. The Detailed Plan states Units 2 and 3 will have 14 feet for their side yard setbacks, twice the minimum required in the R-1 District. Staff notes that Unit 2's rear yard is positioned east towards Indian Mound Park, whereas Unit 3 is south towards Unit 1.

Staff notes that the General and Detailed Plan specify the three units together are a condominium association, therefore review of Sec. 62-70 of the Village Code of Ordinance should interpret the shared lot line between Unit 2 and the Village's Indian Mound Conservancy Park as a side yard. All setbacks and height standards are consistent with the R-1 District standards.

Sec. 62-66(d)1-3, Standards and criteria for approval of a PD-I. In addition to the general requirements for approval listed in Section 62-67. The Village Board rezoned this property from R-1 Single Family to PD-I Planned Development Infill on the January 10, 2023.

Previously, staff provided comments to only the General Plan. The following are updated staff comments on the standards of this section.

- *1. Maximum impervious surface ratio for residential is 0.50.* The Detailed Plan states that the proposed maximum impervious surface ratio for Unit 2 and 3 will not exceed 0.50. A specific impervious surface ratio value is not provided, but can be estimated. Staff estimates the driveways at approximately 3,000 square feet, which includes the proposed driveways for Unit 2 & 3, and Unit 1. The estimate maximum impervious surface ratio with estimated driveway surfaces is 0.10. This standard has been met.
- *2. Maximum floor area ratio of 0.70.* The Detailed Plan states that the proposed maximum floor area ratio will not exceed 0.70 for each unit. Staff estimate floor areas



for Unit 1 to be 3,677 square feet. Staff calculated the floor area ratio for the Jaeger Estates to be 0.08. This standard has been met.

- *3. Minimum required usable open space per dwelling unit: 100 SF/DU.* Each ownership Unit will easily exceed the requirement for a minimum of 100 square feet of usable open space per dwelling unit given that the calculations would consider approximately 2.18 acres for only three dwelling units. This standard has been met.

Sec. 62-66(e)1-8, Additional Standards. The packet includes a staff review of these standards from the General and Detailed Implementation Plan. Previously, items 1, 2, 7, and 8 were inconclusive without the Detailed Plan. The standards not mentioned remain satisfied. The following Staff comments are provided for the standards mentioned.

- *1. Screening and requirements for buffer yards shall be included as part of plan reviews. Such screening shall shield neighboring properties from any adverse external effects of the proposed developments. Screening and buffer yards shall also be used to shield the proposed development from the negative impacts of adjacent uses, such as streets, industrial uses, etc. Special emphasis shall be placed on screening the intrusion of automobile headlights on neighboring properties from parking areas and driveways.* A landscaping plan is typically not required for single-family residences. However, existing trees on the property perimeter provide a suitable screen for adjacent properties. Car headlights are minimally directed at windows of adjacent properties.
- *2. Pedestrian circulation should be carefully planned so as to prevent pedestrian use of vehicular ways and parking spaces. In all cases, pedestrian access shall be provided to public walkways.* The existing Yahara Drive does not include pedestrian walkways or sidewalks. The adjacent Indian Mound Outlot 1, is an unpaved strip of land, approximately 25', between 6211 Indian Mound Drive and 6303 Yahara Drive, which includes a public trail. The proposed Detailed Plan does not impact this public trail.
- *7. All site lighting shall be controlled so as not to extend a direct light source onto abutting properties. Cutoff type luminaries shall be used and all lighting sheds shall be indicated in the plans.* A lighting plan is not typically required for single-family residences. The Detailed Plan does not include outdoor lighting fixtures but there are generally few for a single family home.
- *8. The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space.* The locations where Unit 2 and 3 are identified include undeveloped land. The Applicant has indicated that they worked to maintain as many trees on the property as possible, provided they were still healthy, while incorporating them into the detailed plan of Units 2 and 3. Staff previously mentioned each ownership Unit will exceed the requirement for a minimum of 100 square feet of usable open space per dwelling unit given the stated ownership Unit areas and anticipated dwelling sizes.

Sec. 62-67(a)(4) PD Planned Development District Standards.

Previously, in the review of only the General Plan, Staff was unable to review items d, e, h within this section's standards without the Detailed Implementation Plan. Staff notes that these



standards have all been met.

Sec. 62-310 Site Design Review

The Applicant's General and Detailed Implementation Plan met the site design review standards provided. Additionally, a Landscaping Plan and Lighting Plan are not typically required or necessary for single-family homes.

C&ED Comments

The General Implementation Plan was approved by the Village Board with seven conditions of approval. Staff notes that all conditionals of approval have been satisfied within the Detailed Implementation Plan submittal, except the fire hydrant easement. Page 2 of the applicants Detailed Plan does describe providing a proposed 14-foot wide easement along the entire west side of lot 3. The Detailed Plan states that the easement is shown on the survey plat map; however, no site plans show this easement. Moreover, the Director of Public Works and the Village Engineer have suggested that a 20-foot wide easement extending along the west lot line of Unit 3 is preferred in the event that heavy mechanical equipment is needed to access the fire hydrant. The applicant's proposed 14 feet as this is the minimum side yard setback requirement as approved in the General Plan. However, the hydrant is approximately 12 feet from the west lot line, which is another reason why a larger 20-foot easement is proposed to enable construction space around the hydrant. Public Works staff note that this hydrant is from 1958 and feeds from a public water main across three properties to the immediate west. Water laterals to 6303 and 6302 Jaeger Road also come from this water main. At some point in the future, Public Works staff may consider a future public works project to relocate/abandon the hydrant and public water main and connect all five homes to the water main on the Yahara Drive right-of-way.

Staff recommends the following conditions of approval:

- Applicant to obtain an excavation permit from the Public Works Department for utility connections, traffic control, and Yahara Drive pavement patching.
- Connections to public sewer and water mains shall follow the Village's standard specifications.
- Applicant to provide a 20-foot wide utility easement along the entire west lot line of Unit 3.

Department Head Comments

The packet includes a review letter from the Village Engineer noting the concerns reflected in the recommended conditions of approval. No additional comments or concerns from the 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 assume all costs related to the request. The development site is not identified for future public park space in the Village's Comprehensive Plan or Outdoor Recreation & Open Space Plan. Recommend park land impact fees in lieu of parkland dedication. The following is a summary of park improvement, park fees in lieu of parkland dedication, library and water impact fees applicable to new single family dwellings on ownership Units 2 and 3. Note, the type and actual amount of any impact fees will be determined at the time a building permit is submitted according to the current impact fee types and rates established by the Village Board under Appendix A Fees, of the McFarland Municipal Code of Ordinances.

- Public Well = \$1,117 per DU
- Public Water Tower = \$373 per DU
- Park Improvement Impact Fee = \$3,059.01 per DU
- Fees in Lieu of Parkland Dedication = \$4,716.75 per DU
- Library Impact Fee = \$710.00 per DU
- Public Safety Center = \$2,136 per DU

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017. Map 6, Future Land Use, identifies the property for Single Family Residential. Figure 4.1 provides a General Description of Land Uses Allowed which states *"predominantly single family homes, generally in "subdivision" settings....Within the Village, all such areas will be served by public sanitary sewer and water systems."* The proposal is to add two new single family homes along with the existing single family home, with each lot served by public sanitary sewer and water. Figure 4.1 identifies Typical Implementing Zoning Districts to include "R-1, R-1A, and R-1B Residence and R-2 Single and Two-Family Residence (more limited)."

ORDINANCE REFERENCE:

Sec. 62-66. - PD-Planned Development Infill District
Sec. 62-67. - PD Planned Development District

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for public hearing only.

ATTACHMENTS:

1. 2024-01 Resolution on Detailed Plan for 6303 Jaeger Road - Jaeger Estate Condos
2. 6303 Jaeger Road_PUD Detailed Plan App_01.09.2024
3. 6303 Jaeger Road - Reiter Condo Rezone Approval Ltr - 1.20.23
4. 6303 Jaeger Public Utilities
5. 6303 Jaeger Road PUD VE Ltr_02.02.24
6. Sec. 62-66 & 62-67 PD-I General Plan Staff Review_2.12.24

**PLAN COMMISSION
RESOLUTION #2024-01**

**PLAN COMMISSION RESOLUTION TO APPROVE THE DETAILED
IMPLEMENTATION PLAN FOR JAEGER ESTATES CONDOMINIUM LOCATED AT
6303 JAEGER ROAD.**

WHEREAS, on January 10, 2023, the McFarland Village Board approved Ordinance 2022-16, an ordinance rezoning lands at 6303 Jaeger Road from R-1 Single Family Residence to the Planned Development Infill District – General Implementation Plan; and,

WHEREAS, on January 10, 2023, the McFarland Village Board also approved the creation of the Jaeger Estates Condominium; and

WHEREAS, Ordinance 2022-16 established Units 1-3 of the Jaeger Estates Condominium in the General Implementation Plan for future detached single family units; and

WHEREAS, the seven conditions of approval addressed items to be included in the General Implementation Plan have been satisfied;

WHEREAS, the Plan Commission held a public hearing on the proposed Detailed Implementation Plan on February 20, 2024;

WHEREAS, the Plan Commission has reviewed the Detailed Plan as required by Section 62-67(i)(2)(a) of the McFarland Municipal Code, and has determined that the Detailed Plan is complies with the standards set forth in Section 62-67(i)(1) and is in general conformance with the approved General Implementation Plan of the Jaeger Estates;

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the Village of McFarland as follows:

1. The Detailed Plan for the Property is hereby approved.
2. The Zoning Administrator shall record in the Office of the Register of Deeds of Dane County a certified copy of this resolution as well as a copy of the approved Detailed Plan.
3. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map

The above and foregoing Resolution was duly adopted by the Plan Commission at a regular meeting held on February 20, 2024.

VILLAGE OF MCFARLAND PLAN COMMISSION

Carolyn A. Clow
Village President/Plan Commission Chair

ATTEST:

Cassandra Suettinger
Deputy Administrator/Clerk



Plan Commission Application – 2024

~Application must be completed in full~

Applicant	Joe and Melisa Arndt	Applicant's Agent	Builder: Lakeland Builders
Property Owner (if different)	Same	Name	Chad Strutzel
Address	4731 Yahara Dr	Address	Including 4735 Yahara Drive and 6303 Jaeger Road
Email	melisa.m.arndt@gmail.com	Email	chad@performanceext.com
Phone #	608.219.0101	Phone #	608-320-7007 Office

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

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

+ = Plus publication and notification charges
 A = Plus \$50.00 per lot
 B = Any preliminary plat which has previously been reviewed/revised within the last 36 months
 C = Plus \$50.00 for each lot within the final plat
 D = Any final plat which has been previously reviewed or/ revised within the last 36 months
 E = Plus \$40.00 for each unit shown
 F = Plus actual legal, engineering and financial consulting costs incurred by the Village
 G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☐ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

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

See Attached

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 2024 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 2024 Meeting date of:

December 5 (2023) -----	January 16
January 9 -----	February 20
February 6 -----	March 19
March 5 -----	April 16
April 9 -----	May 21
May 7 -----	June 18
June 4 -----	July 16
July 9 -----	August 20
August 6 -----	September 17
September 3 -----	October 15
October 8 -----	November 19
November 5 -----	December 17 (Pending)
December 10 -----	January 21, 2025 (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

Melisa Arndt

Signature of Applicant/Agent

1/09/2024

Date

VILLAGE OF MCFARLAND WISCONSIN
PLANNED DEVELOPMENT INFILL DISTRICT
GENERAL AND DETAILED IMPLEMENTATION PLAN
FOR JAEGER CONDOMINIUM, 6303 JAEGER ROAD
DRAFTED BY MICHAEL J. LAWTON,
REVISED BY MELISA ARNDT AND JAMES REITER,
FOR JERRY AND DAWN REITER

The following is the legal description of the real property that is the subject of this application:

Legal Description: PART OF OUTLOT 94, ASSESSOR'S PLAT OF THE VILLAGE OF MCFARLAND, AS RECORDED IN VOLUME 14 OF PLATS, ON PAGES 16-27, AS DOCUMENT NUMBER 824385, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN ("Property")

Property Address: 6303 Jaeger Road (Unit 1), 4735 Yahara Dr (Unit 2), 4731 Yahara Dr (Unit 3)

Map: The Property is described on the condominium plat prepared by Burse Surveying which is attached hereto and incorporated by reference herein.

Applicant Interest: The applicants are Jerry and Dawn Reiter, the owners of Unit 1, Jim Reiter, owner of Unit 2, and Joe and Melisa Arndt, owners of Unit 3.

Description of the Proposed Development: The Property currently contains one single family residence. The proposal is to create a condominium plat that will contain three units with each unit containing one detached single-family residence. The existing residence will be contained within one of the units in the condominium plat, as shown thereon. Two new detached single-family residences will be built. The units will each consist of the entirety of the area shown on the condo plat as a unit and will not be limited to any structure, as this will be a so-called "pocket of air" condominium. The residences and other improvements on each unit, along with all the lawn areas, will each be a unit. There will not be any limited common elements as the unit will fill the entire envelope on the condo plat, but any driveway serving more than one unit and any stormwater or utility lines, mains etc. serving more than one unit will be part of common elements. Driveways and utility infrastructure serving only one unit will be part of that single unit. Development and future alterations of each unit will be subject to the approval of the Board of the condo association. The condo association shall govern any common elements, but common elements are very limited in this development. Each unit owner will be responsible for his/her construction and maintenance of each of the units, including all improvements within each unit (except for the very small common elements under the Association). Owners of units will obtain casualty insurance for improvements and their own liability insurance. The Association will obtain liability insurance for the common elements. It is anticipated that construction of the first new residence will be

completed next year. There is no definite date for the construction of the third unit. The Association and the project will be governed by the condominium declaration, articles, and bylaws, which are submitted herewith.

Condominium Plat: The condominium plat submitted herewith includes the necessary information on the boundaries of the Property, and the individual units, existing buildings and structures, and adjacent streets. The houses will be designed by the owners of each unit, but with the approval of the Association. There will not be any public open spaces in the development. The driveways serving the units are shown on the condominium plat. The condominium plat, including the dimensions thereon are incorporated by reference herein.

A Village of McFarland fire hydrant #H35 is located approximately 150ft from Yahara Drive located on the west side of lot 3. The permanent easement agreement will allow the Village of McFarland access from Yahara Drive of 14ft width along the entire west side of lot 3 to conduct necessary repairs and maintenance. This is also shown on the survey plat map.

Buildings and Structures: The use, location, and architecture of primary structures will be in accordance with the Standards set forth for Planned Development District in conformance with the Village Comprehensive Plan. The spacing between structures shall incorporate environmental design considerations while also ensuring adequate safety, light, ventilation, and privacy. While the PID calls for 7' minimum setbacks, units 2 and 3 will maintain twice that from exterior lot lines at 14' to appease neighbor complaints.

Unit 2 will be to be constructed will be a single-story structure with a preliminary floor plan of 1526 S.F. Unit 3 will be a single-story structure with a preliminary floor plan of 1900 S.F. Each unit will not exceed .50 of the maximum impervious surface ratios of the owner unit and the property in total. Each unit will not exceed .70 of maximum floor area ratio of any ownership and the property in total.

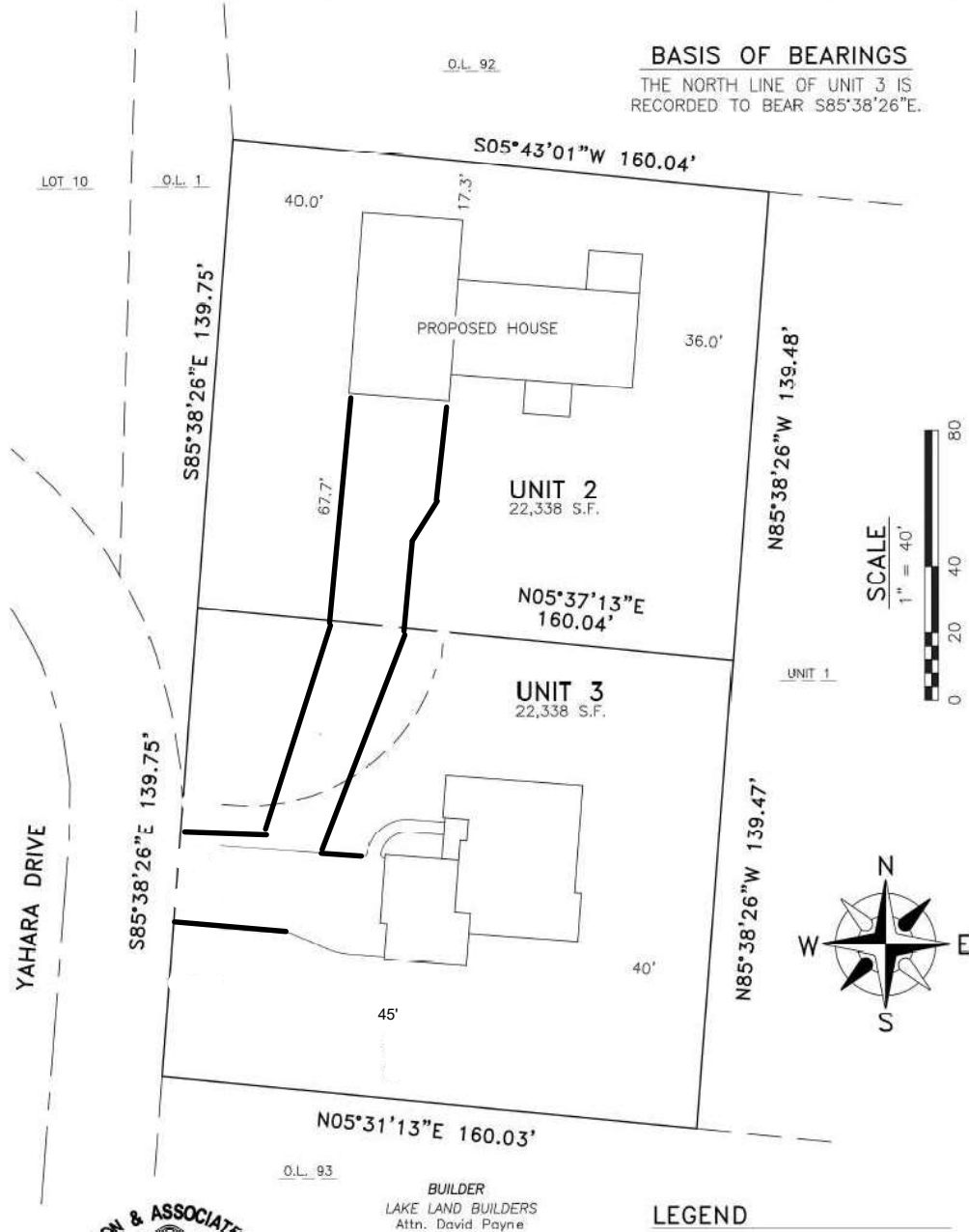
The existing structure on Lot 1 will follow the minimum bulk requirements for similar structures in R-1B district including any additional proposed accessory structures. Lots 2 and 3 will follow the minimum bulk requirements for similar structures in the R-1 district including any additional proposed accessory structures.

Units 1 and 2 will maintain a setback of 14 feet between the lots. Unit 1 and 3 will also maintain a setback of 14 feet between the lots. This is also shown on the survey plat map.

General and Detailed Implementation Plan: The applicant requests that this instrument and its approval constitute a General and Detailed Implementation Plan approval.

SITE PLAN

UNIT 2 & 3, JAEGER ESTATES, A CONDOMINIUM, LOCATED IN THE SE 1/4 OF THE SW 1/4, SECTION 3, T6N, R10E VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN



PAULSON & ASSOCIATES, LLC
LAND SURVEYING
DEFOREST, WI
608-846-2523

BUILDER
LAKE LAND BUILDERS
Attn. David Payne

SPOT ELEVATIONS AS PER DEVELOPER.
THIS SITE PLAN IS NOT A PROPERTY SURVEY AN
OF A PROPERTY SURVEY AS SPECIFIED IN CHART

● 3/4" SOLID IRON ROD FOUND
 ◎ 1" IRON PIPE FOUND
 ◐ 2-1/2" IRON PIPE FOUND
 ○ 3/4" X 18" SOLID IRON RE-ROD FOUND
 () INDICATES RECORDED AS FOUND

UNIT BOUNDARY



- 1) Date of survey: May 05, 2022
- 2) Unless otherwise noted, everything outside of the Unit Boundaries are common elements.
- 3) The shared driveway are limited common elements.
- 4) Interior dimensions for floorplans are based upon drawings furnished by the architect to the surveyor.

I, Michelle L. Burse, Professional Land Surveyor, No. 2020, hereby certify that, in full compliance with the provisions of Chapter 703 of the Wisconsin Statutes, I have surveyed and mapped the following described lands:

PART OF OUTLOT 94, ASSESSOR'S PLAT OF THE VILLAGE OF MCFARLAND, AS RECORDED IN VOLUME 14 OF PLATS, ON PAGES 16-27, AS DOCUMENT 100,000,000, EAST 1/4 OF SECTION 03, TOWNSHIP 03 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

I further certify that this condominium plat correctly represents the condominium described; that the floorplans are reproduced from plans furnished by the architect; and the location and identification of each unit and the common elements can be determined from the plat.

Dated this _____ day of _____, 201_.

Signed: _____
Michelle L. Burse, P.L.S. No. 2020

Melissa Arndt

Burse

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266

www.bursesurveysenqr.com

Plot View: Contours

\\BSE2582\dwg\Survey\Dane County GIS Contours.dwg

Office of the Register of Deeds
____ County, Wisconsin
Received for Record _____ at _____
_____ 20____ o'clock ____M as
Document No. _____
in _____

Register of Deeds _____

Register of Deeds

There are no objections to this condominium with respect to Sec. 703 Wis. Stats. and is hereby approved for recording.

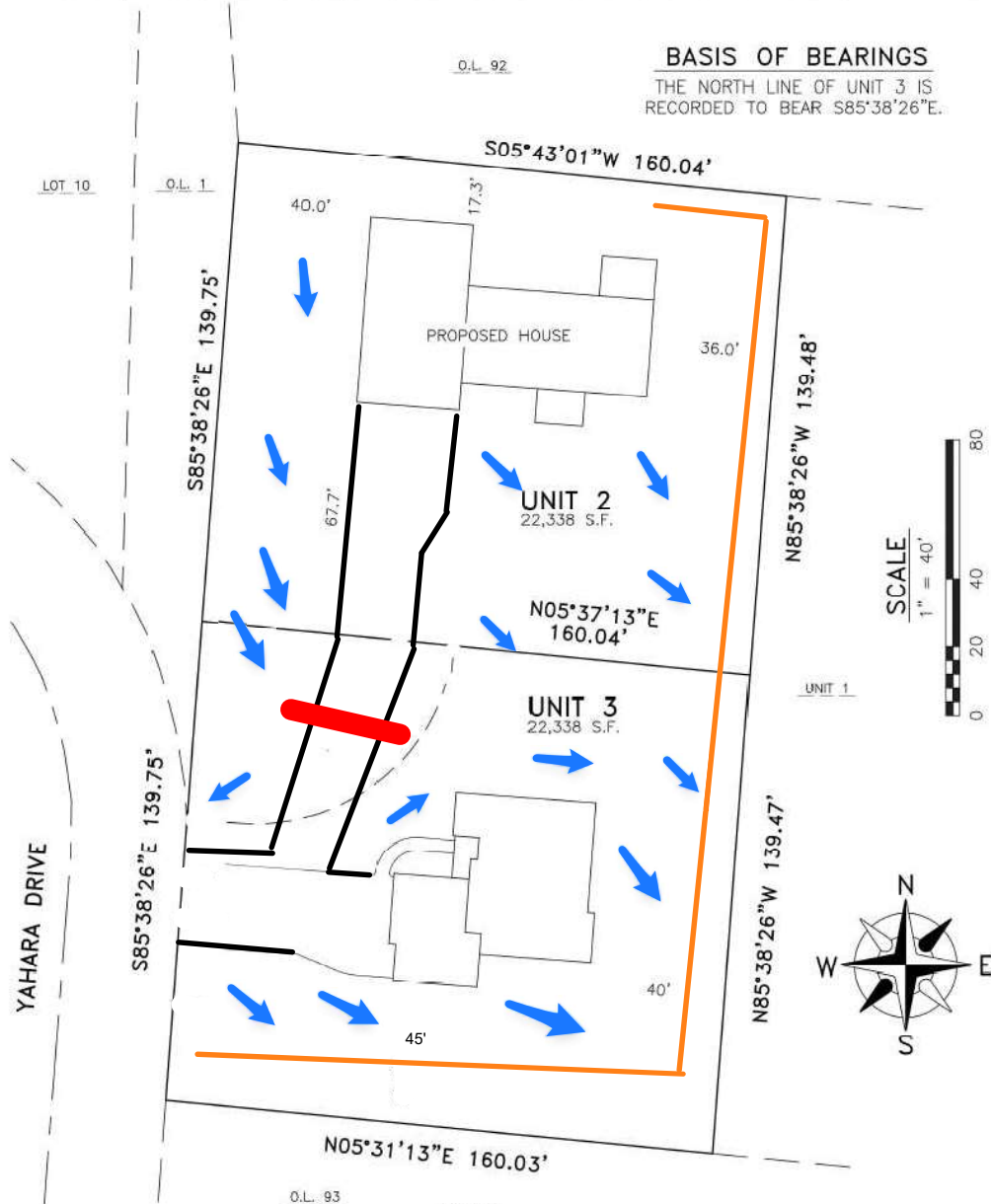
Dated this ____ day of _____, 200__.

Dane County Planning and Development

SHEET 1 OF 1

SITE PLAN

UNIT 2 & 3, JAEGER ESTATES, A CONDOMINIUM, LOCATED IN THE SE 1/4 OF THE SW 1/4, SECTION 3, T6N, R10E VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN



BASIS OF BEARINGS

THE NORTH LINE OF UNIT 3 IS
RECORDED TO BEAR S85°38'26"E.

SCALE
1" = 40'



LEGEND

- Silt Sock
- Culvert (if needed)
- ➔ Water Flow Direction

PAULSON & ASSOCIATES, LLC
LAND SURVEYING
DEFOREST, WI
608-846-2523

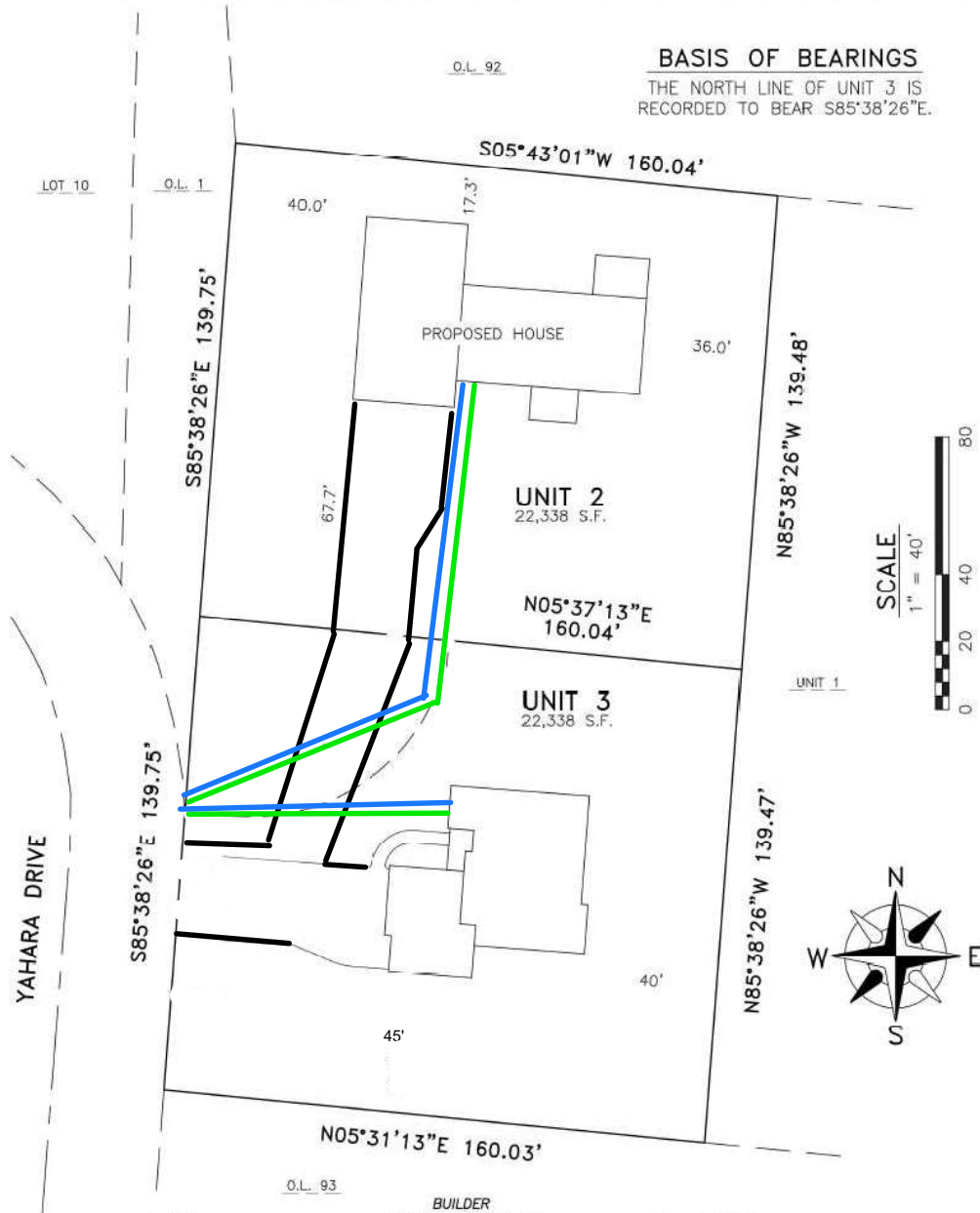
BUILDER
LAKE LAND BUILDERS
Attn: David Payne

SPOT ELEVATIONS AS PER DEVELOPER.
THIS SITE PLAN IS NOT A PROPERTY SURVEY AN
OF A PROPERTY SURVEY AS SPECIFIED IN CHART

— = sewer
— = water

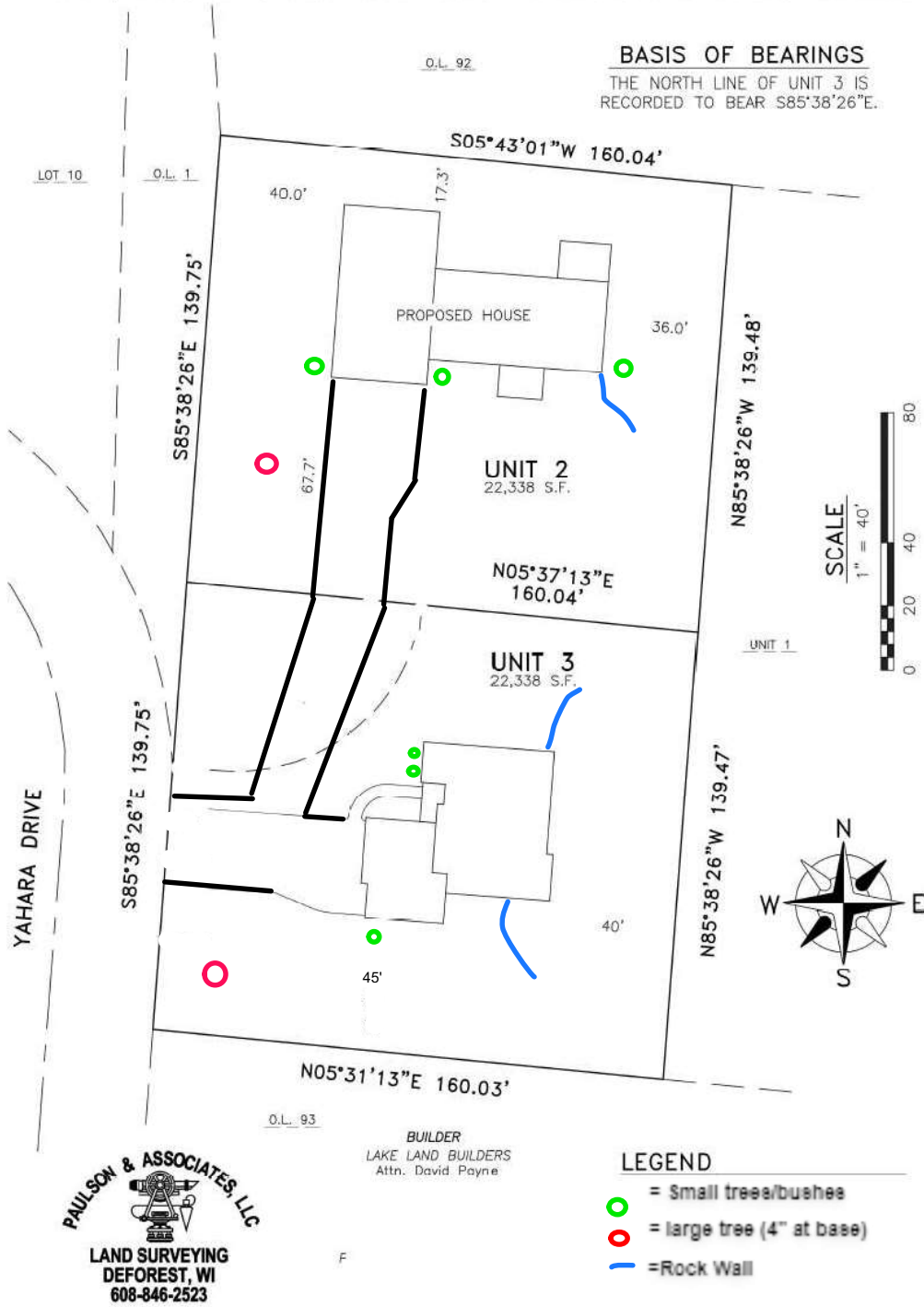
SITE PLAN

UNIT 2 & 3, JAEGER ESTATES, A CONDOMINIUM, LOCATED IN THE SE 1/4 OF THE SW 1/4, SECTION 3, T6N, R10E VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN

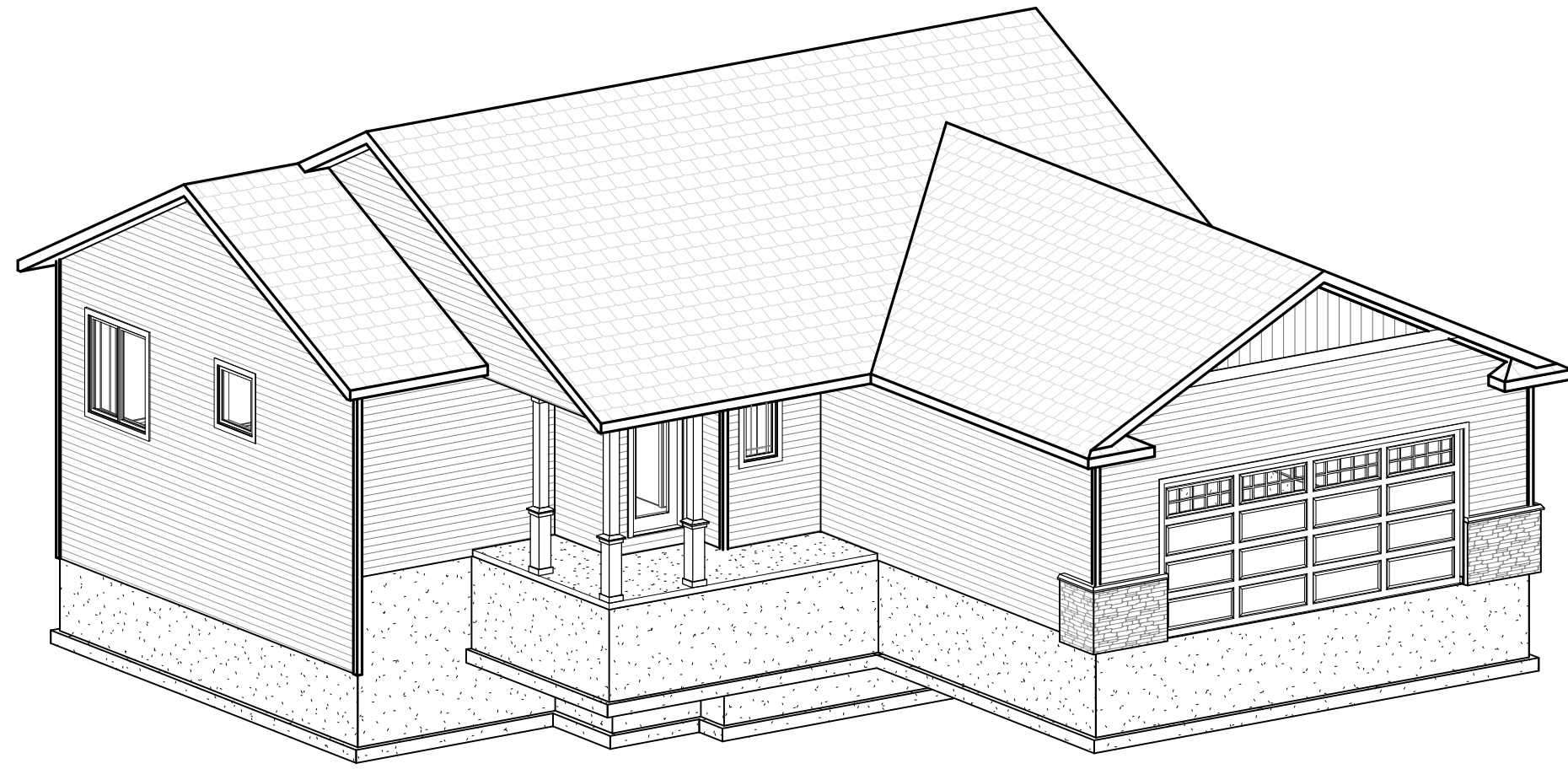


SITE PLAN

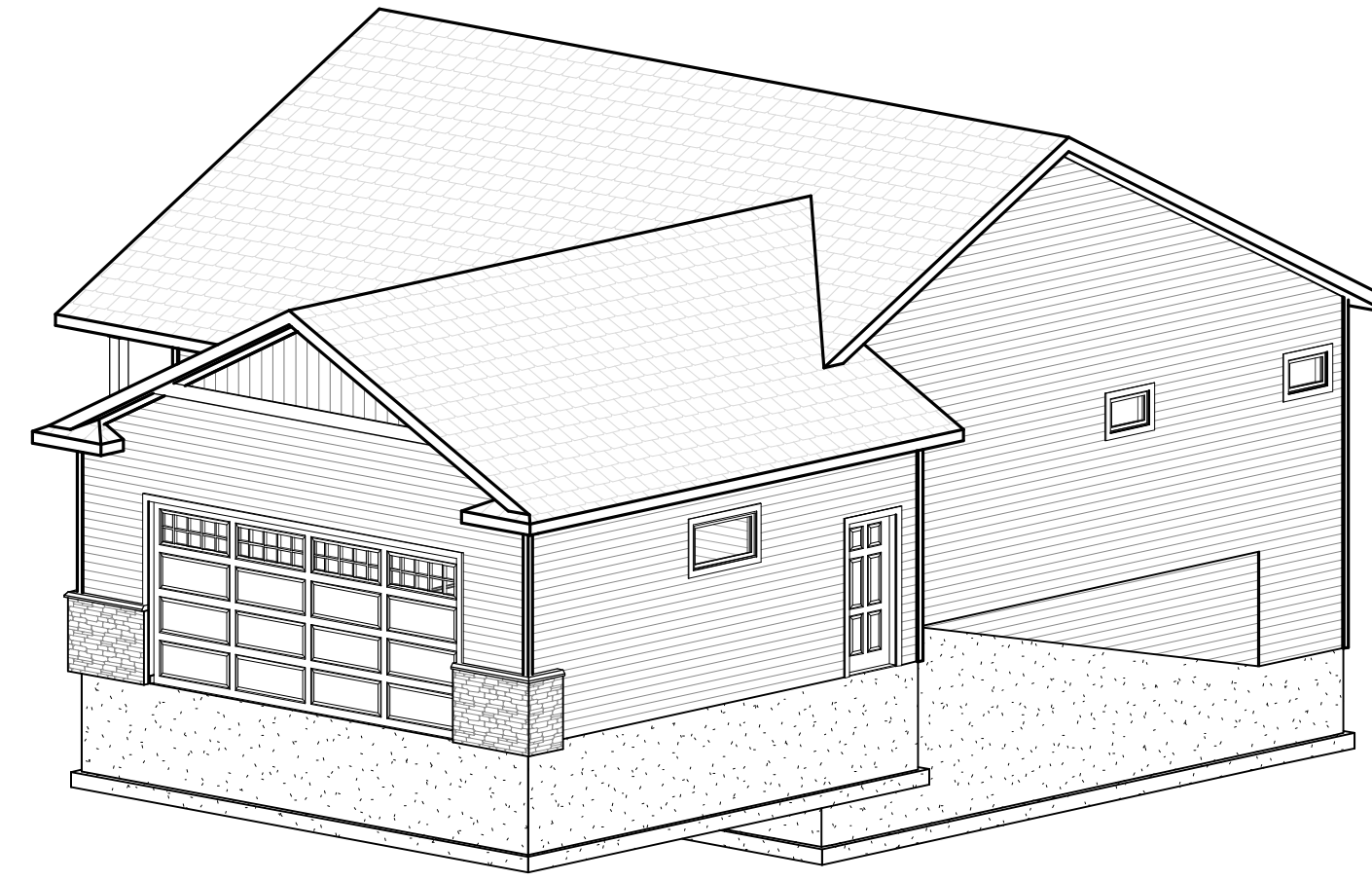
UNIT 2 & 3, JAEGER ESTATES, A CONDOMINIUM, LOCATED IN THE SE 1/4 OF THE SW 1/4, SECTION 3, T6N, R10,E VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN



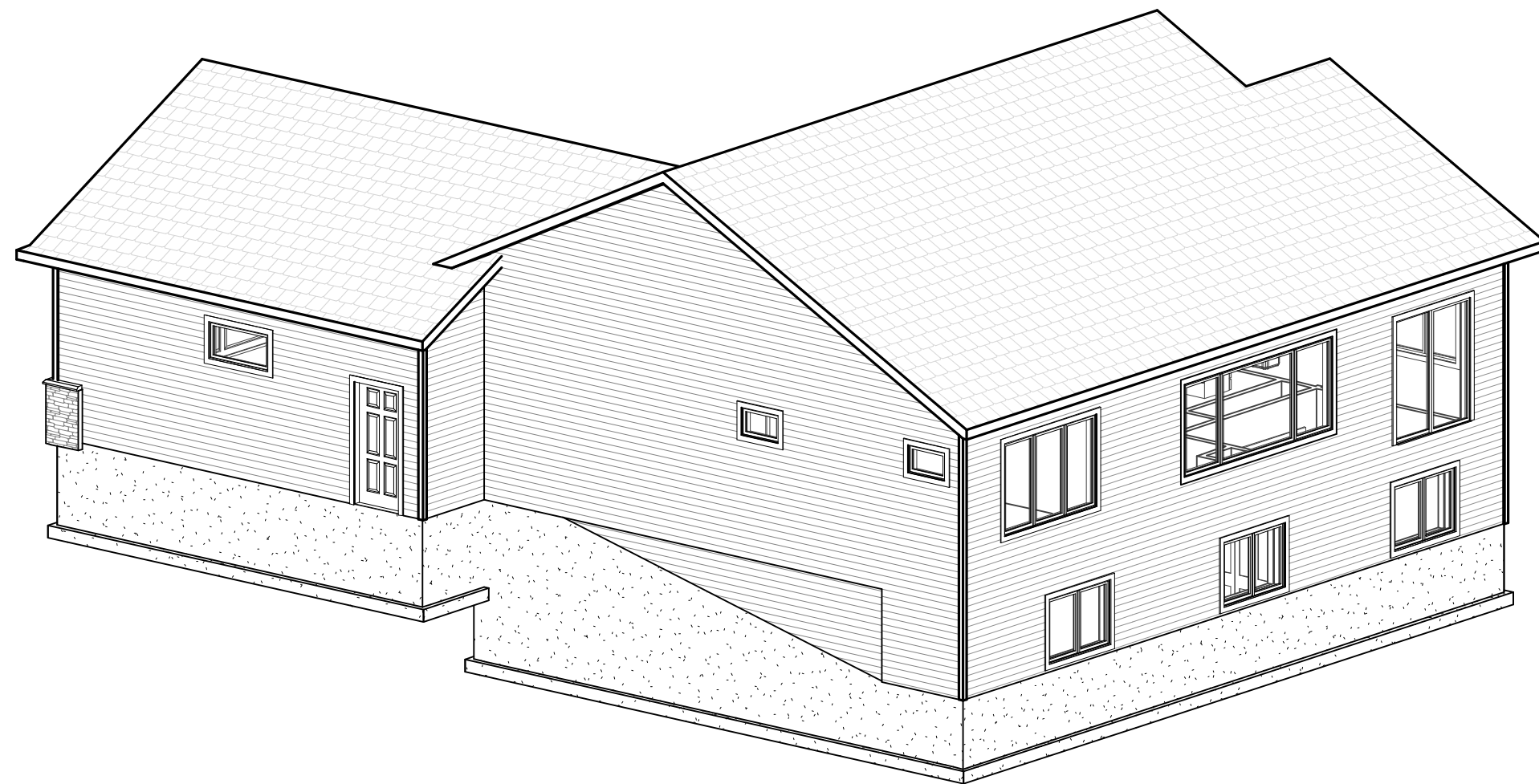
SPOT ELEVATIONS AS PER DEVELOPER.
THIS SITE PLAN IS NOT A PROPERTY SURVEY AND
OF A PROPERTY SURVEY AS SPECIFIED IN CHAPT



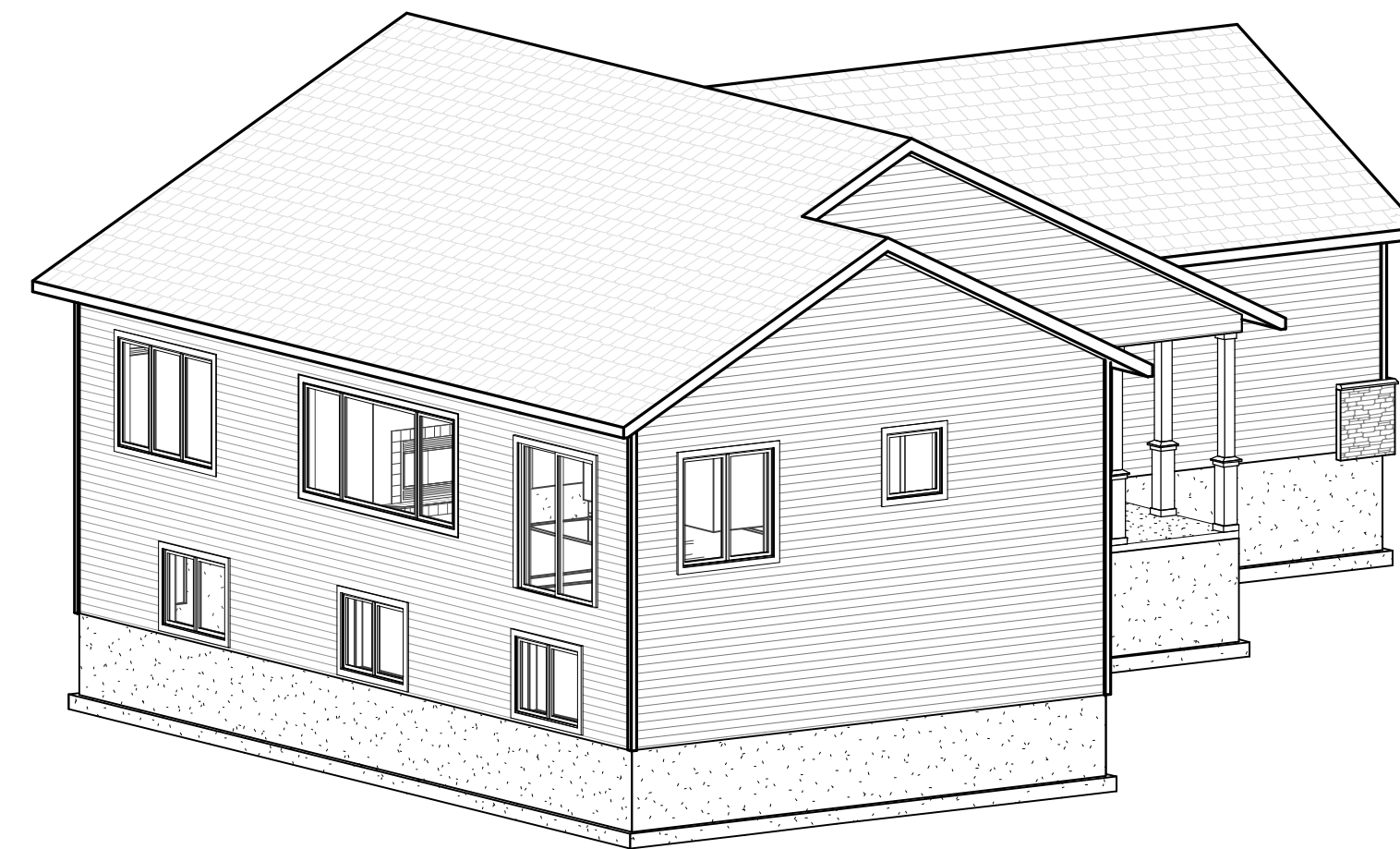
FRONT LEFT



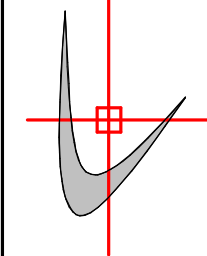
FRONT RIGHT



REAR LEFT



REAR RIGHT



CMV DESIGNS LLC
Residential Drafting and Design Service
608.217.3177
cvalk@cmvdesigns.net

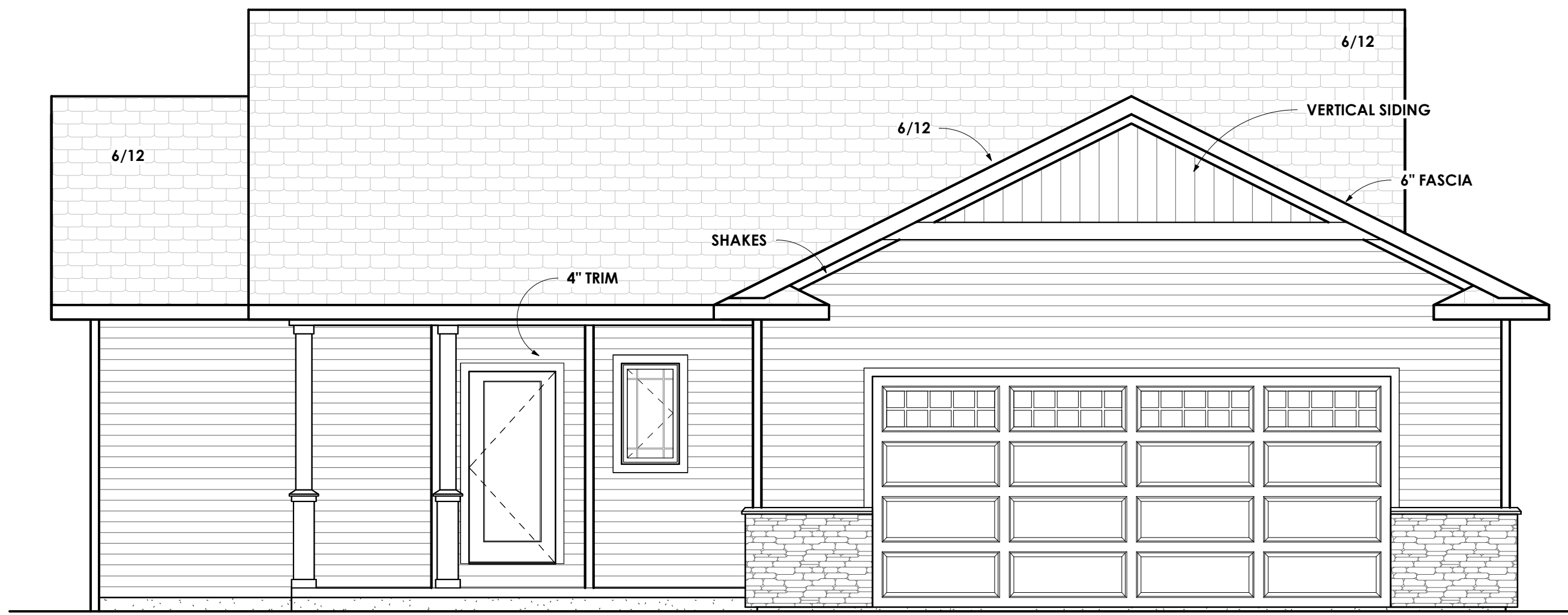
LAKELAND BUILDERS
REITER

DRAWN BY:
cmv
DATE:
1/9/24

REVISION:
1/14/24

1

Although every effort has been taken to ensure the accuracy of this plan, CMV Designs LLC assumes no responsibility. CMV Designs LLC provides a drafting service only. Final verification of dimensions and structure to be done by contractor.
Copyright 2024 CMV Designs, LLC



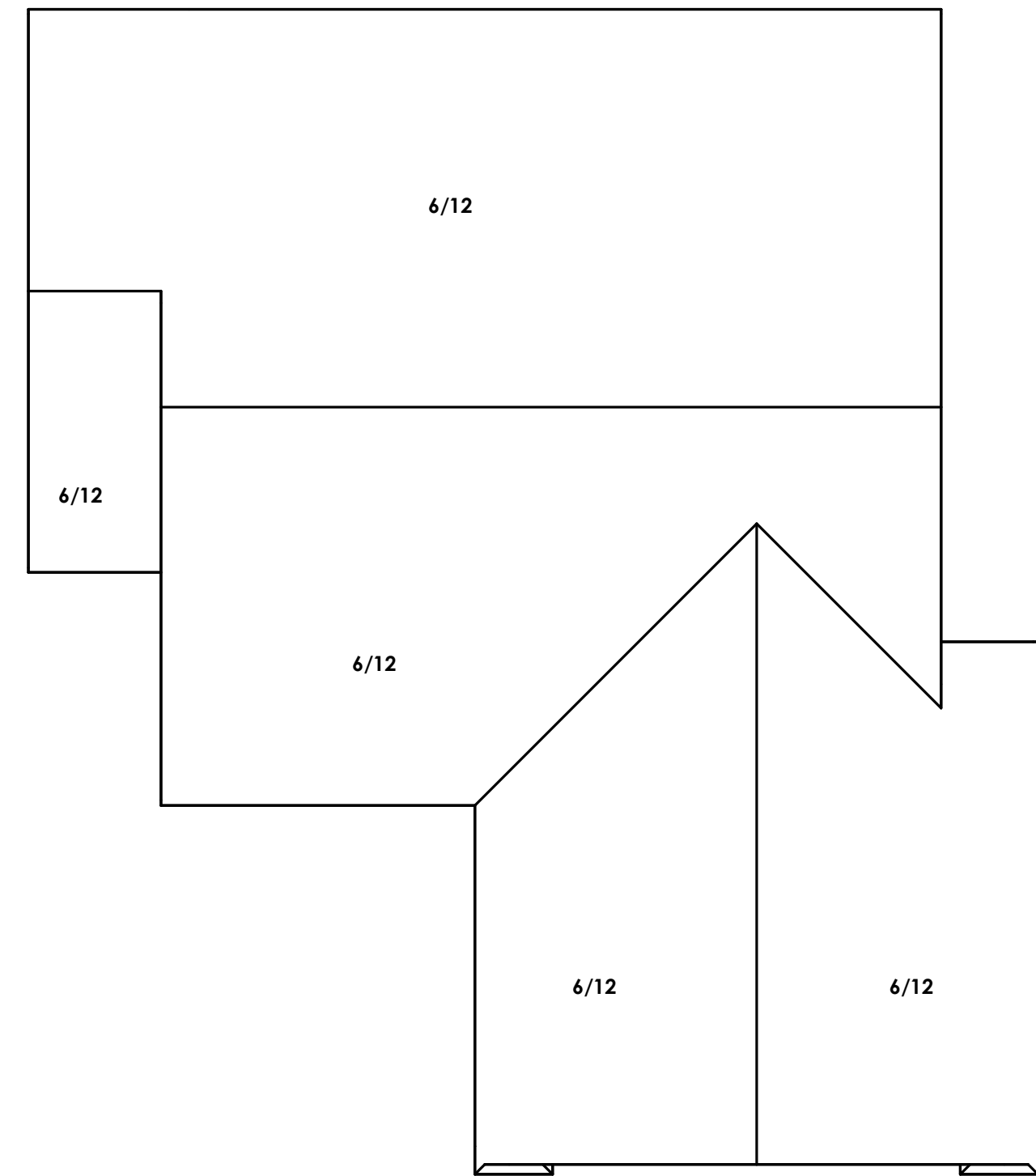
FRONT ELEVATION

1/4" = 1'-0"



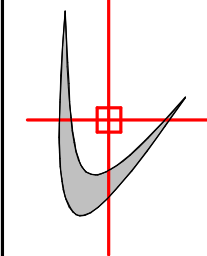
REAR ELEVATION

1/4" = 1'-0"



ROOF PLAN

1/8" = 1'-0"



CMV DESIGNS LLC

Residential Drafting and Design Service

cvd@cmvdesigns.net

608.217.3177

LAKELAND BUILDERS
REITER

DRAWN BY:
cmv
DATE:
1/9/24

REVISION:
1/14/24



LEFT ELEVATION

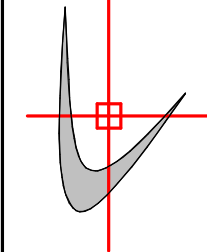
1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

Although every effort has been taken to ensure the accuracy of this plan CMV Designs LLC assumes no responsibility. CMV Designs LLC provides a drafting service only. Final verification of dimensions and structure to be done by contractor.
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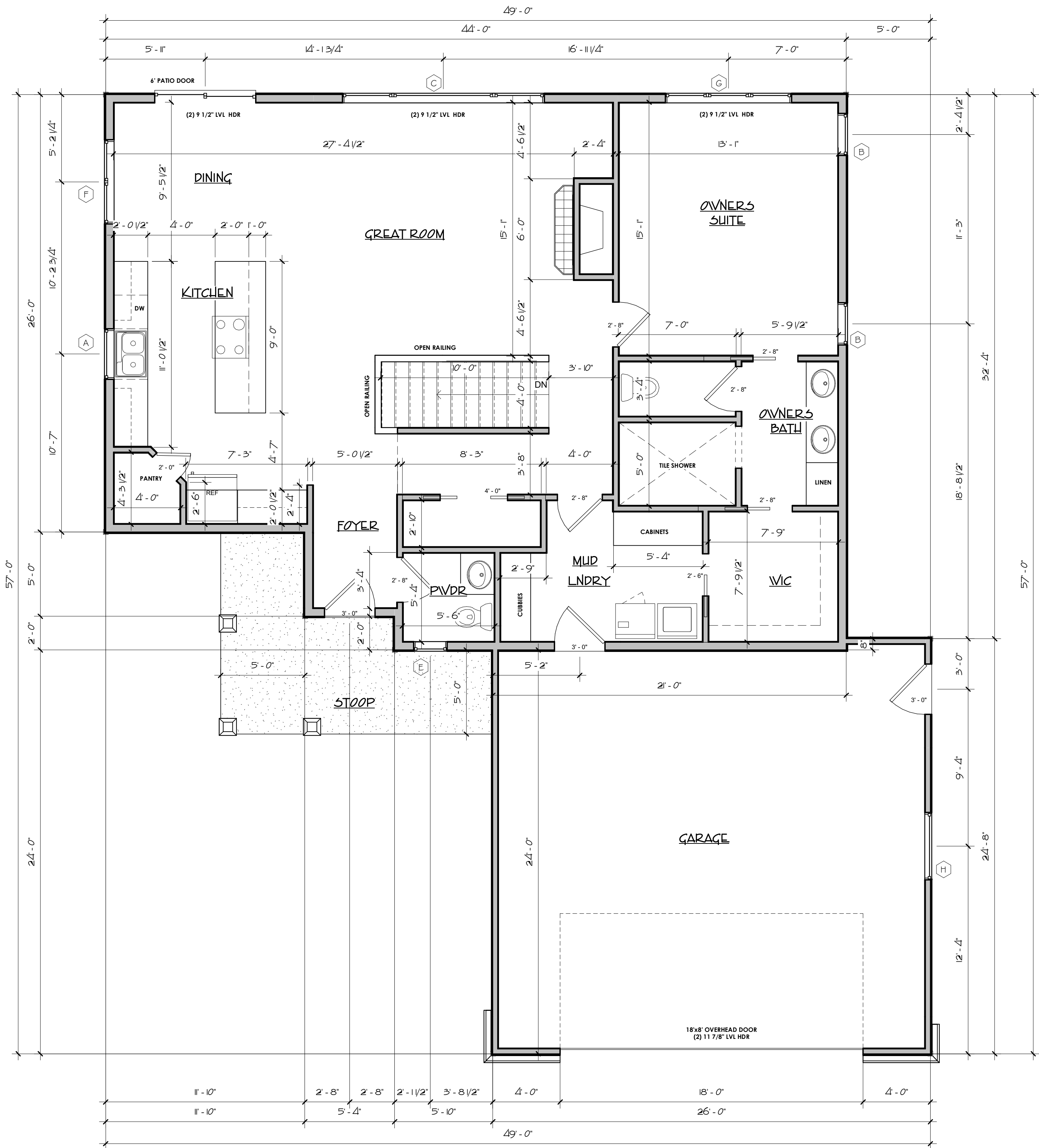
 **CMV DESIGNS LLC**
Residential Drafting and Design Service
608.217.3177
cvalk@cmvdesigns.net

LAKELAND BUILDERS
REITER

DRWN BY:
cmv
DATE:
1/9/24

REVISION:
1/14/24

3



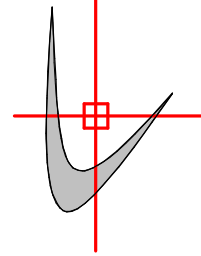
FIRST FLOOR PLAN
1/4" = 1'-0"

Area Schedule	
Name	Area
FIRST FLOOR	1359 SF
LOWER LEVEL	575 SF
	1934 SF

Window Schedule			
Type Mark	Count	Description	Model
A	1	Casement	36x36
B	2	Awning	30x18
C	1	Casement	36/72/36x60
D	3	Casement	30x42(2)
E	1	Casement	24x42
F	1	Casement	30x60(2)
G	1	Casement	30x60(3)
H	1	Awning	48x24

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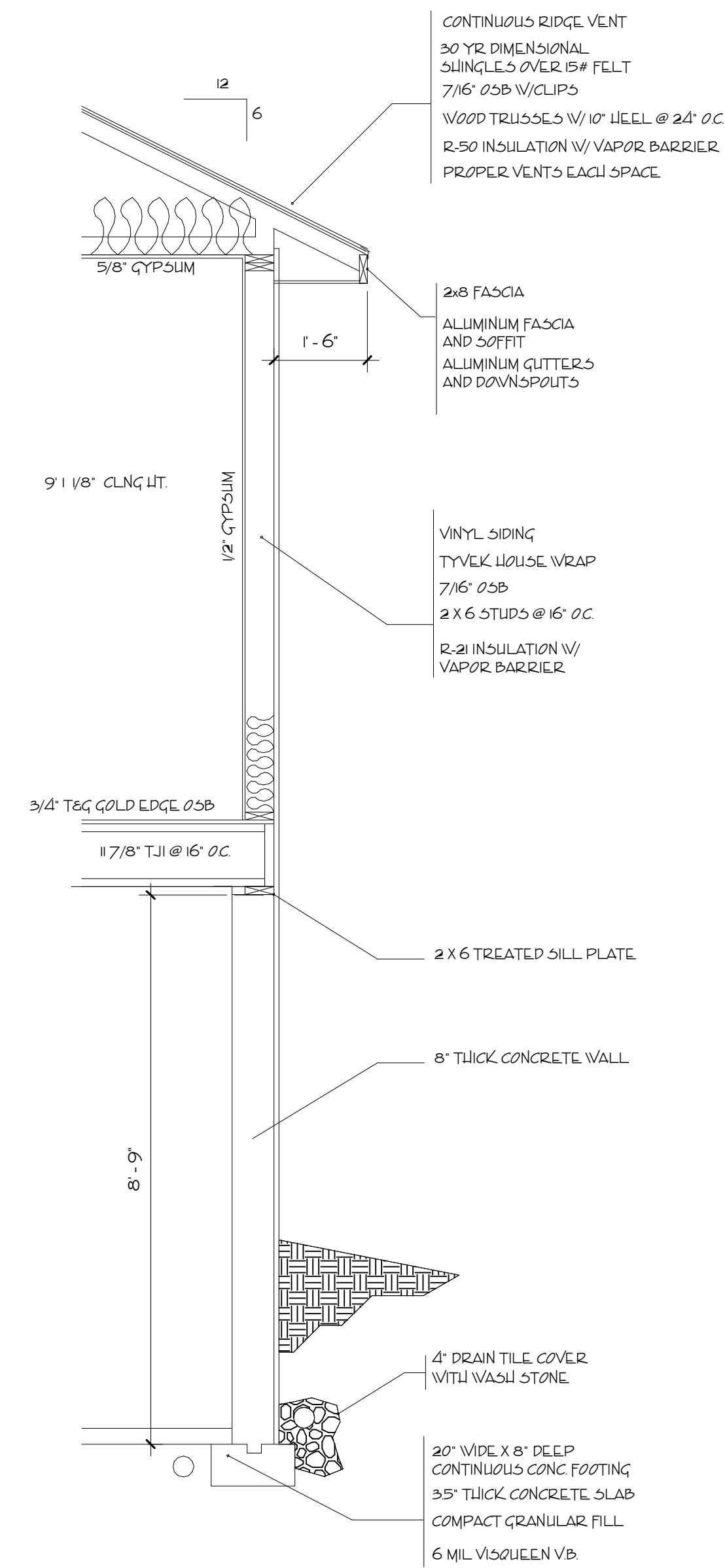
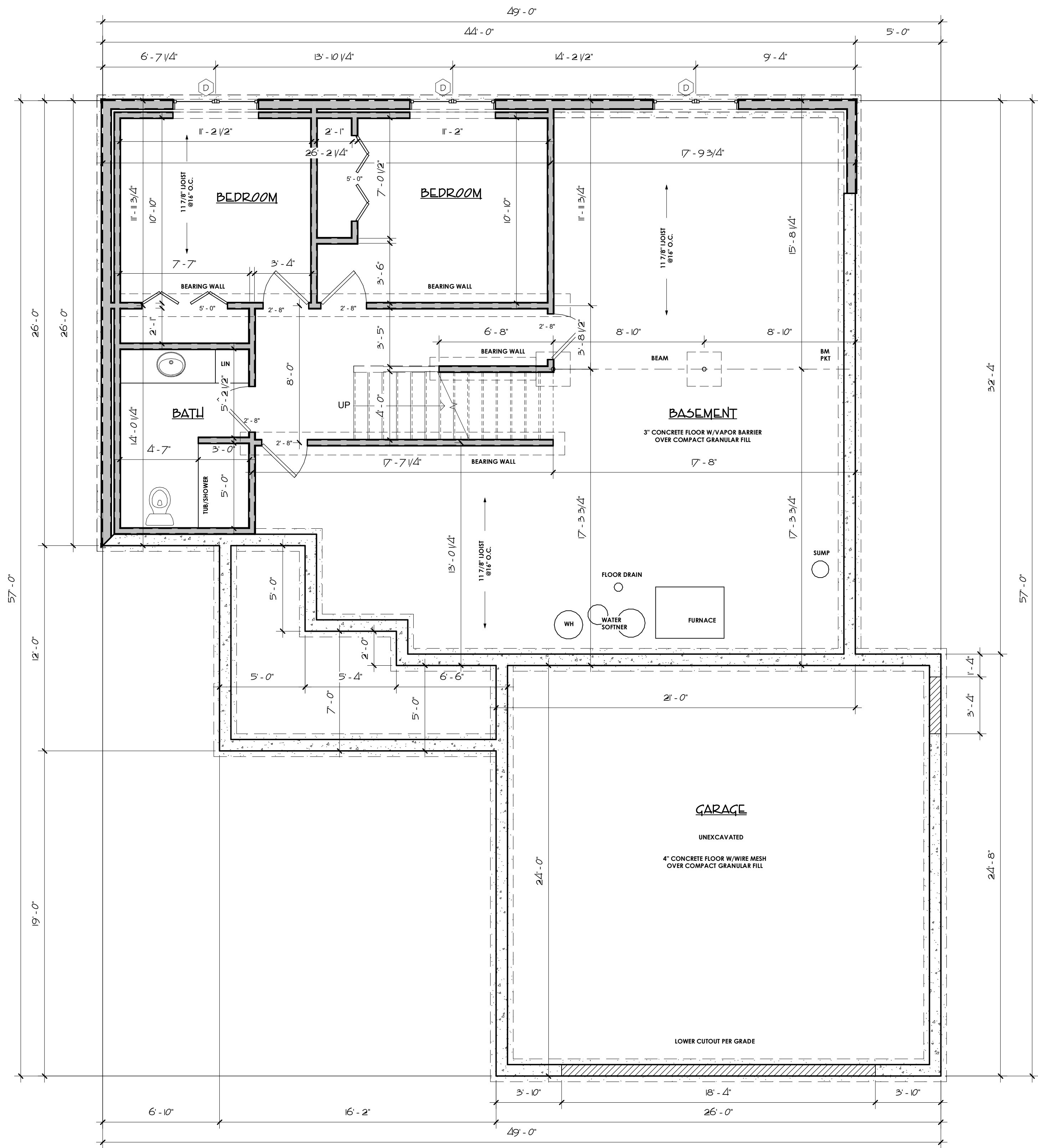
6082173177

cvdtk@cmvdesigns.net

LAKELAND BUILDERS
REITER

DRAWN BY:
cmv
DATE:
1/9/24

REVISION:
1/14/24



Area Schedule	
Name	Area
FIRST FLOOR	1359 SF
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CMV DESIGNS LLC
Residential Drafting and Design Service

LAKELAND BUILDERS
REITER

DRAWN BY:
cmv
DATE:
1/9/24

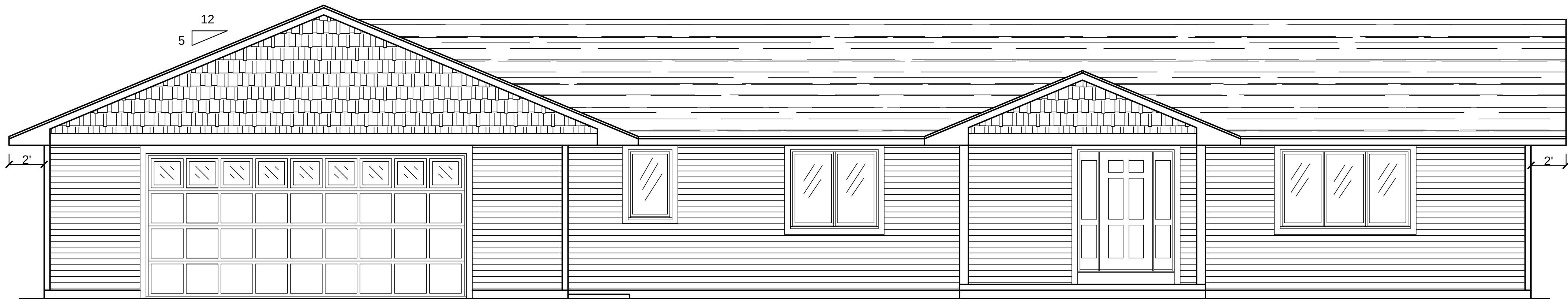
REVISION:
1/14/24

5

Although every effort has been taken to ensure the accuracy of this plan, CMV Designs LLC assumes no responsibility for any errors or omissions. CMV Designs LLC provides a drafting service only. Final verification of dimensions and structure to be done by contractor.
Copyright 2024 CMV Designs, LLC

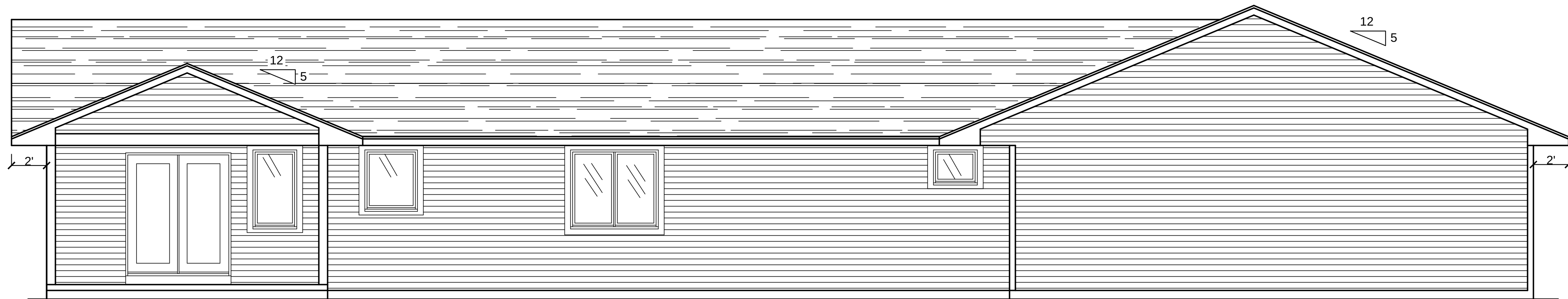
cmv@cmvdesigns.net

608.217.3177



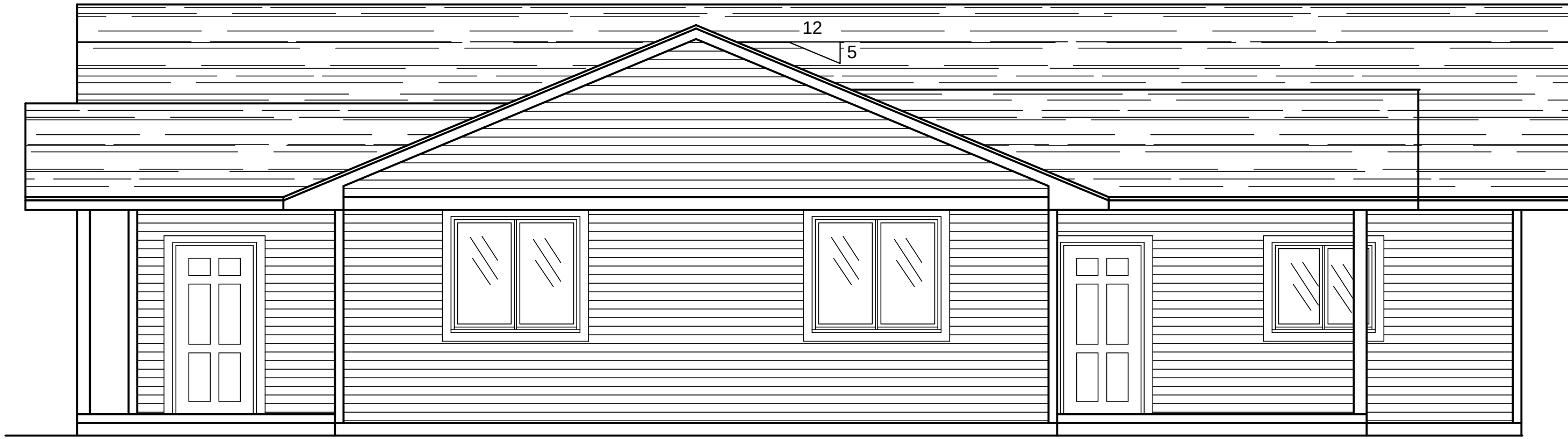
FRONT ELEVATION

SCALE: ¼"=1'-0"



REAR ELEVATION

SCALE: ¼"=1'-0"



SIDE ELEVATION

SCALE: ¼"=1'-0"

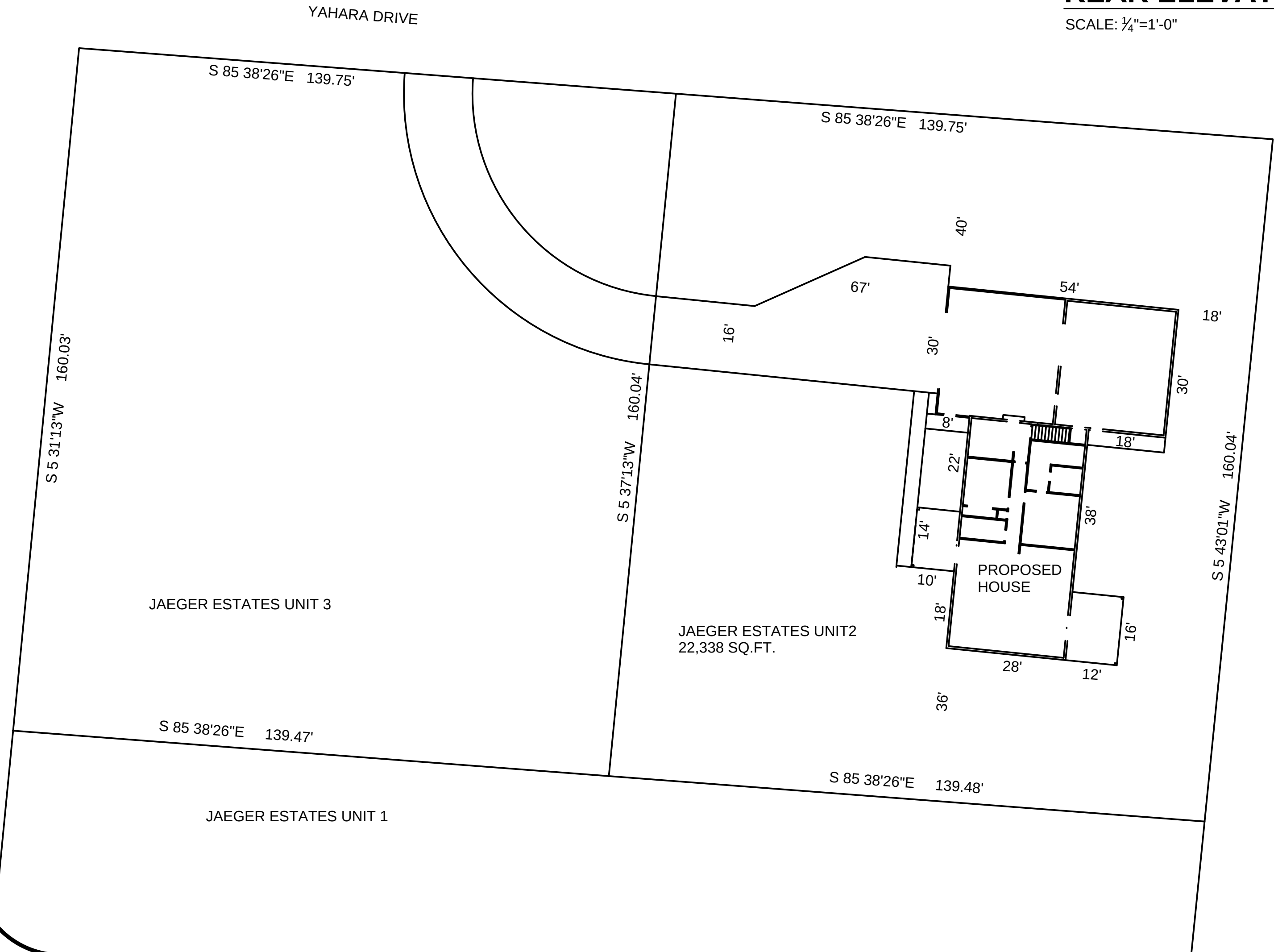


SIDE ELEVATION

SCALE: ¼"=1'-0"

SITE PLAN

SCALE: 1"=20'



GENERAL NOTES

NO.	REVISION	DATE

PROJECT: **ARNDT RESIDENCE**

OWNER: MELISA & JOE ARNDT

DESIGNER: **GILPIN DESIGNS**

W5828 LINTNER ROAD

PARDEEVILLE, WI (608)225-8501

PROJECT: 230005

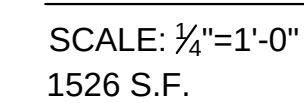
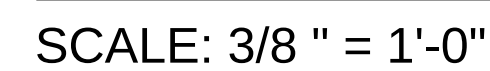
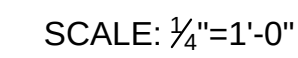
DATE: 6/12/2023

SCALE: AS NOTED

SHEET NO.

1

OF 3



NOTE: ALL DIMENSIONS ARE TO EXTERIOR
OF SHEATHING, FACE OF STUD OR
CENTERLINE OF OPENING.
WINDOWS NOTED AS UNIT SIZE.
HEADERS ARE 2-2 x 10 UNLESS
NOTED OTHERWISE.
 INDICATES BRACED WALL.

GENERAL NOTES

NO.	REVISION	DATE

PARDEEVILLE, WI (608)225-8501

PROJECT 230005	SHEET NO. 2
DATE 6/12/2023	
DATE AS NOTED	OF 3

**DECLARATION OF
CONDOMINIUM -
JAEGER ESTATES, A CONDOMINIUM**

DocId:10295004

Tx:9475252

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5905122

06/05/2023 12:10 PM

Trans Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 25

Return to:
Michael J. Lawton
Boardman & Clark
P.O. Box 927
Madison, WI 53701-0927

154/0610-033-6630-4

Parcel Identification Number (PIN)

There are no objections to this condominium with respect to Chapter 703 Wis. Stats. and it is hereby approved for recording.


Dane County Planning & Development

6-5-23
Date

25

Document No.

**DECLARATION OF
CONDOMINIUM -
JAEGER ESTATES, A CONDOMINIUM**

Return to:

Michael J. Lawton
P.O. Box 927
Madison, WI 53701-0927

154/0610-033-6630-4
Parcel Numbers

DECLARATION OF CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM (this "Declaration") is made this 31st day of May, 2023, by Jerry R. Reiter and Dawn M. Reiter, husband and wife (the "Declarant").

ARTICLE I

DECLARATION

Declarant hereby declares that it is the sole owner of the Land (as defined in Section 2.02), together with all improvements located thereon and all easements, rights, and appurtenances pertaining thereto (the "Property"), and further declares that the Property is hereby submitted to the condominium form of ownership as provided in Chapter 703, Wisconsin Statutes (the "Condominium Ownership Act").

ARTICLE II

NAME; DESCRIPTION OF PROPERTY

2.01. Name. The name of the condominium created by this Declaration (the "Condominium") is "Jaeger Estates, A Condominium."

2.02. Legal Description. The land comprising the Property (the "Land") is legally described as described on Exhibit A attached hereto and incorporated by reference herein and is graphically described on Exhibit B attached hereto and incorporated by reference herein.

2.03. Address. Unit 1 of the Condominium is located at 6303 Jaeger Road, McFarland, Wisconsin 53558, Unit 2 of the Condominium is located at 4735 Yahara Drive, and Unit 3 of the Condominium is located at 4731 Yahara Drive, all being in the Village of McFarland, Dane County, Wisconsin.

ARTICLE III

DESCRIPTION OF UNITS

3.01. Identification of Units. The Condominium shall consist of three (3) units (individually a "Unit" and collectively the "Units") located in three (3) buildings (individually, a "Building" and, collectively, the "Buildings") identified on the condominium plat attached hereto as Exhibit A and made a part hereof (the "Condominium Plat"). The Units shall be identified as Units One (1) through Three (3), inclusive, as numbered on the Condominium Plat. The Condominium shall not be subject to expansion. Each owner of a Unit is referred to as a "Unit Owner." Where a Unit has been sold under a land contract, the purchaser (and not the vendor) shall be the Unit Owner.

3.02. Boundaries of Units. The boundaries of each Unit shall be as follows:

(a) **Upper Boundary.** The upper boundary of the Unit shall be a horizontal plane parallel to the surface of the ground at the higher of height of the building constructed on the Unit or the highest height allowed by the local governing ordinances for a structure above the ground.

(b) **Lower Boundary.** The lower boundary of the Unit shall be a horizontal plane parallel to and fifty (50) feet below the surface of the ground.

(c) **Perimetrical Boundary.** The perimetrical boundaries of the Unit shall be as shown on the Plat.

3.03. Description of Units. The Units shall include, without limitation, all improvements now or hereafter located within such boundaries. All portions of any building within a Unit, including but not limited to foundations, roofs, exterior walls, doors, windows, porches, stoops and external HVAC equipment and utility equipment servicing only the building or buildings within the Unit, are part of the Unit and are not Common Elements. Each Unit, being a cubicle of space, exists as a completed Unit on the date of creation of this Condominium and thereafter.

Specifically not included as part of a Unit are any portion of any utility lines, mains, sewers or swales for potable water, sanitary sewer, stormwater management, electric service, telephone, cable and internet service and driveways and pedestrian walkways which serve more than one (1) Unit or another Unit outside of the Unit in which such elements are located. Any of the aforesaid items that are excluded from the definition of a Unit that serve more than one Unit or another Unit are Common Elements.

ARTICLE IV

COMMON ELEMENTS; LIMITED COMMON ELEMENTS

4.01. Common Elements. The common elements (the "Common Elements") are defined to mean all aspects and elements of the Property which are defined as Common Elements under section 3.03 above, including:

- (a) The driveways and pedestrian walkways, if any, serving more than one Unit or serving another Unit;
- (b) Any stormwater conveyance facilities and stormwater ponds, if any, serving more than one Unit or serving another Unit;
- (c) Any community mailbox facility serving the Units collectively;
- (d) Any sanitary sewer lines or appurtenances and public water supply lines, mains or other appurtenances serving more than one Unit or serving another Unit; and
- (e) Any other portion of the improvements to the Land that is not part of a Unit as described above or that serves more than one Unit or serves another Unit than the Unit within which the improvements are located.

4.02. [4.02 intentionally omitted.]

4.03. Conflict Between Unit Boundaries; Common Element Boundaries.

(a) If any portion of the Common Elements shall encroach upon any Unit, or if any Unit shall encroach upon any other Unit or upon any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of any improvements, or as a result of settling or shifting of any improvements, then the existing physical boundaries of such Units or Common Elements shall be conclusively presumed to be the boundaries of such Units or Common Elements, regardless of the variations between the physical boundaries described in Sections 3.02 and 3.03 or elsewhere in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such Units or Common Elements.

(b) If any portion of the Common Elements shall encroach upon any Unit, or if any Unit shall encroach upon any other Unit or upon any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of a Building, or as a result of settling or shifting of a Building, then a valid easement for the encroachment and for its maintenance shall exist so long as such Building stands; provided, however, that if any such encroachment or easement materially impairs any Unit Owner's enjoyment of the Unit owned by such Unit Owner or of the Common Elements in the judgment of the board of directors of the Association (as defined below), such encroachment shall be removed or just compensation shall be provided to each injured Unit Owner within ninety (90) days of the discovery of the encroachment.

(c) Following any change in the location of the boundaries of the Units under this Section 4.03, the square footages of all affected Units or Common Elements shall continue to be determined by the square footages, if any, shown on the Condominium Plat for all purposes under this Declaration.

ARTICLE V

PERCENTAGE INTERESTS; VOTING

5.01. Percentage Interests. The undivided percentage interest in the Common Elements appurtenant to each Unit shall be a percentage equal to one divided by the total number of Units. Each Unit's initial percentage shall be as follows: Unit 1 – 33.333%; Unit 2 – 33.333%; and Unit 3 – 33.334.

5.02. Conveyance, Lease, or Encumbrance of Percentage Interest. Any deed, mortgage, lease, or other instrument purporting to convey, encumber, or lease any Unit shall be deemed to include the Unit Owner's undivided percentage interest in

the Common Elements and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein.

5.03. Voting. The vote of each Unit at meetings of the Association (as defined in Article VII) shall be equal to the percentage of interest in the Common Elements pertaining to such Unit.

5.04. Multiple Owners. If there are multiple owners of any Unit, their votes shall be counted in the manner provided in the Bylaws.

5.05. Limitations on Voting Rights. No Unit Owner shall be entitled to vote on any matter submitted to a vote of the Unit Owners until the Unit Owner's name and current mailing address, and the name and address of the Mortgagee of the Unit, if any, has been furnished to the secretary of the Association. The bylaws of the Association may contain a provision prohibiting any Unit Owner from voting on any matter submitted to a vote of the Unit Owners if the Association has recorded a statement of condominium lien on the Unit and the amount necessary to release the lien has not been paid at the time of the voting.

ARTICLE VI

[This article intentionally omitted.]

ARTICLE VII

CONDOMINIUM ASSOCIATION

7.01. General. Following the conveyance of the first Unit to any person other than Declarant, all Unit Owners shall be entitled and required to be a member of an association of Unit Owners known as "Jaeger Estates Condominium Association, Inc." (the "Association"), which shall be responsible for carrying out the purposes of this Declaration, including exclusive management and control of the Common Elements and facilities of the Condominium, which may include the appointment and delegation of duties and responsibilities hereunder to a committee or subcommittee commissioned by the Association for that purpose. The Association shall be incorporated as a nonprofit corporation under the laws of the State of Wisconsin. The powers and duties of the Association shall include those set forth in the Association's articles of incorporation (the "Articles") and bylaws (the "Bylaws"), the Condominium Ownership Act, this Declaration, and Chapter 181, Wisconsin Statutes (the "Wisconsin Nonstock Corporation Law"). All Unit Owners, tenants of Units, and all other persons and entities that in any manner use the Property or any part thereof shall abide by and be subject to all of the provisions of all rules and regulations of the Association (collectively, the "Rules and Regulations"), this Declaration, the Articles, and Bylaws. The Association shall have the exclusive

right to promulgate, and to delegate the right to promulgate, the Rules and Regulations from time to time and shall distribute to each Unit Owner the updated version of such Rules and Regulations upon any amendment or modification to the Rules and Regulations. Any new rule or regulation or any revision to an existing rule and regulation shall become effective immediately upon distribution to the Unit Owners unless otherwise stated in such amendment or modification.

7.02. Declarant Control. Notwithstanding anything contained in this Declaration to the contrary, the Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than the Declarant. The Declarant may exercise any rights granted to, or perform any obligations imposed upon, Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than the Declarant, except as provided in Section 7.03, the Declarant shall have the right to appoint and remove the officers of the Association and to exercise any and all of the powers and responsibilities assigned to the Association and its officers by the Articles, Bylaws, the Condominium Ownership Act, this Declaration, and the Wisconsin Nonstock Corporation Law from the date the first Unit of this Condominium is conveyed by the Declarant to any person other than Declarant, until the earliest of: (a) ten (10) years from such date, unless the statute governing expansion of condominiums is amended to permit a longer period, in which event, such longer period shall apply; or (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Common Element interest to purchasers, assuming that the Condominium has been fully expanded under Article VI; or (c) thirty (30) days after the Declarant's election to waive its right of control.

7.03. Board of Directors. The affairs of the Association shall be governed by a board of directors. Prior to the conveyance of twenty-five percent (25%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least twenty-five percent (25%) of the directors on the board of directors. Prior to the conveyance of fifty percent (50%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the directors on the board of directors. For purposes of calculating the percentages set forth in Section 7.02 and this Section 7.03, the percentage of Common Element interest conveyed shall be calculated by dividing the number of Units conveyed by the maximum number of Units permitted under Section 6.02.

7.04. Maintenance and Repairs.

(a) **Common Elements.** The Association shall be responsible for the management and control of the Common Elements and Limited Common Elements, if any, and shall maintain the same in good, clean, and attractive order and repair.

(b) Units. Each Unit Owner shall be responsible for the maintenance, repair, and replacement of all improvements constructed within the Unit, except to the extent any repair cost is paid by the Association's insurance policy described in Section 9.01. Each Unit shall at all times be kept in good condition and repair. If any Unit or portion of a Unit for which a Unit Owner is responsible falls into disrepair so as to create a dangerous, unsafe, unsightly, or unattractive condition, or a condition that results in damage to the Common Elements, the Association, upon fifteen (15) days' prior written notice to the Unit Owners of such Unit, shall have the right to correct such condition or to restore the Unit to its condition existing prior to the disrepair, or the damage or destruction if such was the cause of the disrepair, and to enter into such Unit for the purpose of doing so, and the Unit Owners of such Unit shall promptly reimburse the Association for the cost thereof. All amounts due for such work shall be paid within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Association, be levied against the Unit as a Special Assessment under Section 7.07.

(c) Damage Caused by Unit Owners. To the extent (i) any cleaning, maintenance, repair, or replacement of all or any part of any Common Elements or the Unit is required as a result of the negligent, reckless, or intentional act or omission of any Unit Owner, tenant, or occupant of a Unit, or (ii) any cleaning, maintenance, repair, replacement, or restoration of all or any part of any Common Element or the Unit is required as a result of an alteration to a Unit by any Unit Owner, tenant, or occupant of a Unit, or the removal of any such alteration (regardless of whether the alteration was approved by the Association or any committee thereof) or (iii) the Association is required to restore the Common Elements or the Unit following any alteration of a Common Element or Limited Common Element required by this Declaration, or the removal of any such alteration, the Unit Owner that committed the act or omission or that caused the alteration, or the Unit Owners of the Unit occupied by such tenant or occupant or responsible for such guest, contractor, agent, or invitee, shall pay the cost of such cleaning, maintenance, repair, replacement and restoration.

7.05. Common Expenses. Any and all expenses incurred by the Association in connection with the management of the Condominium, maintenance of the Common Elements and other areas described in Section 7.04, and administration of the Association shall be deemed to be common expenses (the "Common Expenses"), including, without limitation, expenses incurred for: landscaping and lawn care; snow shoveling and plowing; improvements to the Common Elements; common grounds security lighting; municipal utility services provided to the Common Elements; trash collection; and maintenance and management salaries and wages.

7.06. General Assessments. The Association shall levy monthly general assessments (the "General Assessments") against the Unit Owners for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against the Unit Owners shall be assessed in proportion to their percentage interests in the Common Elements, except that until occupancy permits have been issued for all Units, the General Assessments for liability insurance premiums shall be levied evenly against all Units for which occupancy permits have been issued. General Assessments shall be due in advance on the first day of each month, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the assessment becomes due as provided in the Condominium Ownership Act. During the period of Declarant control of the Association under Section 703.15(2)(c) of the Wisconsin Statutes, no General Assessments shall be assessed against any Unit owned by Declarant. During the period of Declarant control, however, the General Assessments payable by any Unit Owner other than Declarant shall not exceed the amount that Unit Owner would be charged if Declarant's Units were subject to full General Assessments, based on the annual operating budget then in effect. During the period of Declarant control, Declarant shall pay the deficit if the total General Assessments payable by Unit Owners other than Declarant do not cover total Common Expenses. Furthermore, if the Association has established a statutory reserve account under Section 703.163 of the Wisconsin Statutes, (a) no reserve fund assessments shall be levied against any Unit until a certificate of occupancy has been issued for that Unit, and (b) payment of any reserve fund assessments against any Unit owned by Declarant may be deferred until the earlier to occur of (i) the first conveyance of such Unit, or (ii) five years from the date exterior construction of the Building in which the Unit is located has been completed. Notwithstanding any of the foregoing provisions in this section, the owner of each of Units 2 and 3 shall not be subject to any general assessment under this section until such time as the owner of said Unit obtains a building permit for the construction of any building on such Unit. Further, no assessment shall be made under this section against Unit 1 with respect to any driveway serving Units 2 and/or 3.

7.07. Special Assessments. The Association may, whenever necessary or appropriate, levy special assessments (the "Special Assessments") against the Unit Owners, or any of them, for deficiencies in the case of destruction or condemnation as set forth in Section 10.05 and Section 11.05; for defraying the cost of improvements to the Common Elements; for the collection of monies owed to the Association under any provision of this Declaration, including, without limitation, Section 7.04 and Article XIV, or for any other purpose for which the Association may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. Special Assessments shall be paid at such time and in such manner as the Association may determine. Any Special Assessment or installment not paid when

due shall bear interest until paid, as set forth in the Bylaws and, together with the interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the Special Assessment becomes due as provided in the Condominium Ownership Act. Notwithstanding any of the foregoing provisions in this section, the owner of each of Units 2 and 3 shall not be subject to any special assessment under this section until such time as the owner of said Unit obtains a building permit for the construction of any building on such Unit. Further, no assessment shall be made under this section against Unit 1 with respect to any driveway serving Units 2 and/or 3.

7.08. Common Surpluses. If the surpluses of the Association (the "Common Surpluses") should be accumulated, other than surpluses in any construction fund as described in Section 10.06 and Section 11.06, such Common Surpluses may be credited against the Unit Owners' General Assessments in proportion to their respective percentage interests in the Common Elements or may be used for any other purpose as the Association may determine.

7.09. Certificate of Status. The Association shall, upon the written request of an owner, purchaser, or Mortgagee of a Unit (as defined below), issue a certificate of status of lien. Any such party may conclusively rely on the information set forth in such certificate.

7.10. [This section intentionally omitted.]

ARTICLE VIII

ALTERATIONS AND USE RESTRICTIONS

8.01. Unit Alterations.

A Unit Owner may make improvements and alterations within its Unit.

8.02. Separation, Merger and Boundary Relocation.

Boundaries between Units may be relocated upon compliance with Section 703.13(6) of the Condominium Ownership Act and with the written consent of the Association. A Unit may be separated into two or more units only upon compliance with Section 703.13(7) of the Condominium Ownership Act and with the written consent of the Association. Furthermore, two or more Units may be merged into a single unit only upon compliance with Section 703.13(8) of the Condominium Ownership Act and with the written consent of the Association. No boundaries of any Units may be relocated, no Unit may be separated, and no Units may be merged hereunder without the consent of all Owners and

Mortgagees having an interest in the Unit or Units affected. Any Unit Owner applying for a boundary relocation, Unit separation, or merger of Units shall provide to the Association for review complete plans and specifications for the relocation, separation, or merger.

Furthermore, each Unit Owner applying for a boundary relocation, Unit separation or merger shall pay for the Association's cost of application review and documentation, including, without limitation, any and all engineering, surveying, and legal fees incurred by the Association in considering such application and preparing any documentation, whether or not the application is ultimately approved. Where any boundary relocation, unit separation, or merger would require the approval of the municipality in which the Condominium is located, the applicant shall obtain such approval. The Association may recover any unpaid costs by imposing a Special Assessment against the applicant's Unit. Following any boundary relocation, Unit separation, or merger, the percentage interests in the Common Elements shall be reallocated as follows:

(A) In the case of a boundary relocation, the percentage interests that were formerly appurtenant to the Units whose boundaries are being adjusted shall be determined as follows: for each resulting Unit (the "Resulting Unit"), the percentage interests of the two Units whose boundary is being relocated shall be added together, and multiplied by a fraction, the numerator of which is the square footage of the Resulting Unit, and the denominator of which is the square footage of both Resulting Units. The product is the new percentage interest for the Resulting Unit. Furthermore, votes in the Association that were formerly appurtenant to the Units whose boundaries are being adjusted shall be determined in the same manner.

(B) In the case of a Unit separation, the percentage interests appurtenant to each resulting Unit (the "Resulting Unit") shall be determined as follows: for each Resulting Unit, the percentage interest in the original Unit from which the Resulting Unit is created (the "Original Unit") shall be multiplied by a fraction, the numerator of which is the total square footage of the Resulting Unit, and the denominator of which is the total square footage of all Resulting Units that were originally part of the Original Unit. The product shall be the new percentage interest for the Resulting Unit. Furthermore, votes in the Association that were formerly appurtenant to the Original Unit that are to be assigned to the Resulting Units shall be determined in the same manner.

(C) In the case of the merger of two or more Units, the percentage interests appurtenant to the resulting Unit shall be the combined percentages of the Units from which the resulting Unit was created. Furthermore, votes in the Association appurtenant to the

resulting Unit shall be the combined votes of the Units from which the resulting Unit was created.

(D) An amendment to the Declaration or the plat pursuant to these procedures shall require only the signatures of the Association and the Unit Owners and Mortgagees of the affected Units.

8.03. Use and Restrictions on Use of Unit. Each Unit shall be used for single-family residential purposes and for no other purpose unless otherwise authorized by the Association prior to the commencement of such use. A Unit shall be deemed to be used for "single-family residential purposes" if it is occupied by no more than one family (defined to include persons related by birth, marriage, or legal adoption) plus no more than two unrelated persons.

Nothing in this Section 8.03 shall authorize the maintaining of an office at which customers or clients customarily call and the same is prohibited.

8.04. [Section 8.04 intentionally omitted.]

8.05. Lease of Units. Each Unit or any part thereof may be rented by written lease, provided that:

(a) The term of any such lease shall not be less than four (4) months, nor more than one (1) year without the approval of the Association;

(b) The Unit Owner has obtained the prior written approval of the Association to the proposed tenant and the terms of the proposed lease;

(c) The lease contains a statement obligating all tenants to abide by this Declaration, the Articles, the Bylaws, and the Rules and Regulations, providing that the lease is subject and subordinate to the same; and

(d) The lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws, and the Rules and Regulations shall be enforceable by the Association as a third-party beneficiary to the lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant and/or terminate the lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant specifying the violation.

The Association may withhold approval upon any reasonable basis, including, but not limited to: the failure of the lease terms to comply with all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; the past failure of

the tenant or its guests to abide by all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; and the past use by the tenant or its invitees or guests of any part of the Condominium in a manner offensive or objectionable to the Association or other occupants of the Condominium by reason of noise, odors, vibrations, or nuisance.

During the term of any lease of all or any part of a Unit, each Unit Owner of such Unit shall remain liable for the compliance of the Unit, such Unit Owner and all tenants of the Unit with all provisions of this Declaration, the Bylaws and the Rules and Regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Unit. The Association may require that a copy of each lease of all or any part of a Unit be filed with the Association. The restrictions against leasing contained in this Section 8.05 shall not apply to leases of the Units by the Declarant or leases of the Units to the Association.

8.06. [Section 8.06 intentionally omitted.]

8.07. [Section 8.07 intentionally omitted.]

8.08. Vehicles. No unlicensed, disabled or inoperable motor vehicles shall be parked or stored outside of any garage for a period exceeding forty-eight (48) hours. None of the Common Elements or Units shall be used as a space or area for the repair of any vehicle, trailer, camper or other property.

8.09. Pets. Pets are permitted in accordance with the current applicable Rules and Regulations, except that not more than two pets are permitted in any Unit.

8.10. [Section 8.10 intentionally omitted.]

ARTICLE IX

9.01. [This section intentionally omitted.]

9.02. Public Liability Insurance. The board of directors of the Association shall obtain and maintain a comprehensive liability insurance policy insuring the Association, its officers, directors, and the Unit Owners against any liability arising out of the maintenance, repair, ownership, or use of the Common Elements. Liability coverage shall be for at least \$1,000,000 per occurrence for personal injury and/or property damage or such higher limit as may be adopted from time to time by the Association. The insurance coverage shall be written on the Condominium in the name of the Association as insurance trustee for the Association, its directors and officers, and for the individual Unit Owners in their respective percentage interests in the Common Elements. Such insurance policy shall contain a "severability of interest" or cross-liability endorsement, which shall preclude the insurer from denying the claim of a

Unit Owner because of the negligent acts of the Association or other Unit Owners. All premiums for such insurance shall be Common Expenses. Each Unit Owner shall have the right to insure its own Unit for personal benefit.

9.03. Fidelity Insurance. Subsequent to the sale by Declarant of the first Unit, the Association may require or maintain fidelity coverage against dishonest acts by any person responsible for handling the funds belonging to or administered by the Association. The Association shall be named insured and the insurance shall be in an amount of not less than fifty percent (50%) of the Association's annual operating expenses and reserves. All premiums for such insurance shall be Common Expenses.

9.04. Mutual Waiver of Subrogation. Nothing in this Declaration shall be construed so as to authorize or permit any insurer of the Association or a Unit Owner to be subrogated to any right of the Association or a Unit Owner arising under this Declaration. The Association and each Unit Owner hereby release each other to the extent of any perils to be insured against by either of such parties under the terms of this Declaration or the Bylaws, whether or not such insurance has actually been secured, and to the extent of their respective insurance coverage for any loss or damage caused by any such casualty, even if such incidents shall be brought about by the fault or negligence of either party for whose acts, omissions, or negligence the other party is responsible. All insurance policies to be provided under this Article by either the Association or a Unit Owner shall contain a provision that they are not invalidated by the foregoing waiver. Such waiver shall, however, cease to be effective if the existence thereof precludes either the Association or a Unit Owner from obtaining such policy.

9.05. Standards for All Insurance Policies. All insurance policies provided under this Article IX shall be written by companies duly qualified to do business in the State of Wisconsin, with a general policyholder's rating of at least "A" and a financial rating of at least Class VII, as rated in the latest edition of Best's Key Rating Guide, unless the board of directors of the Association determines by unanimous vote or unanimous written consent that any policy may be issued by a company having a different rating.

ARTICLE X

RECONSTRUCTION, REPAIR, OR SALE IN THE EVENT OF DAMAGE OR DESTRUCTION

10.01. Determination to Reconstruct or Repair. If all or any part of the Common Elements become damaged or are destroyed by any cause, the damaged Common Elements shall be repaired or reconstructed. Acceptance by a Unit Owner of a deed to a Unit shall be deemed to be consent to the authorization to the Association to so repair or reconstruct. If such authorization is challenged, whether through action

taken at a meeting of Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all of the Unit Owners, and such repair or reconstruction shall be deemed approved if the votes appurtenant to any one Unit are cast in favor of such repair or reconstruction.

10.02. Plans and Specifications. Any reconstruction or repair shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the damaged Common Elements, unless (1) a majority of the first Mortgagees (one vote per mortgaged Unit) approve of the variance from such plans and specifications; and (2) the board of directors of the Association authorizes the variance in the case of reconstruction of or repair to the Common Elements. If a variance is authorized from the maps, plans, and specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variance.

10.03. Responsibility for Repair. In all cases after a casualty has occurred to the Common Elements, the Association has the responsibility of reconstruction and repair, and immediately shall obtain reliable and detailed estimates of the cost to rebuild or repair.

10.04. Repair of Units. The Association shall have no responsibility to repair, reconstruct, or replace any Unit or any improvements located within a Unit. .

10.05. Assessments For Deficiencies. If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair by the Association, a Special Assessment shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to Common Elements shall be in proportion to each Unit Owner's percentage interest in the Common Elements. All assessed funds shall be held and disbursed by the Association as trustee for the Unit Owners and Mortgagees involved.

10.06. Surplus in Construction Funds. All Special Assessments held by the Association as trustee for the purpose of rebuilding or reconstructing any damage to the Common Elements or any Property taken by eminent domain are referred to herein as "Construction Funds." If there is a balance in the Construction Funds after payment of all costs of reconstruction or repair, such balance shall be divided among the Unit Owners according to their respective percentage interests in the Common Elements.

10.07. Damage or Destruction of Unit. Following any damage or destruction to any improvements located within any Unit, the Unit Owner shall repair and restore such Unit to its condition prior to the damage or destruction as soon as possible but in any case within two hundred seventy (270) days of the damage or destruction.

ARTICLE XI

CONDEMNATION

11.01. Allocation of Award. Any damages for a taking of all or part of the Condominium shall be awarded as follows:

(a) Every Unit Owner shall be allocated the entire award for the taking of all or part of the respective Unit or any improvements located therein and for consequential damages to the Unit or improvements located therein.

(b) If no reconstruction is undertaken, any award for the taking of Common Elements shall be allocated to all Unit Owners in proportion to their respective percentage interest in the Common Elements.

11.02. Determination to Reconstruct Common Elements. Following the taking of all or part of the Common Elements, the Common Elements shall be restored or reconstructed.

11.03. Plans and Specifications for Common Elements. Any reconstruction shall, as far as is practicable, be made in accordance with the maps, plans and specifications used in the original construction of the taken Common Elements unless seventy-five percent (75%) of the Unit Owners and a majority of the first Mortgagees (one vote per mortgaged Unit) shall authorize a variance from such plans and specifications. If a variance is authorized from the maps, plans, or specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variances.

11.04. Responsibility for Reconstruction. In all cases after a taking of all or part of the Common Elements, the responsibility for restoration and reconstruction shall be that of the Association and it shall immediately obtain reliable and detailed estimates of the cost to rebuild.

11.05. Assessments for Deficiencies. If the condemnation award for the taking of the Common Elements is not sufficient to defray the costs of reconstruction by the Association, Special Assessments shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Special Assessments shall be in proportion to each Unit Owner's respective percentage interest in the Common Elements and shall constitute a Common Expense.

11.06. Surplus in Construction Fund. It shall be presumed that the first moneys disbursed in payment of costs of reconstruction or restoration shall be from the award for taking. If there is a surplus of Construction Funds after payment of all costs of construction, such balance shall be divided among all Unit Owners in proportion to their respective percentage interests in the Common Elements.

11.07. Percentage Interests Following Taking. Following the taking of all or any part of any Unit, the percentage interest in the Common Elements appurtenant to any Unit shall be equitably adjusted to reflect the respective relative values of the remaining Units (or portions thereof) to all of the Units, determined without regard to the value of any improvements located within the Units. The Association shall promptly prepare and record an amendment to the Declaration reflecting the new percentage interests appurtenant to the Units. Such amendment need be signed only by two officers of the Association.

ARTICLE XII

MORTGAGEES

12.01. Notice. Any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Unit (the "Mortgagee") that has so requested of the Association in a writing received by the Association's agent for service of process shall be entitled to receive notice of the following matters:

(a) The call of any meeting of the membership or the board of directors of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles, or the Bylaws.

(b) Any default under, any failure to comply with, or any violation of, any of the provisions of this Declaration, the Articles, or Bylaws or any rules and regulations.

(c) Any physical damage to the Common Elements in an amount exceeding Twenty Thousand Dollars (\$20,000).

12.02. Amendment of Provisions Affecting Mortgagees. Notwithstanding the provisions of Article XIII of this Declaration, neither Section 12.01 nor any Section of this Declaration requiring the approval of any Mortgagee to any action shall be amended unless all Mortgagees have given their prior written approval.

12.03. Owners of Unmortgaged Units. Whenever any provision contained in this Declaration requires the consent or approval (whether by vote or in writing) of a stated number or percentage of Mortgagees to any decision, each Unit Owner of any unmortgaged Unit shall be considered a "Mortgagee" as well as a "Unit Owner" for purposes of such provision.

12.04. Condominium Liens. Any Mortgagee who obtains title to a Unit under the remedies provided in the mortgage or land contract against the Unit or through

foreclosure shall not be liable for more than six (6) months of the Unit's unpaid dues and assessments accrued before the date on which the holder acquired title.

ARTICLE XIII

AMENDMENT

Except as otherwise provided by the Condominium Ownership Act, or as otherwise provided in this Declaration, this Declaration may be amended with the written consent of not less than the number of Unit Owners who together hold at least two-thirds (2/3) of the total voting interests held by all Unit Owners. No Unit Owner's consent shall be effective without the consent of the first mortgagee of such Unit. So long as the Declarant owns any Unit, and so long as the Condominium is subject to expansion under Article VI, the consent in writing of the Declarant, its successors or assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. Copies of amendments shall be certified by the president and secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Dane County, and a copy of the amendment shall also be mailed or personally delivered to each Unit Owner at its address on file with the Association. Until the initial conveyance of all Units, this Declaration may be amended by the Declarant alone for purposes of clarification and correction of errors and omissions and for expansion of the Condominium as provided in Article VI.

ARTICLE XIV

REMEDIES

The Association shall have the sole right to enforce the provisions hereof or any of its orders by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of this Declaration, either to restrain or cure the violation or to recover damages, or both, for a period which shall include thirty (30) days from the date of the filing with the Association of a petition by any person who shall be a Unit Owner subject to this Declaration on the date of the filing, petitioning the Association to redress the violation or attempted violation of any of the provisions of this Declaration by any other persons. Liability among multiple owners of a Unit shall be joint and several. Nothing herein shall be deemed to limit the rights of the Village of McFarland to enforce any zoning codes, ordinances, regulations, or other requirements that may be identical or similar to the requirements of this Declaration. Such period of

thirty (30) days shall be considered to be a period for the consideration of the petition by the Association and if the Association denies or fails to act upon the petition to the satisfaction of the petitioner within the thirty (30) day period, thereafter petitioner shall have the right to enforce the provisions hereof (except for the collection of charges and assessments under Article VII), to the extent that he or she shall so have petitioned, by proceedings at law or in equity against any person or persons violating or attempting to violate the provisions of this Declaration, either to restrain the violation or to recover damages, or both, provided, however, that any such person shall be a Unit Owner and commence such proceedings against such other person or persons within a period of sixty (60) days from (i) the date of the Association's denial of such petition, or (ii) the passage of the aforementioned thirty (30) day period for consideration of the petition by the Association. The Association or the petitioning Unit Owner(s), as the case may be, shall have the right to recover court costs and reasonable attorney fees in any successful action brought against another Unit Owner to enforce, or recover damages for a violation of, this Declaration. Any damages collected by the Association shall be distributed, first, to pay for all costs of enforcement, and, secondly, to the owners of the Units damaged by the violation pro rata. Notwithstanding the foregoing, if any Unit Owner fails to comply with the terms and conditions of this Declaration, and such failure continues beyond any applicable cure period, the Association shall have the right to cure on behalf of the Unit Owner and such Unit Owner shall promptly reimburse the Association for the cost thereof within ten (10) days after receipt of written demand therefor. Alternatively, the Association may, at the option of the Association, levy such amounts against the Unit as a Special Assessment under Article VII. In addition to all other remedies available to the Association, the Association shall have the right to collect from any Unit Owner who is in violation beyond any applicable cure period of this Declaration, the Association's Articles or Bylaws, or any Rules and Regulations promulgated hereunder, a fine for each day such violation continues in such amount as is from time to time set forth in the Bylaws or Rules and Regulations.

ARTICLE XV

GENERAL

15.01. Utility and Police and Fire Protection Easements. Each Unit Owner's interest in the Common Elements is subject to such easements as have heretofore been granted or which may hereafter be granted by the Declarant or the Association for any utility service such as water, sewer, electricity, natural gas, telephone or cable television. In addition, the Property is also subject to certain easements identified on the face of the Condominium Plat.

The Declarant and all Unit Owners hereby grant to the utility companies or governmental agencies providing water or sewer service to the Condominium an easement on, over and under all of the Common Elements for the installation, repair and maintenance of water and sewer main lines and lateral service lines for all of the

Units of the condominium, which easement includes the right of ingress, egress and access for the installation, repair and maintenance of such main lines and lateral service lines, together with the right of ingress and egress and access for inspection or meter reading.

The Declarant and all Unit Owners hereby grant to the utility company providing natural gas service to the Condominium an easement on, over and under all of the Common Elements for the installation, repair and maintenance of natural gas main lines and lateral service lines for all of the Units of the Condominium. This easement includes the right of ingress, egress and access for the installation, repair and maintenance of such main lines and lateral service lines, together with the right of ingress and egress and access for inspection or meter reading.

The Declarant and all Unit Owners hereby grant to the providers of electric, telephone and cable service to the Condominium an easement on, over, across and under all of the Common Elements for the installation, repair and maintenance of electrical, telephone and cable T.V. service to all of the Units of the Condominium. This includes main lines and lateral service lines. This easement includes the right of ingress, egress and access for the installation, repair and maintenance of such main lines and lateral service lines, together with the right of ingress and egress and access for inspection or meter reading.

The Declarant and all Unit Owners grant to the local municipal, county and state law enforcement and fire protection agencies an easement on, over and across all of the Common Elements for ingress, egress and access for police or fire protection for all of the Units of the Condominium. This includes an easement for access, ingress and egress for investigation, inspection, surveillance or response for the purpose of any police or fire protection, subject to any limitations imposed the Constitutions and laws of the United States or the state of Wisconsin.

The Declarant and all Unit Owners grant to local municipal, county and state law enforcement agencies an easement on, over and across all of the Common Elements and Limited Common Elements for access, ingress and egress for the purpose of rendering emergency medical service to any person.

Nothing in this section constitutes or implies any waiver, consent or other impairment of any person's local, state or federal rights against unreasonable search or seizure and all such rights are reserved and preserved.

The Declarant hereby reserves for the Association acting by and in the discretion of its board of directors, the rights to grant to the Village of McFarland or public or semi-public utility companies, easements and rights-of-way for the erection, construction, and maintenance of all poles, wires, pipes, and conduits for the transmission of electricity, gas, water, telephone, and for other purposes, for sewers, stormwater drains, gas

mains, water pipes and mains, and similar services and for performing any public or quasi-public utility function that the board of directors may deem fit and proper for the improvement and benefit of the Condominium. Such easements and rights-of-way shall be confined, so far as possible in underground pipes or other conduits, with the necessary rights of ingress and egress and with the rights to do whatever may be necessary to carry out the purposes for which the easement is created.

15.02. Right of Entry. By acceptance of a Condominium Deed, each Unit Owner shall have granted a right of entry and access to its Unit to the Association to correct any condition originating in its Unit and threatening another Unit or the Common Elements, to install, alter, or repair mechanical or electrical services or other Common Elements in its Unit or elsewhere in the Condominium, and to maintain and repair Common Elements and other areas as described in Section 7.04. Such entry shall be made with prior notice to the Unit Owners, and shall be scheduled for a time reasonably convenient to the Unit Owners, except in the case of an emergency when injury or property damage will result in delayed entry. Such entry shall be done with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a Common Expense, except as allocable to an individual Unit or Units for cause in the discretion of the board of directors.

15.03. Notices. All notices and other documents required to be given by this Declaration or by the Bylaws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. Notices and other documents to be served upon Declarant shall be given to the agent for service of process specified in Section 15.06. All owners shall provide the secretary of the Association with an address for the mailing or service of any notice or other documents and the secretary shall be deemed to have discharged his or her duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her.

15.04. Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or unenforceability of the remaining portion of said provision or of any other provision hereof.

15.05. Declarant Access During Construction of Improvements. During any period of construction of Buildings and other improvements on the Property by the Declarant, the Unit Owners and their contractors, and subcontractors, and their respective agents and employees, shall have access to all Common Elements as may be required in connection with said construction and shall have easements for the installation and construction of Buildings, improvements, utilities, driveways, parking areas, landscaping, and other repairing or servicing of all or any part of the Condominium or the expanded Condominium.

15.06. Resident Agent. The name and address of the resident agent under Section 703.23 of the Wisconsin Statutes is Dawn M. Reiter, 6303 Jaeger Road, McFarland, Wisconsin 53558. The resident agent may be changed by the Association in any manner permitted by law.

15.07. Assignment of Declarant's Rights. The rights, powers, and obligations of the party named as "Declarant" may be assigned by a written, recorded amendment to any other party who assumes such rights, powers and obligations. Upon the recording of any such amendment, such assignee shall become "Declarant" under this Declaration and shall succeed to all such rights, powers and obligations. Such amendment need be signed only by the assignor and assignee named therein.

15.08. Conflicts. If a conflict exists among any provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations, the Declaration shall prevail over the Articles, Bylaws, and Rules and Regulations; the Articles shall prevail over the Bylaws and the Rules and Regulations; and the Bylaws shall prevail over the Rules and Regulations.

IN WITNESS WHEREOF, Declarant has caused this instrument to be signed as of the day and year above written.

Dawn M. Reiter
Dawn M. Reiter

Jerry R. Reiter
Jerry R. Reiter

STATE OF WISCONSIN)
)
COUNTY OF DANE) ss.

Personally came before me this 31st day of May, 2023, the above-named Dawn M. Reiter and Jerry R. Reiter, who acknowledged the foregoing document for the purposes recited therein.

Gary Alan Hebl
Name: GARY ALAN HEBL
Notary Public, State of Wisconsin
My Commission: is permanent

This instrument drafted by Michael J. Lawton.

EXHIBIT A

LEGAL DESCRIPTION

Part of Outlot 94, Assessor's Plat of the Village of McFarland, as recorded in Volume 14 of Plats, on pages 16-27, as Document Number 824385, Dane County Registry, located in the Southwest and Southeast Quarters of the Southwest Quarter of Section 03, Township 06 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, more fully described as follows:

Beginning at the northwest corner of said Outlot 94, also being the south right of way of Yahara Drive; thence South 85 degrees 38 minutes 26 seconds East along the north line of said Outlot 94, 279.50 feet to the northeast corner of said Outlot 94; thence South 05 degrees 43 minutes 01 second West along said east line, 278.50 feet; thence South 74 degrees 46 minutes 53 seconds West, 298.00 feet to the meander line of the Yahara River; thence North 26 degrees 13 minutes 08 seconds West along said meander line, 54.01 feet to the west line of said Outlot 94; thence North 56 degrees 32 minutes 10 seconds East along said west line, 36.81 feet; thence North 05 degrees 31 minutes 13 seconds East along said west line, 309.27 feet to the Point of Beginning. This description includes lands from said meander line to the waters edge of the Yahara River.

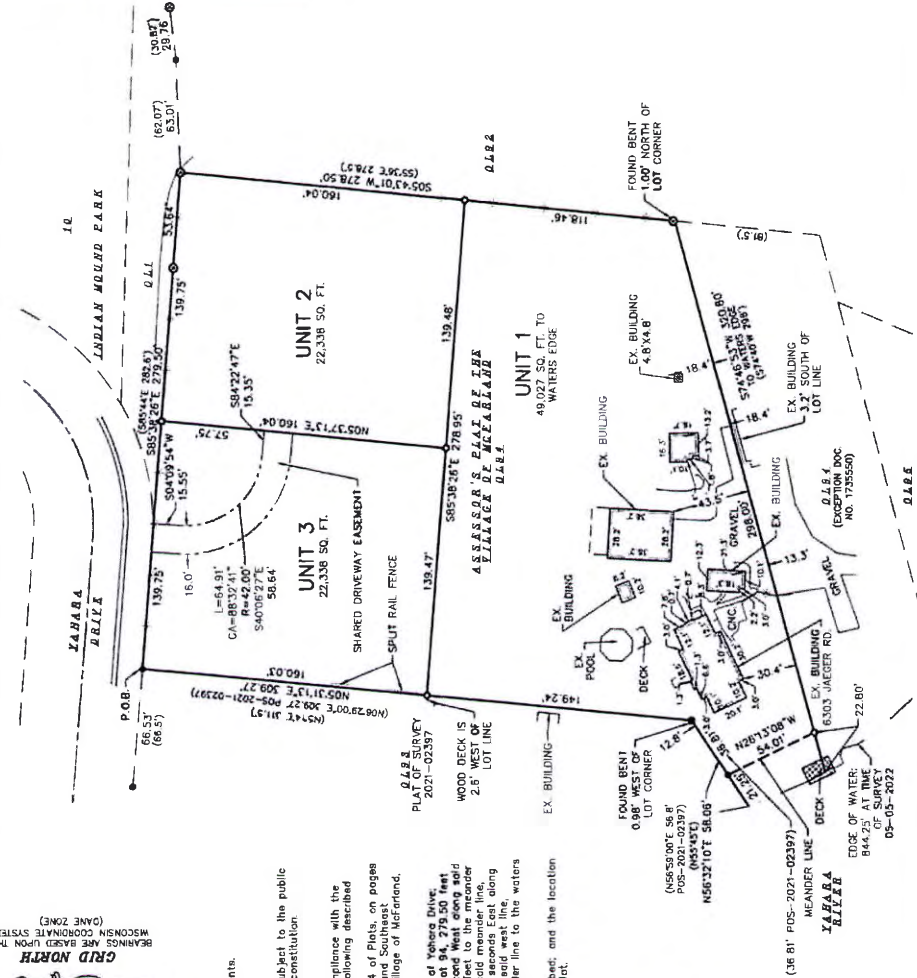
EXHIBIT B
CONDOMINIUM PLAT

The viewer is advised to the illegible text on this map. It is presented to show spatial relationships only

Office of the Register of Deeds
County, Wisconsin
Received for Record _____ at _____ o'clock _____ M on _____ Document No. _____ in _____
Register of Deeds
There are no objections to this instrument being recorded in the Public Records of the State of Wisconsin and is hereby approved for recording.
Dated this _____ day of _____ 200__
Dane County Planning and Development

JAEGER ESTATES, A CONDOMINIUM

PART OF OUTLOT 94, ASSESSOR'S PLAT OF THE VILLAGE OF MCFARLAND, AS RECORDED IN VOLUME 14 OF PLATS, ON PAGES 16-27, AS DOCUMENT NUMBER 824385, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 06 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN



LEGEND

- 3/4" SOLID IRON ROD FOUND
- 1" IRON PIPE FOUND
- 2-1/2" IRON PIPE FOUND
- 3/4" x 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

UNIT BOUNDARY

SCALE : ONE INCH = FIFTY FEET

NOTES:

- 1) Date of survey: May 05, 2022
- 2) Unless otherwise noted, everything outside of the Unit Boundaries are common elements.
- 3) The shared driveway is a limited common element.
- 4) Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, a Licensed Land Surveyor, No. 2020, hereby certify that I have surveyed and mapped the following described lands:

Part of Outlot 94, Assessor's Plat of the Village of McFarland, as recorded in Volume 14 of Plats, on pages 16-27, as Document Number 824385, Dane County Registry, located in the Southwest and Southeast Quarters of Section 03, Township 06 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, more fully described as follows:

Beginning at the northeast corner of said Outlot 94, also being the south right of way of Village Park, thence South 05 degrees 38 minutes 76 seconds East, 279.50 feet to the north line of said Outlot 94, 279.50 feet to the northeast corner of said Outlot 94, thence South 05 degrees 43 minutes 01 seconds East along said east line, 279.50 feet; thence South 74 degrees 46 minutes 53 seconds East, 298.00 feet to the meander line, 54.01 feet to the west line of said Outlot 94, thence North 05 degrees 32 minutes 10 seconds East along said west line, 38.81 feet, thence North 05 degrees 31 minutes 13 seconds East along said east line, 309.27 feet to the Point of Beginning. This description includes lands from said meander line to the waters edge of the Village River.

I further certify that this condominium plat correctly represents the condominium described; and the location and identification of each unit and the common element can be determined from the plat.

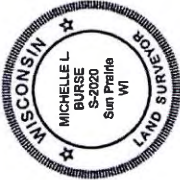
Dated this _____ day of _____ 20__

Signed: Michelle L. Burse, P.L.S. No. 2020

PREPARED FOR: Melissa Andl

PREPARED BY: Burse surveying & engineering, Inc.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com
Dated: May 26, 2023
Plot View: condo
\\BSE2562.bur\Survey\BSE2562 Survey v2018.dwg





Request to Disturb a Human Burial Site

Name of Owner/Agent/Company Requesting to Disturb Carrie Christman

Contact Address 8669 North Deerwood Drive, Milwaukee, WI 53209

Contact E-Mail cchristman@chg-inc.com Contact Phone Number 414-446-4121 ext. 106

Landowner Name (if different) Melisa Arndt

Describe your project, including reason for and nature of ground disturbance:

Utility installation ☐ Private home construction ☒ WDNR Permit Review ☐ Other project ☐

Complete description/additional details: Soil profiles documented during archaeological survey confirm the presence of plow zone over a truncated subsoil. Review of historic aerial photographs indicates that the area has been plowed and developed since at least the 1930s. There are no visible signs of mounds or indications of burials. Commonwealth requests authorization to build without a monitor present.

County Dane Civil Town/Municipality Village of McFarland
Town 6N Range 10E E/W (circle one) Section 3 Quarter Sections SW, NE, SW
Address of property (if applicable) _____
State Site Number 47DA0438 Burial Site Number BDA0521 WHS Case # 23-0096/DA

Cataloging Status (if known)

- ☒ Proposed disturbance is to an **uncatalogued** human burial site or to the uncatalogued portion of a human burial site that contains catalogued human burials.
- ☐ Proposed disturbance is to a **catalogued** human burial site.

Attachments (REQUIRED)

- ☒ Scaled and dated project plans and maps showing the relationship of the proposed ground disturbance to the human burial site. Include labeled boundaries of uncatalogued and catalogued burial areas.
- ☐ Photographs and/or aerial photos (as available) of the project area.

Signed Carrie A. Christman Date May 1, 2023

Print Name Carrie A. Christman

Landowner Signature (if different) _____ Date _____

Submit completed form via email to compliance@wisconsinhistory.org. Please allow 30 days for your permit request to be approved and to receive your authorization via email. You may not proceed with your project until you receive authorization from the Wisconsin Historical Society.

May 4, 2023
W-2480/WR-2192

Felipe Avila
State Historic Preservation Office
Wisconsin Historical Society
816 State Street
Madison, WI 53706

**RE: Cultural Resources Investigations
Uncatalogued Burial Site 47DA0438/BDA0521
Residential Development Project in the Village of McFarland
Dane County, Wisconsin
SHSW# 23-0096/ DA**

Dear Mr. Avila,

On April 26, 2023, Commonwealth Heritage Group (Commonwealth) conducted archaeological investigations in support of a private residential development project in Dane County, Wisconsin (Figures 1). The development project includes two lots along the south side of Yahara Drive in the Village of McFarland. Archaeological investigations were requested after project review confirmed portions of the proposed development project are located within the mapped boundary of the uncatalogued burial site 47DA0438/BDA0521 depicted in the Wisconsin Historic Preservation Database (WHPD). As the proposed development project is within the boundary of the uncatalogued burial site, it is subject to review by the Wisconsin Historical Society (WHS) in compliance with Wisconsin Statutes §157.70. Under Wisconsin Statute §157.70, all burials on non-federal public and private lands in the state are protected from disturbance.

Prior to the 2023 fieldwork, authorization was obtained from the Wisconsin State Historic Preservation Office (SHPO) to conduct "limited appropriate subsurface exploration" in portions of the uncatalogued burial site coincident with the proposed development project (Attachment 1). Field survey was conducted by Brian McConnell, who is on the list of "qualified archaeologists," as specified by Wisconsin Statute 157.70 (1) (i) and the Wisconsin Administrative Code HS 2.04 (6).

Site 47DA0438/BDA0521

Site 47DA0438/BDA0521 (Jaeger Midden and Burial) consists of a habitation area, midden, and at least one burial dating to the Late Archaic or Early Woodland tradition located approximately 500 feet northeast of the Yahara River in the Village of McFarland (Figure 1). The site is just west of site 47DA0074/BDA0343 (Lewis Mound Group), which is an extant mound group located within the Village of McFarland Indian Mound Conservation Park. The site was reported in 1977 when grading for a housing project uncovered habitation debris dating to the Late Archaic or Early Woodland traditions. Years prior, a flexed burial was found by the former landowner, Mr. Jaeger, while he placed the northeast corner post for Outlot 94. Mr. Jaeger also described finding a shell midden at least two feet thick. At that time, archaeologists from UW-Madison investigated the burial, but no grave goods were identified.

(WHPD 2023). In 2021, Commonwealth monitored utility work within the site boundary along the south side of Yahara Drive and along the back property lines of residences on Indian Mound Drive. Soils in these areas were found to be disturbed from road and residential construction.

Archaeological investigations of portions of site 47DA0438/BDA0521 within the proposed residential development area consisted of limited shovel testing and visual inspection of disturbed areas. The proposed development project is in the north half of Outlot 94, and the landowner plans to maintain at least a 14-foot (ft) (4.3 meter [m]) buffer from the known burial location at the northeast corner of the parcel. The project area encompasses approximately 1.05 acres (0.42 hectares) and consists of a wooded area with secondary growth and grassy, cleared areas in a residential neighborhood (Figures 3 and 4). The southwest quadrant of the proposed residential development is bermed and has been disturbed. Portions of the area have been cleared and there was evidence of dumping that included a burn pile, discarded concrete, and deer carcasses (Figure 5). There are no visible signs of mounds or indications of burials within the proposed development project. The property is delineated from the Indian Mound Conservation Park by a fence. Signs mark the trail entrance to the park from Yahara Drive.

A total of 12 shovel tests were excavated at 15-m (49-ft) intervals across the proposed residential development area (Figure 6). Five pieces of lithic debitage were recovered from three shovel tests. The lithic debris was all Prairie du Chien chert, two pieces of which were heat-treated. Two positive shovel tests were in the northwest corner of the proposed development project along the south side of Yahara Drive. The third positive shovel test was in the southeast corner of the project area. Soil profiles generally consisted of a 19 to 32 centimeter (cm) (7 to 13 inch [in])-thick very dark grayish brown (2.5Y 3/2) silt loam Ap horizon (plow zone) over a truncated yellowish brown (10YR 5/4) silty clay subsoil (Figures 7 and 8). The shovel test located in the northeast corner of the proposed development (closest to the northeast corner of Outlot 94) had a soil profile consisting of a 29 cm (11 in)-thick black (10YR 2/1) sandy loam Ap horizon (plow zone) over a truncated brown (7.5YR 5/4) sand with 20 percent gravel subsoil.

A review of historic aerial photographs indicates that the proposed development area had been plowed and cleared since at least the 1930s. The 1937 aerial photography (WU-5-348) shows the area was a plowed agricultural field (Figure 9). The Indian Mound Conservation Park is visible on the 1937 as wooded area east of the project area. The 1957 aerial photography (Figure 10) shows the development project area to be mostly plowed or cleared with some planted trees (NETR 2023).

Historic aerial photograph review indicate that the proposed residential development has been disturbed by continuous plowing and development since at least the 1930s. Soil profiles documented during archaeological survey confirm the presence of plow zone over a truncated soil. Although a small number of cultural materials were recovered during archaeological survey, there was no evidence of intact features or cultural deposits below the plow zone. Based on the previous disturbance by plowing and development, lack of indications of burials or mounds, low density of recovered cultural materials, and plans to maintain at least a 14-foot (ft) (4.3 meter [m]) buffer from the known burial location, Commonwealth concludes that the project holds low potential to impact burials associated with the uncatalogued burial site 47DA0438/BDA0521. No additional archaeological investigations or construction monitoring are recommended.

Conclusions and Recommendations

On April 26, 2023, Commonwealth conducted archaeological investigations in support of a private residential development project in the Village of McFarland, Dane County, Wisconsin. These investigations included limited appropriate subsurface investigations within the uncatalogued burial site 47DA0438/BDA0521 (Jaeger Midden and Burial) in accordance with Wisconsin Statute §157.70. Five pieces of lithic debitage were recovered from three shovel tests. Soil profiles documented during

Felipe Avila
May 4, 2023
Page 3

archaeological survey confirm the presence of plow zone over a truncated soil and a review of historic aerial photographs indicates that the proposed development project has been plowed and developed since at least the 1930s. There are no visible signs of mounds or indications of burials within the proposed development project. Based on the previous disturbance by plowing and development, lack of indications of burials or mounds, low density of recovered cultural materials, and plans to maintain at least a 14-ft (4.3-m) buffer from the known burial location, Commonwealth concludes that the project holds low potential to impact burials associated with the uncatalogued burial site 47DA0438/BDA0521. Commonwealth requests SHPO authorization for the project to move forward without additional archaeological investigations or monitoring during construction.

If you have any questions regarding this review, please feel free to contact me at 414-446-4121 extension 106 or electronically at cchristman@chg-inc.com.

Sincerely,



Carrie A. Christman, M.A.A
Principal Investigator

Cc: Melisa Arndt

References Cited

Nationwide Environmental Title Research (NETR)

2022 *Historic Aerials*. Electronic document, <http://www.historicaerials.com/>, accessed April, 2023.

Wisconsin Historical Society (WHS)

2023 Wisconsin Historic Preservation Database (WHPD), Archaeological Site Inventory.
Electronic document, <http://www.wisahrd.org>, accessed April 2023.

Jaeger Estates Development
Village of McFarland
Dane County, Wisconsin

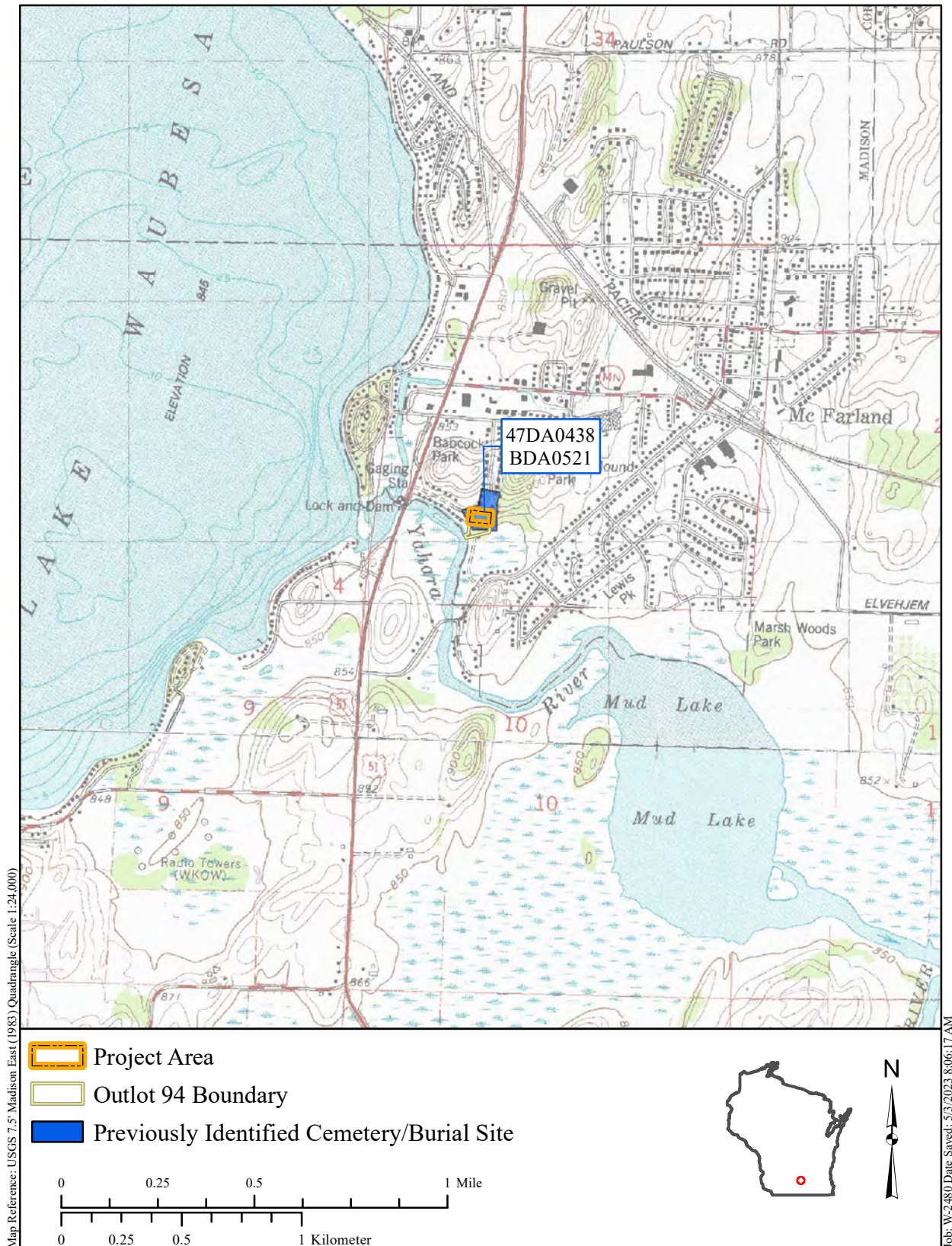


Figure 1. Location of Site 47DA0438/BDA0521

Jaeger Estates Development
Village of McFarland
Dane County, Wisconsin

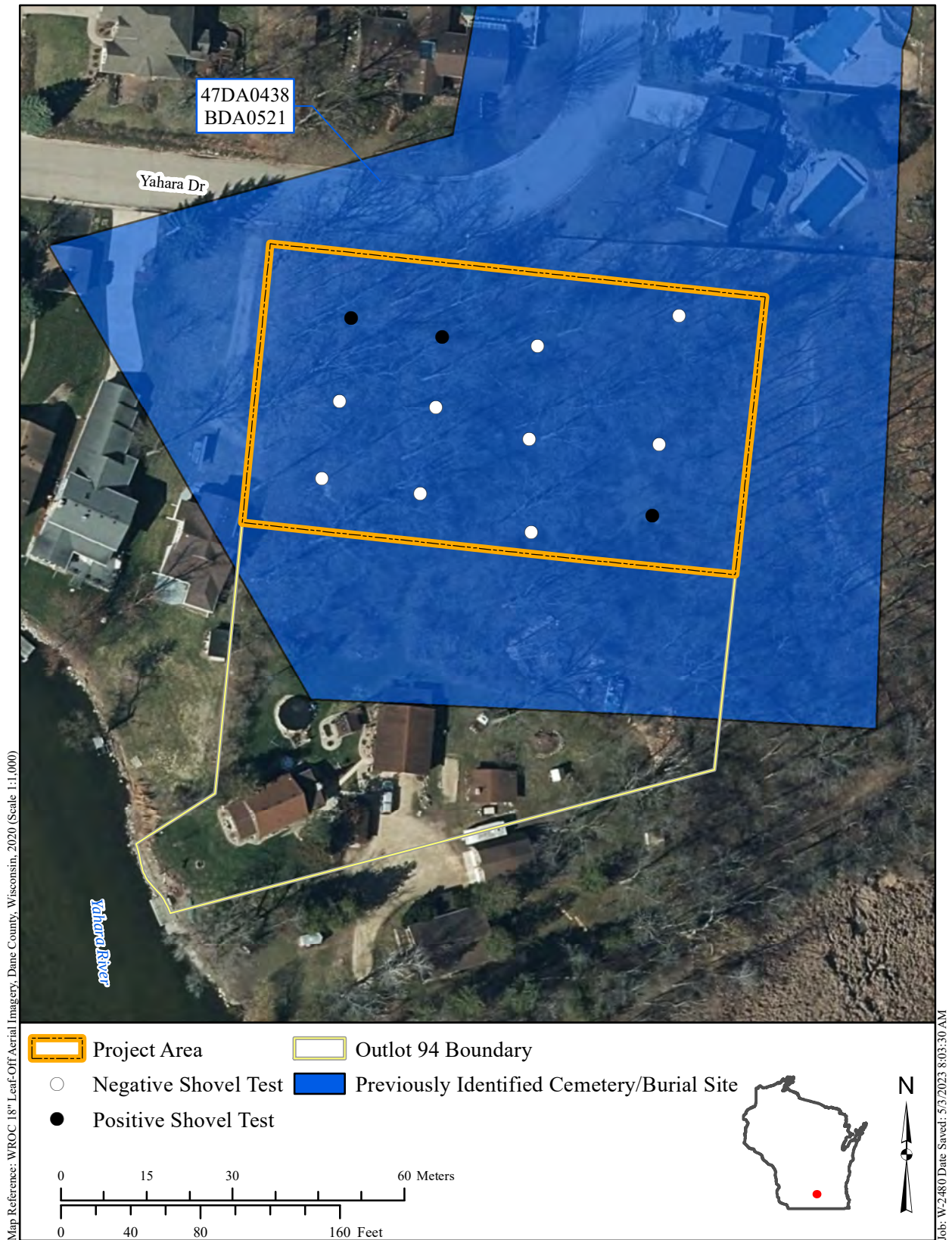


Figure 2. Project Activities Relative to Site 47DA0438/BDA0521

Jaeger Estates Development
Village of McFarland
Dane County, Wisconsin

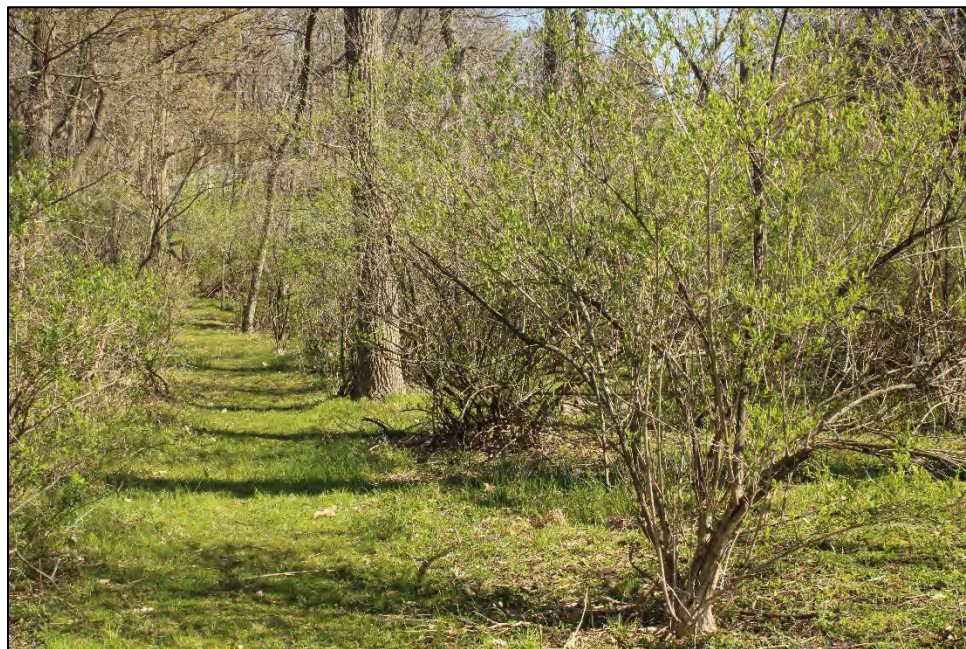


Figure 3. Site 47DA0438/BDA0521 Overview, Wooded with Secondary Growth, View North



Figure 4. Site 47DA0438/BDA0521 Overview, Wooded Area with Grass, View North

Jaeger Estates Development
Village of McFarland
Dane County, Wisconsin



Figure 5. Site 47DA0438/BDA0521, Burn Pit and Debris, View Northwest



Figure 6. Site 47DA0438/BDA0521, Eastern Shovel Test Transect, View North

Jaeger Estates Development
Village of McFarland
Dane County, Wisconsin



Figure 7. Soil Profile from Positive Shovel Test, Southeast Corner of Development, Plow Zone Over Truncated Subsoil



Figure 8. Soil Profile from Positive Shovel Test, Northwest Corner of Development, Plow Zone Over Truncated Subsoil

Jaeger Estates Development
Village of McFarland
Dane County, Wisconsin



Figure 9. Project Area on 1937 USDA Aerial

Jaeger Estates Development
Village of McFarland
Dane County, Wisconsin

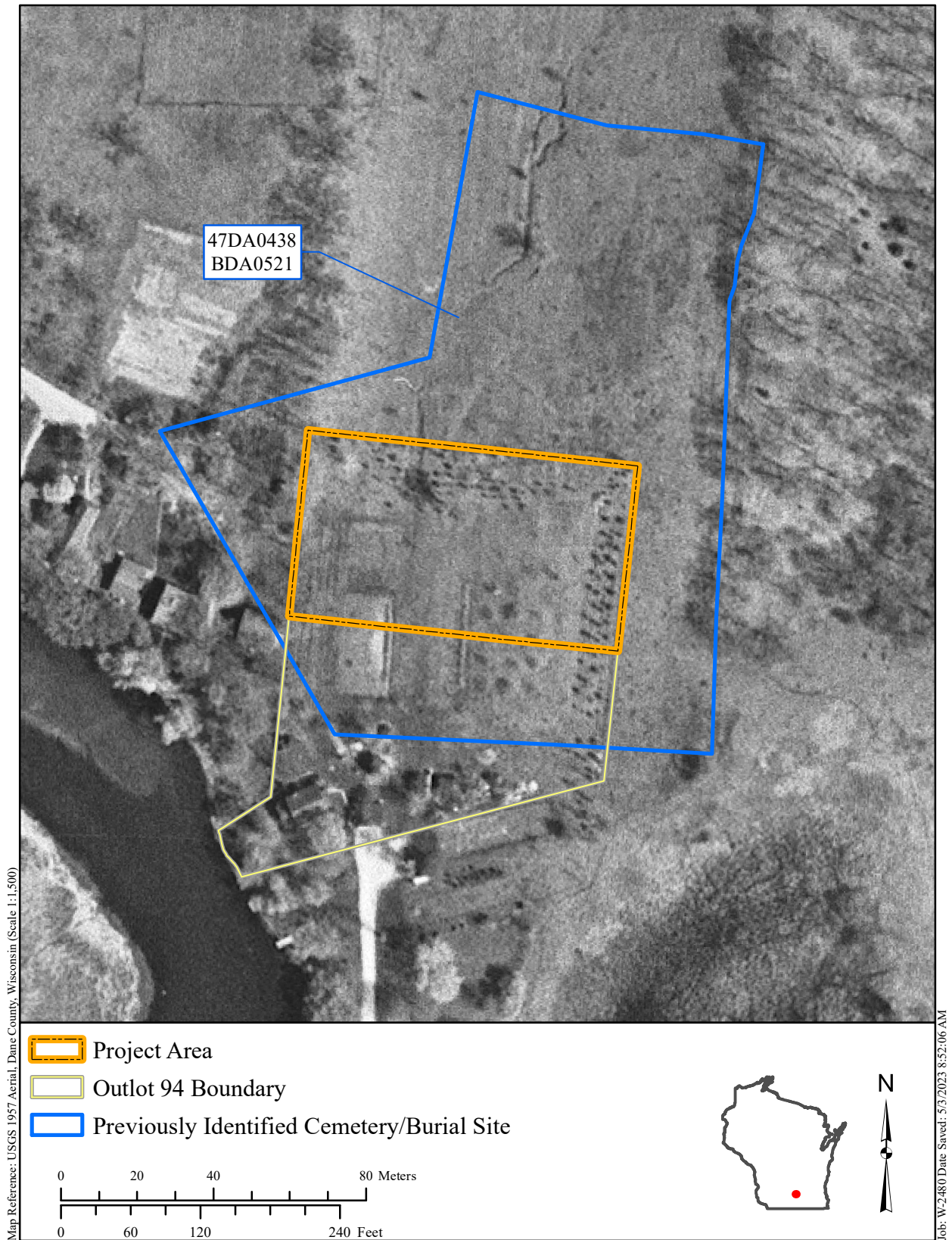


Figure 10. Project Area on USGS 1957 Aerial

Wisconsin ASI Update/Correction Form

Site # 47DA0438 Burial Site # BDA0521 Field Number # _____ County Dane

Site Name (limit 25 characters) Jaeger Midden and Burial Other Name _____

Civil Town (s) Dunn Town # 6N Range # 10E Section # 3

USGS Quad Name: Madison East

Please refer to the ASI form and provide the appropriate headings for the correction or new information. Examples of headings are: QUARTER SECTIONS, USGS MAP, SITE DESCRIPTION, and BIBLIOGRAPHIC REFERENCES. Provide a justification or reference for any new information. When appropriate, attach a sketch map and copy of USGS quad showing revised location of site.

HEADING(S) AND NATURE OF CORRECTION/UPDATE:

UPDATE 2023: In 2023, Commonwealth Heritage Group (Commonwealth) conducted archaeological investigations within portions of the mapped site boundary for a private residential development project south of Yahara Drive in the north half of Outlot 94. The project area encompasses approximately 1.05 acres (0.42 hectares) and consists of a wooded area with secondary growth and grassy, cleared areas in a residential neighborhood. Investigations included visual inspection and shovel testing. Five pieces of lithic debitage were recovered from three shovel tests. Soil profiles documented during archaeological survey confirm the presence of plow zone over a truncated soil and a review of historic aerial photographs indicates that the proposed development project has been plowed and developed since at least the 1930s. There are no visible signs of mounds or indications of burials within the proposed development project.

Christman, Carrie A.

Cultural Resources Investigations, Uncatalogued Burial Site 47DA0438/BDA0521, Residential Development Project in the Village of McFarland, Dane County, Wisconsin. WHS # 23-0096/DA, WR-2192. Commonwealth Heritage Group, LLC, Milwaukee, Wisconsin.

Investigator Brian McConnell
Submitted by Carrie A. Christman

Affiliation Commonwealth Date 4/26/23
Affiliation Commonwealth Date 5/1/23

FOR WHS
OFFICE USE:

☐ ASI# _____
☐ GIS ENTRY CHK'D _____

☐ CHK'D _____
☐ ENTER _____

☐ GIS ENTRY _____
☐ ENTRY CHK'D _____

HP-00-00 (rev. 08/2002)

ARCHAEOLOGICAL REPORT INVENTORY FORM

WHS/SHSW #23-0096/DA

COUNTY Dane

AUTHORS: Christman, Carrie A.

REPORT TITLE: Cultural Resources Investigations, Uncatalogued Burial Site 47DA0438/BDA0521, Residential Development Project in the Village of McFarland, Dane County, Wisconsin

DATE OF REPORT (MONTH AND YEAR): May 2023

SERIES/NUMBER: WR-2192

PLACE OF PUBLICATION: Commonwealth Heritage Group, Inc., Milwaukee, Wisconsin

LOCATIONAL INFORMATION [LEGAL DESCRIPTION OF SURVEY AREA (T-R-S)] T6N R10E, Section 3

U.S.G.S. QUAD MAP(S): Madison East

SITE(S) INVESTIGATED: 47DA0438/BDA0521

ACRES INVESTIGATED: 1.05 AGENCY # _____

INVESTIGATION TECHNIQUES COMPLETED (Check all that apply.)

- | | | |
|--|--|---|
| ☐ Avocational Survey | ☐ Chance Encounter | ☐ Historical Research |
| ☐ Faunal Analysis | ☐ Floral Analysis | ☐ Interview/Informant |
| ☒ Literature Background Research | ☐ Major Excavation/Phase III | ☐ Mechanical Stripping |
| ☐ Monitoring | ☐ Osteological Analysis | ☐ Geomorphology |
| ☒ Records/Background | ☐ Surface Survey | ☐ Soil Core |
| ☐ Remote Sensing | ☒ Shovel Testing/Probing | |
| ☐ Test Excavation/Phase II | ☐ Traditional Knowledge | |
| ☐ Underwater | ☒ Walk Over /Visual Inspection | |

ABSTRACT: ☐ Included in report ☒ Written in space below

On April 26, 2023, Commonwealth conducted archaeological investigations in support of a private residential development project located south of Yahara Drive in the Village of McFarland, Dane County, Wisconsin. These investigations included visual inspection and shovel testing within the uncatalogued burial site 47DA0438/BDA0521. Five pieces of lithic debitage were recovered from three shovel tests. Soil profiles documented during archaeological survey confirm the presence of plow zone over a truncated soil and a review of historic aerial photographs indicates that the proposed development project has been plowed and developed since at least the 1930s. There are no visible signs of mounds or indications of burials within the proposed development project. Based on the previous disturbance by plowing and development, lack of indications of burials or mounds, low density of recovered cultural materials, and plans to maintain at least a 14-foot (ft) (4.3 meter [m]) buffer from the known burial location, Commonwealth concludes that the project holds low potential to impact burials associated with the uncatalogued burial site 47DA0438/BDA0521.

Office of the State Archaeologist

ARI # _____

Carrie Christman

From: Carrie Christman
Sent: Monday, May 1, 2023 3:52 PM
To: Carrie Christman
Subject: FW: Testing Authorization: 23-0296/DA - Request to Disturb Uncatalogued Burial Site: DA-0438/BDA-0521
Attachments: re230296darequesttodisturbuncataloguedburialsite.zip

----- Forwarded message -----

From: <felipe.avila@wisconsinhistory.org>
Date: Tue, Feb 28, 2023 at 9:32 AM
Subject: Testing Authorization: 23-0296/DA - Request to Disturb Uncatalogued Burial Site: DA-0438/BDA-0521
To: <nursearndt314@gmail.com>

Dear Melisa Arndt,

Based on the information you have provided for 23-0296, Request to Disturb Uncatalogued Burial Site: DA-0438/BDA-0521 we authorize the proposed subsurface testing within the uncatalogued boundaries of the above-referenced burial site pursuant to the provisions of Wis. Stats. §§ 157.70 (4) and Wis. Admin. Code § HS 2.04 (4) and according to the provisions provided below.

- Your Authorization to conduct these activities shall be valid for a period of one year from the date of this notice.
- Use of a hydrovac is not permitted for this project.
- All subsurface testing that occurs within the uncatalogued boundaries of the burial site shall be conducted by a qualified archaeologist, as defined at Wis. Stats. § 157.70 (1) (i). You may find a list of such qualified archaeologists at the following web site: <http://www.wisconsinhistory.org/pdfs/cms/HPR-Burial-Excavation-Consultants-List-Mar-2021.pdf>.

Please inform your client, however, that Phase I archaeological methods are not adequate to find burials and do not necessarily eliminate the need for archaeological monitoring during construction. If, after the fieldwork, you wish to make a recommendation against monitoring, please provide clear and ample evidence supporting your recommendation and SHPO will take it under consideration during the review.

If, during the proposed ground disturbing activity, you encounter human remains, you must stop work at that location and contact our office immediately for further coordination, and, in the event that human remains must be excavated and analyzed, for negotiation and execution of an appropriate contract.

Any deviation from the plans described in your submittal materials that may occur within the uncatalogued boundaries of the burial site and involves ground disturbing activity must be described in writing and forwarded to this office for further review and authorization. Such modified work is not authorized by this letter.

Please forward one hard copy of the archaeological monitoring report to our office and one digital copy to compliance@wisconsinhistory.org as soon as the ground disturbance is completed.

Please let me know if you have any questions.

Felipe Avila
State Historic Preservation Office

Wisconsin Historical Society



www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

January 20, 2023

Jerry and Dawn Reiter
6303 Jaeger Road
McFarland, WI 53558

VIA EMAIL ONLY

Dear Mr. and Mrs. Reiter:

At its January 10, 2023, meeting the Village Board approved your request for rezoning parcel 154/0610-033-6630-4, 6303 Jaeger Road, McFarland, WI from R-1 Residential to PD-I Planned Development Infill General Plan Approved.

Your request was approved with the following conditions:

1. Applicant to revise the General Plan (text) to include a statement that the maximum impervious surface ratio for any ownership Unit, and the property in total, will not exceed 0.50.
2. Applicant to revise the General Plan (text) to include a statement that the maximum floor area ratio of any ownership Unit, and the property in total, will not exceed 0.70.
3. Applicant to revise the General Plan (text) to include a statement that principal structures on Unit 1 will follow the minimum bulk requirements for similar structures in the R-1B District and principal structures on Units 2 and 3 will follow the minimum bulk requirements for similar structures in the R-1 District, with the exception that the minimum side yard setback shall be 14 feet for principal structures on Units 2 and 3, as measured from exterior boundaries of the condo plat.
4. Applicant to revise the General Plan (text) to include a statement that any proposed accessory structures on ownership Units 2-3 will follow the same standards and requirements as similar accessory structures in the R-1 District and R-1B District for Unit 1.
5. Applicant to revise the General Plan (site plan) to show the minimum setback requirements of the R-1B District as applied to ownership Unit 1 and the R-1 district as applied to ownership Units 2-3, including a minimum side yard setback of 14 feet for Units 2 and 3, as measured from the exterior boundaries of the condo plat.
6. Applicant to provide an archeological survey, from a certified professional, of the property for the presence of Native American mounds for submittal with the Detailed Implementation Plan.
7. Applicant to provide a permanent utility and access easement to the Village, at no cost, along the west lot line of the property to the Village's existing fire hydrant (H35). The detailed location and terms of the easement shall be included as part of the Detailed Implementation Plan.

Please submit one electronic copy of your complete revised plan set addressing the above conditions along with the archeological survey to my office (andrew.bremer@mcfarland.wi.us). You will also be required

to submit one hard copy of the final approved plan set after staff has confirmed all conditions have been met.

At its January 10, 2023, meeting the Village Board also approved your request to create the Jaeger Estates Condominium for the same parcel 154/0610-033-6630-4, 6303 Jaeger Road, McFarland, WI. The condominium plat, declaration of condominium, and bylaws of the condominium association were approved as submitted. Please note that you are also responsible for obtaining approval from the Dane County Planning & Development Department prior to recording the plat.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Andrew Bremer". The signature is written in a cursive, flowing style.

Andrew Bremer, AICP
Community & Economic Development Director

Cc: Brian Berquist, Village Engineer (via email only)
Chris Dennis, Fire Chief (via email only)
Lee Igl, Director of Public Works (via email only)



February 2, 2024

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: 6303 Jaeger Road – Plan Commission PUD Submittal Review

Dear Andrew:

We have received the proposed Plan Commission application in the January 9, 2024 submittal for Planned Unit Development located at 6303 Jaeger Road. We have reviewed the concept site plan relative to the Village's utility with comments below:

Water flow and Erosion Control Plan

The north arrow is pointed to the east. This should be corrected and resubmitted.

Sewer and Water Distribution Plan

The north arrow is pointed to the east. This should be corrected and resubmitted. Further, additional detail will be needed for Village approval. The existing sanitary sewer is on the north side of Yahara drive, so a full width pavement patch is needed. From looking at the old street plans and comparing to the proposed homes, a grinder pump may be needed for at least one of the basements.

Existing water main and hydrant

There is an existing Village hydrant and water main that exists on portions of Unit 3. At a minimum, an easement should be provided to allow for the Village to service/replace the hydrant without trespassing. Ideally, the hydrant and main could actually be eliminated as part of this project, with the impacted customers re-hooked to a different water main that also exists in Yahara Drive. Village utility staff are currently investigating the feasibility of this approach. We recommend that final resolution of this item be tied to Village approval of the sewer and water plan referenced above.

Please feel free to contact us with any questions or comments regarding this review.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Brian Berquist".

Brian R. Berquist, P.E.
President

cc: Mr. Lee Igl, Director of Public Works, Village of McFarland (*via email*)

BRB:brb

J:\JOB#S\McFarland\MC-00-00\Correspondence\2024\Review Letter 1 - 6303 Jaeger Road PUD.docx

differing uses.

(Code 1998, § 13-1-44; Ord. No. 2003-03, § 1(13-1-44), 3-24-2003; Ord. No. 2018-02, § 4, 1-23-2018)

Sec. 62-66. - PD-I Planned Development Infill District.

✓ (a) *Intent.* The PD-I District is referred to as an "infill" zoning regulation because it is intended to be used in situations where new development or redevelopment is proposed within an already developed area or neighborhood. Mixed use may be allowed to the extent that no land use conflicts will result. It is a basic public expectation that landowners requesting the use of the PD-I District will develop design, building architecture, landscape design and construction materials. The extent of variation or exception that will be recommended by the Village Plan Commission with final approval by the Village Board in accordance with the standards specified in Subsection (d)(1) of this Section will be dependent on how well the above stated expectations are expressed in the proposed development plan.

✓ (b) *Application procedures.* The procedures and requirements for applying for a PD-I zoning change are the same as those for the basic PD rezoning request. The procedures call for a two-step submittal with approval of a General Implementation Plan (GIP) and the subsequent submittal of a Detailed Implementation Plan (DIP). The application procedure is stated in Section 62-67.

✓ (c) *PD-I zoning lot.* The minimum zoning lot, for purpose of a PD-I submittal, shall include all abutting or adjacent parcels owned or otherwise controlled by the applicant for the PD-I zoning. The zoning lot may include more than one parcel and more than one owner. For purposes of applying the criteria and standards for PD-I zoning, the total area of the zoning lot shall be considered as one parcel regardless of the number of parcel Subdivisions that may exist.

✓ (d) *Standards and criteria for approval of a PD-I.* In addition to the general requirements for approval listed in Section 62-67, the following standards and criteria shall be used by the Village Plan Commission and Village Board when acting on a rezoning application in PD-I:

(1) Maximum impervious surface ratio:

- a. Five-tenths residential.
- b. Seven-tenths nonresidential and mixed use.

Based on the information provided in the General & Detailed Implementation Plan, this standards will likely be met.

(2) Maximum floor area ratio: 0.70.

(3) Minimum required usable open space per dwelling unit: 100 SF/DU.

✓ (e) *Additional standards.* Items 1, 2, 7 and 8 were previously unaddressed within the General Implementation Plan. Staff summary provides full comments.

✓ (1) Screening and requirements for buffer yards shall be included as part of plan reviews. Such screening shall shield neighboring properties from any adverse external effects of the proposed developments. Screening and buffer yards shall also be used to shield the proposed development from the negative impacts of adjacent uses, such as streets, industrial uses, etc. Special emphasis shall be placed on screening the intrusion of automobile headlights on neighboring properties from parking areas and driveways.

✓ (2) Pedestrian circulation should be carefully planned so as to prevent pedestrian use of vehicular ways and parking spaces. In all cases, pedestrian access shall be provided to public walkways.

✓ (3) The usable open space required for residential development projects and mixed use residential projects shall be designed for use of each individual dwelling unit or shall be located and designed to be of utility to every dwelling unit proposed. This required usable open space shall be designed to maximum privacy and usability to the residence.

✓ (4) Special emphasis shall be placed on trash collection points. Trash containers shall be screened and so designed so as to be conveniently accessible to their users and collectors.

NA (5) Within the PD-I District, mixed land uses may be proposed. However, they must be found to be compatible

No dumpsters anticipated for scale of development

based on the site and building design proposed. Compatibility will also be judged on the basis of how well the proposed project fits within the context of the neighborhood and abutting properties. The basic intent of this Chapter and Village Comprehensive Plan must be adhered to.

Refer to Sec.
7.05 Jaeger
Declaration

- ✓(6) Snow removal areas and procedures must be described in the plans.
- (7) All site lighting shall be controlled so as not to extend a direct light source onto abutting properties. Cutoff type luminaries shall be used and all lighting sheds shall be indicated in the plans.
- ✓(8) The physical attributes of the site shall be respected with particular concern for preservation of natural features, tree growth and open space.
- (f) *Exceptions to standards.* Exceptions to these standards may be recommended by the Village Plan Commission, subject to final approval given by the Village Board.

(Code 1998, § 13-1-45; Ord. No. 2003-03, § 1(13-1-45), 3-24-2003)

Sec. 62-67. - PD Planned Development District.

(a) *General requirements.*

- ✓(1) *Use regulations.* The uses allowable in this district are the uses approved as part of the general or detailed plan for particular sites that are placed in the Planned Development District.
- ✓(2) *Density and dimensional regulations.* This Section sets no prescribed density or dimensional regulations in the Planned Development District.
- ✓(3) *Off-street parking and loading.* There shall be no prescribed requirements for off-street parking and loading in the Planned Development District. However, in the review and approval of any general or detailed plan in a Planned Development District, due consideration shall be given to Subdivision IV of this Division of regulations and requirements for off-street parking and loading facilities for uses similar to those proposed in such plan.
- (4) *Standards.* The following standards shall apply in the review of all general or detailed plans proposed for the Planned Development District: Items d, e, h to be addressed within the Detailed Implementation Plan.
 - ✓a. The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan.
 - ✓b. The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood.
 - ✓c. Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians.
 - ✓d. The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances.
 - ✓e. The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy.
 - ✓f. The following provisions shall apply:
 - ✓1. In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents.

Location is not designated as a future park site in the Village's Comprehensive Plan, recommend Fees in Lieu of Land Dedication for Units 2 and 3

- ✓ 2. Planned Development District housing impacts on community resources in the same manner as other are characterized by division of land into lots. In particular, the additional population density places demands on roads and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land of land, in accordance with the procedures set forth in Section 62-64.
- ✓ g. The planned development will not adversely affect the ability of public agencies to provide school or other municipal services.
- ✓ h. The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village.
- ✓ i. The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties.
- ✓ j. The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point.

NA to PD-I

(5) *Minimum area.* A Planned Development District shall not be less than three acres of contiguous land under the same ownership. This Subsection shall not be interpreted to prohibit the post-development sale of all or part of an approved PD subject to the provision of this Section and all applicable statutes and Subdivision regulations.

Refer to associated Jaeger Estates a Condominium Plat

- (6) *Subdivision review.* The applicable Subdivision review under Chapter 56 shall be carried out as an integral part of the review of a Planned Development District. The plan required must be submitted in a form that substantially satisfies requirements of the Subdivision regulations for the Preliminary and Final Plat approvals. Subdivision application may be submitted for the whole, a part, or parts of the overall planned development as indicated by phases in the detailed plan for staged development.
- (b) *Procedure for establishment of Planned Development Districts.* The provisions set forth in Division 4 of this Article shall apply for the establishment of any Planned Development District, provided the amendatory ordinance shall be considered only in conjunction with a general or detailed plan.
- (c) *Preapplication procedures.* Applicants are encouraged to seek preapplication, conceptual review of proposed plans by the Plan Commission. The Plan Commission is under no obligation to give a response to such submittals at the same meeting as they are presented. The Plan Commission is entitled to seek outside assistance and sources of critique. No responses by the Plan Commission or by individual Plan Commissioners shall bind the Plan Commission or the Village unless the response is on behalf of the Plan Commission, is in writing and is expressed as a binding response.
- (d) *Approval of general or detailed plan and adoption of zoning ordinance amendment.* In the event that the Village Board approves a general (or detailed) plan and adopts a zoning amendment creating a Planned Development District in connection with such general (or detailed) plan, the requirements of the plan shall constitute the zoning regulations for the district and the zoning district maps shall be amended to show all lands included in such general (or detailed) plan as within the Planned Development District. In the approval of any general (or detailed) plan, the Village Board may stipulate any conditions or restrictions in the establishment, maintenance and operation of any

uses proposed in such plan and may also require any guarantees, including the filing of a contract together with a surety, satisfactory in form to the Village Attorney and satisfactory in amount to the Village Engineer, with the Village to ensure that improvements will be installed and completed as proposed in the plan.

- (e) *Recording of approved general or detailed plans and zoning ordinance amendments.* Whenever the Village Board designates land as being within a Planned Development District, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved general (or detailed) plan, together with a certified copy of the related zoning ordinance amendment and any other action taken thereon by the Village Board. The cost for preparing a facsimile copy of the general (or detailed) plan in recordable form and the recording fee shall be paid by the owners of the lands included in the general (or detailed) plan.
- (f) *Changes or modifications to general or detailed plans and zoning ordinance amendments.* Any approved general or detailed plan, together with the related zoning ordinance amendment, may be amended in whole or in part pursuant to the same procedure and subject to the same limitations by which general or detailed plans were approved and the zoning ordinance amended. However, minor modifications may be made by any general or detailed plan upon approval of the Village Plan Commission provided that such modifications shall be in general conformity with the approved general or detailed plan and shall not substantially change the concept of such approved plan. All approved minor modifications shall become a part of the approved general or detailed plan and shall be recorded as provided in Subsection (e) of this Section. The Plan Commission shall decide whether a proposed amendment is minor or major, with appeals made to the Village Board.
- (g) *Construction of building and establishment of uses.* No zoning or building permit shall be issued until the detailed plan and the related zoning ordinance amendment have been recorded as required above. Within one year of the date of recording of any detailed plan and the zoning ordinance, construction thereon must begin; and construction must be substantially completed throughout the project within three years of such date of recording, unless extensions are granted by the Village Board. If initial construction has not begun within one year of the date of recording or within the prescribed time period granted as an extension by the Village Board, the approval of the detailed plan and the related zoning ordinance amendment shall become null and void, and the zoning shall revert to the classification that applied prior to the approval of the PDD zoning. No occupancy of dwelling units shall occur until all public works that have been scheduled to be completed before occupancy are completed to the satisfaction of the Village.
- (h) *Procedure for establishment of the Planned Development District—General plan for staged development.*
 - (1) *Submittal of general plan.* The general plan shall contain any information and representations deemed necessary by the Plan Commission and shall consist of a statement entitled "Planned Development District—General Plan, Statement of Owner's Intent and Description of Development," which shall include, without limitation, the following:
 - ✓ a. A legal description describing all of the tract of land included in the proposed development.
 - ✓ b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - ✓ c. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.
 - d. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:
 - ✓ 1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public easements.
 - ✓ 2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings. Applicant has stated Units 2 & 3 will follow the minimum bulk requirements of the R-1 District, while the existing Unit 1 will follow R-1B District.

- ✓ 3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street approximate number of parking spaces.
- ✓ 4. The approximate location of areas for public or common open spaces and for other public or semipublic uses. NA, no public parks or uses proposed.
- ✓ 5. A tabulation of land areas for the different types of uses in relation to the total area. 100% Single Family Residential
- ✓ 6. A tabulation of the gross floor areas of buildings by types of uses.
- ✓ 7. A tabulation of the number of types of dwelling units. 3 Single Family Dwellings

1,500-4,000
square feet or
residential
homes

- (2) *Review of general plan.* The Plan Commission shall review the general plan and determine whether it complies with the standards set forth in Subsection (h)(1) of this Section. Following the review of the general plan, the Plan Commission shall forward the petition to the Village Board, together with a recommendation that the general plan be either approved as submitted, or approved with modifications or disapproved.
- (3) *Approval of general plan.*
- a. In the event that the Village Board approves the general plan and adopts the related zoning ordinance amendment, the zoning district maps shall be amended to include all of the lands within the general plan as within the Planned Development District (general plan approved). However, no building construction shall be permitted in any portion of the approved general plan until a detailed plan prepared in accordance with the requirements hereunder has been approved by the Village as provided below.
 - b. In the event the Village Board fails to approve the general plan and ordinance, the Village Board shall communicate its objections back to the Plan Commission for reconsideration and further discussions.
- (i) *Procedure for establishment of the Planned Development District—Detailed plan for staged development.*
- (1) *Submittal of plan.* Within one year after the recording of the general plan and the copy of the related zoning ordinance amendment, a detailed plan for at least one stage of the general plan shall be filed with the Village Clerk-Treasurer, unless an extension is granted by such Village Board. The detailed plan shall contain any information and representation deemed necessary by the Plan Commission and shall consist of a statement entitled, "Planned Development District—Detailed Plan, Statement of Owner's Intent and Description of Development," which shall include without limitations, the following:
- ✓ a. A legal description describing all of the tract of land included in the proposed development, referenced to a locational map indicating the relationship of the tract to the total general plan.
 - ✓ b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
 - ✓ c. A statement describing the proposed development, including the character, method and operation of the development, and a development schedule or timetable for construction. Where the formation of organizations such as a homeowners' association is proposed, such statement shall include any agreements, bylaws or covenants which govern the organizational structure, use, maintenance and protection of the development and any of its common services, common open spaces or other common facilities.
 - d. A statement as to the following data or graphic information referenced to a map of the proposed development:
 - ✓ 1. The location and size of the site, including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets.
 - ✓ 2. The use and location of all buildings or structures, including the architectural character and design of each building, the number of stories and dimensions of each building, and the dimensioned yards between buildings or structures and lot lines.
 - ✓ 3. The location of vehicular and pedestrian facilities, including dimensioned streets, walkways, access

driveways, off-street parking spaces and loading berths, and refuse receptacle areas.

- ✓ 4. The location and size of areas for public or common open spaces and for other public and semi-public uses.
- ✓ 5. A grading plan, including any storm sewer system, a landscaping plan, and an erosion control plan.
- ✓ 6. A sanitary sewer and water distribution system plan.
- ✓ 7. A tabulation of land areas for the different uses in relation to the total tract area.
- ✓ 8. A tabulation indicating the number of buildings and the use and the total gross floor area for each building.
- ✓ 9. A tabulation indicating the number and types of dwelling units in each building.

(2) *Review of the detailed plan.*

- a. The Plan Commission shall review the detailed plan as a conditional use review and shall determine whether the plan complies with the standards set forth in Subsection (h)(1) of this Section and is in general conformance with the approved general plan. Following Plan Commission approval of a detailed plan, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved detailed plan and a certified copy of the Plan Commission action approving the same. The costs for copies and recording shall be paid by the owners of land within the plan areas.
- b. The action of the Plan Commission on the proposed detailed plan shall be appealable to the Village Board. The Village Board shall consult with the Plan Commission before making its appeal decision, but in no case shall a detailed plan be approved that is out of conformity with a general plan approved.

(3) *Approval of detailed plan.* Once the detailed plan is approved, the zoning district maps shall be amended to include all of the lands within the detailed plan as Planned Development District—detailed plan approved.

- (j) *Planned Development District—Single-stage procedure.* Upon request by applicants and subject to Village Board concurrence, the general and detailed stages of plan review and approval can be combined. Under this option, the plan is submitted in detailed form and is processed as is a general plan.

(Code 1998, § 13-1-46; Ord. No. 2003-03, § 1(13-1-46), 3-24-2003; Ord. No. 2017-13, § 29, 7-24-2017)

Sec. 62-68. - Statement of purpose.

The district regulations are intended to govern the location intensity and method of development. The regulations of each district are designed to provide protection to the character of existing development while allowing new growth in accordance with specific development standards and objectives. Public utility services are required as a prerequisite to development in all districts within the Village.

- (a) *A1 Agriculture-Transition District.* The purpose of the Agriculture-Transition District is to preserve in agricultural and related open space uses those lands generally located in proximity to developed areas within the Village where urban expansion is likely and in keeping with long-term plans for development. It is intended that urban development be deferred in such areas until the appropriate authorities determine that it is economically and financially feasible to provide public services and facilities. It is also intended that the status of all areas in this district be reviewed by the appropriate authorities periodically in order to determine whether, in light of current land development trends, there should be a transfer of all or any part of those areas to some other appropriate use district. Any such review will consider local and regional land use plans. Existing homes are grandfathered as are existing house lots. No new house lots can be created without rezoning.
- (b) *CO Conservancy District.* The Conservancy District is established to preserve and perpetuate in an open and natural state certain areas such as lakeshores and waterways, wetlands and marshes, floodplains and stream

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, February 20, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on Resolution No. 2024-01, a Resolution approving Planned Development Infill District Detailed Plan for Jaeger Condominium located at 6303 Jaeger Road.

PREVIOUS ACTION:

ISSUE SUMMARY:

Information regarding this agenda item is found under Agenda Item 4a.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to approve Resolution No. 2024-01, a Resolution approving Planned Development Infill District Detailed Plan for Jaeger Condominium located at 6303 Jaeger Road with the following conditions of approval:

- Applicant to obtain an excavation permit from the Public Works Department for utility connections, traffic control, and Yahara Drive pavement patching.
- Connections to public sewer and water mains shall follow the Village's standard specifications.
- Applicant to provide a 20-foot wide utility easement along the entire west lot line of Unit 3.

ATTACHMENTS:

1. 2024-01 Resolution on Detailed Plan for 6303 Jaeger Road - Jaeger Estate Condos

**PLAN COMMISSION
RESOLUTION #2024-01**

**PLAN COMMISSION RESOLUTION TO APPROVE THE DETAILED
IMPLEMENTATION PLAN FOR JAEGER ESTATES CONDOMINIUM LOCATED AT
6303 JAEGER ROAD.**

WHEREAS, on January 10, 2023, the McFarland Village Board approved Ordinance 2022-16, an ordinance rezoning lands at 6303 Jaeger Road from R-1 Single Family Residence to the Planned Development Infill District – General Implementation Plan; and,

WHEREAS, on January 10, 2023, the McFarland Village Board also approved the creation of the Jaeger Estates Condominium; and

WHEREAS, Ordinance 2022-16 established Units 1-3 of the Jaeger Estates Condominium in the General Implementation Plan for future detached single family units; and

WHEREAS, the seven conditions of approval addressed items to be included in the General Implementation Plan have been satisfied;

WHEREAS, the Plan Commission held a public hearing on the proposed Detailed Implementation Plan on February 20, 2024;

WHEREAS, the Plan Commission has reviewed the Detailed Plan as required by Section 62-67(i)(2)(a) of the McFarland Municipal Code, and has determined that the Detailed Plan is complies with the standards set forth in Section 62-67(i)(1) and is in general conformance with the approved General Implementation Plan of the Jaeger Estates;

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the Village of McFarland as follows:

1. The Detailed Plan for the Property is hereby approved.
2. The Zoning Administrator shall record in the Office of the Register of Deeds of Dane County a certified copy of this resolution as well as a copy of the approved Detailed Plan.
3. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map

The above and foregoing Resolution was duly adopted by the Plan Commission at a regular meeting held on February 20, 2024.

VILLAGE OF MCFARLAND PLAN COMMISSION

Carolyn A. Clow
Village President/Plan Commission Chair

ATTEST:

Cassandra Suettinger
Deputy Administrator/Clerk

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, February 20, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on Site Design Review Permit for construction of a restroom facility at Highland Oaks Park, 5945 Osborn Drive.

PREVIOUS ACTION:

ISSUE SUMMARY:

The McFarland Public Works Department is requesting a Site Design Review Permit for the construction of a single unisex restroom facility and drinking fountain at 5945 Osborn Drive, Highland Oaks Park. The 10'-2" x 11'-6" prefabricated restroom building will be placed on a 13'x13' concrete slab between the existing park playground and shelter. Additional concrete sidewalks and walkways include the surrounding base of the proposed building, walkway to the shelter, and repairs to the right of way where the water and sewer lateral connections will be made.

EXISTING CONDITIONS

The property is 2.23 acres and includes three existing structures, a basketball court, playground, and park shelter. Additional features in the park include a walkway and a variety of trees on its edges. Adjacent to the east are four condominiums, zoned R-3 General Residence. Adjacent to the north are the Prairie Stone Condominiums, zoned R-E Elderly Residence. Also adjacent to the north, across Osborn Drive, are single family homes, zoned R-1A Single Family Residence. Adjacent to the west and south are five single family homes, zoned R-1 Single Family Residence.

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

- **Grading & Surfacing.** The 10'-2" x 11'-6" prefabricated restroom will be placed on a 13' x 13' (169 SF) concrete slab. The proposed building envelope is located on a flat area and minimum site grading and no stormwater basins will be required given the size of the project. There are no additional comments from the Village Engineer and Public Works Director.
- **Landscaping.** The addition of impervious surfaces minimally impacts the existing park landscaping. The park already includes a surplus of landscaping points with its existing 38 trees, varying between canopy trees, tall evergreens and medium deciduous trees. Staff estimates the landscaping points from the existing plantings equates to 1,250 points. Additionally, the property is zoned R-1 Single Family Residence and Sec. 62-70 of the Zoning Code does not require minimum landscaping points for developments in



the R-1 district.

- **Building Relationship.** The selected location is within an optimal position to serve the existing features of the park. The proposed restroom is setback approximately 40 feet and located between the existing shelter, playground, and connections to the walkways. This is also located near the park entrance and accessible to ADA-accessible users. The park does not include a designated off-street parking lot.
- **Lighting.** There is one exterior light fixture on the building located over the restroom door on the proposed east side. The proposed light fixture is a full cut-off LED.
- **Utility Service.** The proposed restroom building utilizes connections to adjacent public utilities off Osborn Drive. New electrical service will be connected from the southwest.
- **Building Design.** The selected material appears to be made of high durability, resistant to the weather and visually appealing, consistent with the textures in park spaces. The building's exterior lower façade includes a stone veneer with a wood-pattern upper. The proposed building utilizes a pitched roof with a skylight opening.

All standards of Sec. 62-310(e) appear to be met.

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 2023-2024 Capital Improvement Plan includes \$150,000 in the operating budget.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017. The property is identified as Public Lands, Recreation, and Environmental Corridor. The property is owned and maintained by the Village of McFarland, offering to its users open space and recreational uses.

Outdoor Recreation and Open Space Plan, 2019-2023. Page 34 of the plan's subsection Specific development recommendations lists the proposed project within the plan. The section states the following: *c. Explore the addition of restrooms and a water fountain.*

McFarland Strategic Implementation Plan, 2023-2024. Within section G. Park/Conservancy System, the plan lists the project as its first objective. Develop new and diverse park system amenities for indoor and outdoor use that are not currently offered in our community. The third action step states the following: *Construct new gender neutral public restroom at Highland Oaks Park.*

ORDINANCE REFERENCE:

Sec. 62-310. - Site Design Review



BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, and second, to approve the site design review application for construction of a restroom facility at Highland Oaks Park, 5945 Osborn Drive as presented.

ATTACHMENTS:

1. 5945 Osborn Drive_Highland Oaks Bathroom PC App_01.09.2024



Plan Commission Application – 2024

~Application must be completed in full~

Applicant	Village of McFarland	Applicant's Agent	Town and Country Engineering
Property Owner (if different)	Attn: Matt Schuenke	Name	Attn: Tim Stieve
Address	5915 Milwaukee Street (PO Box 110), McFarland, WI 53558	Address	6264 Nesbitt Road, Madison, WI 53719
Email	matt.schuenke@mcfarland.wi.gov	Email	tstieve@tcengineers.net
Phone #	608-838-3153	Phone #	608-273-3350

Parcel No(s). 154/0610-022-7475-1

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)

Village will be adding a prefabricated concrete single restroom facility at Highland Oaks Park. This will also include construction of necessary utilities, access, electrical, and a drinking fountain. The current parcel is zoned R-1. The request is for site plan approval.

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 2024 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 2024 Meeting date of:

December 5 (2023) -----	January 16
January 9 -----	February 20
February 6 -----	March 19
March 5 -----	April 16
April 9 -----	May 21
May 7 -----	June 18
June 4 -----	July 16
July 9 -----	August 20
August 6 -----	September 17
September 3 -----	October 15
October 8 -----	November 19
November 5 -----	December 17 (Pending)
December 10 -----	January 21, 2025 (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

1/9/2024

Date

Site and Design Plans

Check List

Date received: 1/9/2024

Subject property address: 5945 Osborn Dr.
McFarland, WI 53558

Landowner's name: Village of McFarland

Landowner's address: 5915 Milwaukee Street
McFarland, WI 53558

Landowner's phone/fax: 608-838-3153

Landowner's email: Matt.Schuenke@mcfarland.wi.us

Agent's name:	_____
Agent's address:	_____ _____
Agent's phone/fax:	_____
Agent's email:	_____

- X A. Title Block that indicates name and address of the current property owner.
- X B. Name and signature of the designer.
- X C. Date of original plan and latest date of revised plan.
- X D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- X E. Existing zoning R-1 Proposed rezoning yes X no
- X F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- X G. All required building setback lines.
- X H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.
- X I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.
- N/A J. Existing and proposed site and building signage.
- X K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- N/A L. The location of all outdoor storage areas; including proposed screening materials and colors._
- N/A M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- X N. The location and type of any permanently protected green space areas.
- X O. The location and elevation of any wetlands or floodplains.

- N/A P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- X Q. In the legend, data for the subject property:
- (1) Lot area
 - (2) Building area
 - (3) Paved area
 - (4) Total impervious area
 - (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
 - (5) Building height
 - (6) Existing zoning, proposed zoning
 - (7) Number of parking stalls provided and required.
- N/A R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- N/A S. Hydrant locations and Fire Department Connection.
- X T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- X U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- N/A V. Existing or proposed easements.
- X W. A legal description of the subject property.

General Comments: _____

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

2024 HIGHLAND OAKS PARK IMPROVEMENTS

OSBORN DRIVE

Village of McFarland, Wisconsin

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
1	SITE PLAN- HIGHLAND OAKS PARK
2	EROSION CONTROL – STANDARD CONSTRUCTION DETAILS
3	SITE PLAN- HIGHLAND OAKS PARK
4	PROJECT DETAILS



NO SCALE



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

LEGEND

UNDERGROUND TELE.	UT
UNDERGROUND CATV.	UCATV
UNDERGROUND ELEC.	UE
OVERHEAD	OH
EXISTING GAS	G
PROPERTY LINE	W M
EXISTING WATER MAIN	W M
EXISTING SANITARY SEWER	SAN
EXISTING STORM SEWER	STM
EXISTING FENCE LINE	X
SAWCUT	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
NEW STORM SEWER	
NEW WATER MAIN	
NEW SANITARY SEWER	

NEW ITEMS:	WATER VALVE	CURB STOP	HYDRANT	MANHOLE	CURB INLET	ENDWALL	GAS WARNING
EXISTING ITEMS:	FLAG POLE	MAILBOX	POWER POLE	LIGHT POLE	LAMP POST	PULL BOX	
	WATER VALVE	CURB STOP	HYDRANT	WELL	MONITORING WELL	TRACER WIRE	
	SANITARY MANHOLE	SANITARY VALVE	CLEANOUT	STORM MANHOLE	CURB INLET	CIRCULAR INLET	
	SQUARE INLET	ENDWALL	STUMP	DECID. TREE (RELATIVE SIZE SHOWN)	EVERGREEN	SHRUB OR HEDGE	SIGN
	CATV. PED.	TELE. PED.	ELEC. PED.	GAS VALVE	STREET SIGN	IRON PIPE	IRON ROD

NOTES: 1.) EXISTING FEATURES AND LABELS ARE SHOWN WITH SCREENED, LIGHTER LINES.
2.) NEW CONCRETE IS SHOWN SHADED IN PLAN VIEWS
3.) CONCRETE REMOVALS ARE SHOWN BY CROSS-HATCHING

DATE	BY	REVISIONS	SHEET



EROSION CONTROL NOTES:

- LOCATIONS MARKED WITH "■" TO RECEIVE INLET FILTER PROTECTION DURING CONSTRUCTION. ALL NEW STREET INLETS MUST ALSO RECEIVE INLET FILTER PROTECTION.
- CONSTRUCT A STONE CHECK DAM IN GUTTER LINE AT ALL LOCATIONS MARKED WITH "▲"
- SURFACE FLOW DIRECTION IS INDICATED WITH
- SILT FENCE INSTALLATION IS INDICATED WITH
- POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.

- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- NOTIFY THE OWNER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATER ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING RATES TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE OWNER. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.

- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE OWNER TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I, II OR III TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I, II, OR III TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wi.gov/botw/>

TOWN & COUNTRY
ENGINEERING, INC.

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

EROSION CONTROL PLAN
AND GENERAL NOTES

2024 HIGHLAND OAKS PARK IMPROVMENTS
Highland Oaks Park
Village of McFarland, Wisconsin

PROJECT NO.:
MC 216

DRAWING FILE:
HIGHLAND OAKS
PARK.DWG

DRAWN BY:
T.J.S.

CHECKED BY:
B.R.B.

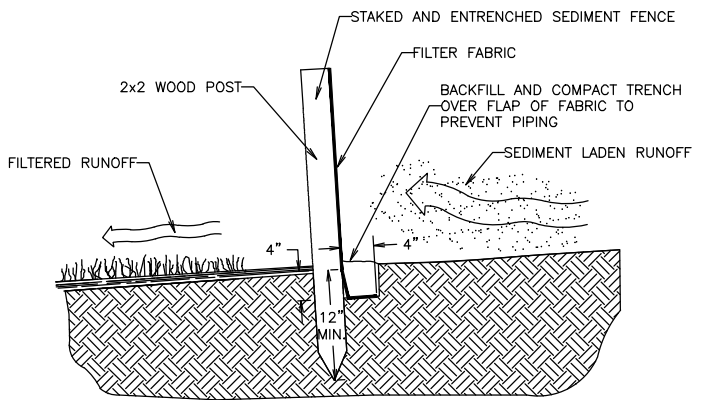
DATE:
1-5-24

REVISIONS:

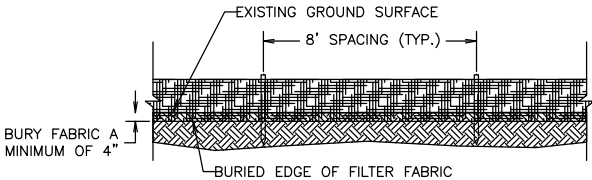
SCALE:

0 5 10 20

SHEET:
1

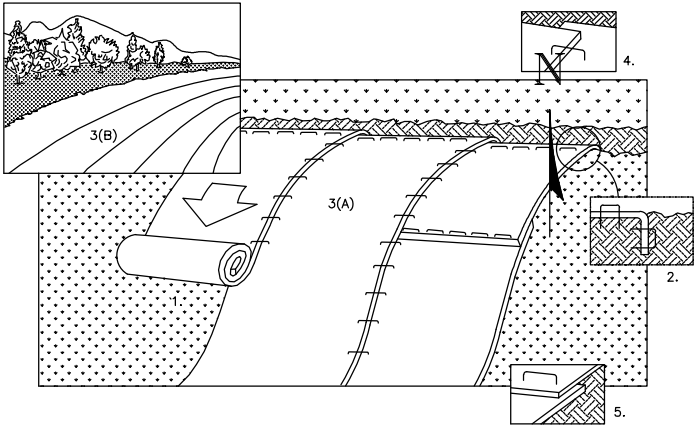


CROSS-SECTION OF A PROPERLY INSTALLED SEDIMENT FENCE



SEDIMENT FENCE DETAIL

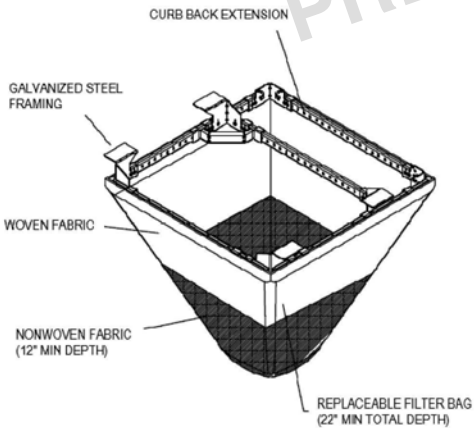
DETAIL
SEDIMENT FENCE



NOTE:
REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT
STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

DETAIL
EROSION CONTROL MAT - SLOPE INSTALLATION



GENERAL NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FRAMED INLET PROTECTION SHALL BE COMPLIANT WITH ALL ASTM STANDARD D8057-17 REQUIREMENTS, INCLUDING:
A. BYPASS OVERFLOW THAT MEETS OR EXCEEDS INLET DESIGN FLOW
B. FRAME AND BAG STRONG ENOUGH TO HANDLE FULL SEDIMENT LOAD.



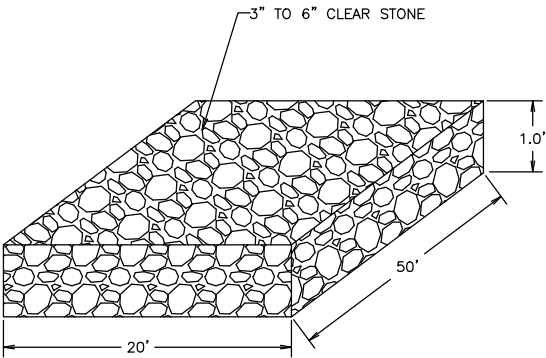
INSTALLATION NOTES:

NO PART OF INLET PROTECTION SHALL BE PROJECTING ABOVE THE GRATE.

FOR COMBINATION INLETS, PROTECTION SHALL CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB OPENING.

A DUAL FABRIC FILTER BAG, WITH NON-WOVEN BOTTOM AND WOVEN TOP SHALL BE USED.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



NOTE:

- ON STREET SURFACES
CRUSHED AGGREGATE BASE STONE
SERVES AS TRACKING PAD.

DETAIL
CLEAR STONE TRACKING PAD

DETAIL
INLET PROTECTION - FRAMED (W/ CURB BOX)

PROJECT DETAILS

2024 HIGHLAND OAKS PARK IMPROVEMENTS
Highland Oaks Park
Village of McFarland, Wisconsin

PROJECT NO.:
MC 216

DRAWING FILE:
HIGHLAND OAKS
PARK.DWG

DRAWN BY:
T.J.S.

CHECKED BY:
B.R.B.

DATE:
1-5-24

REVISIONS:

SCALE:

N.T.S.

SHEET:

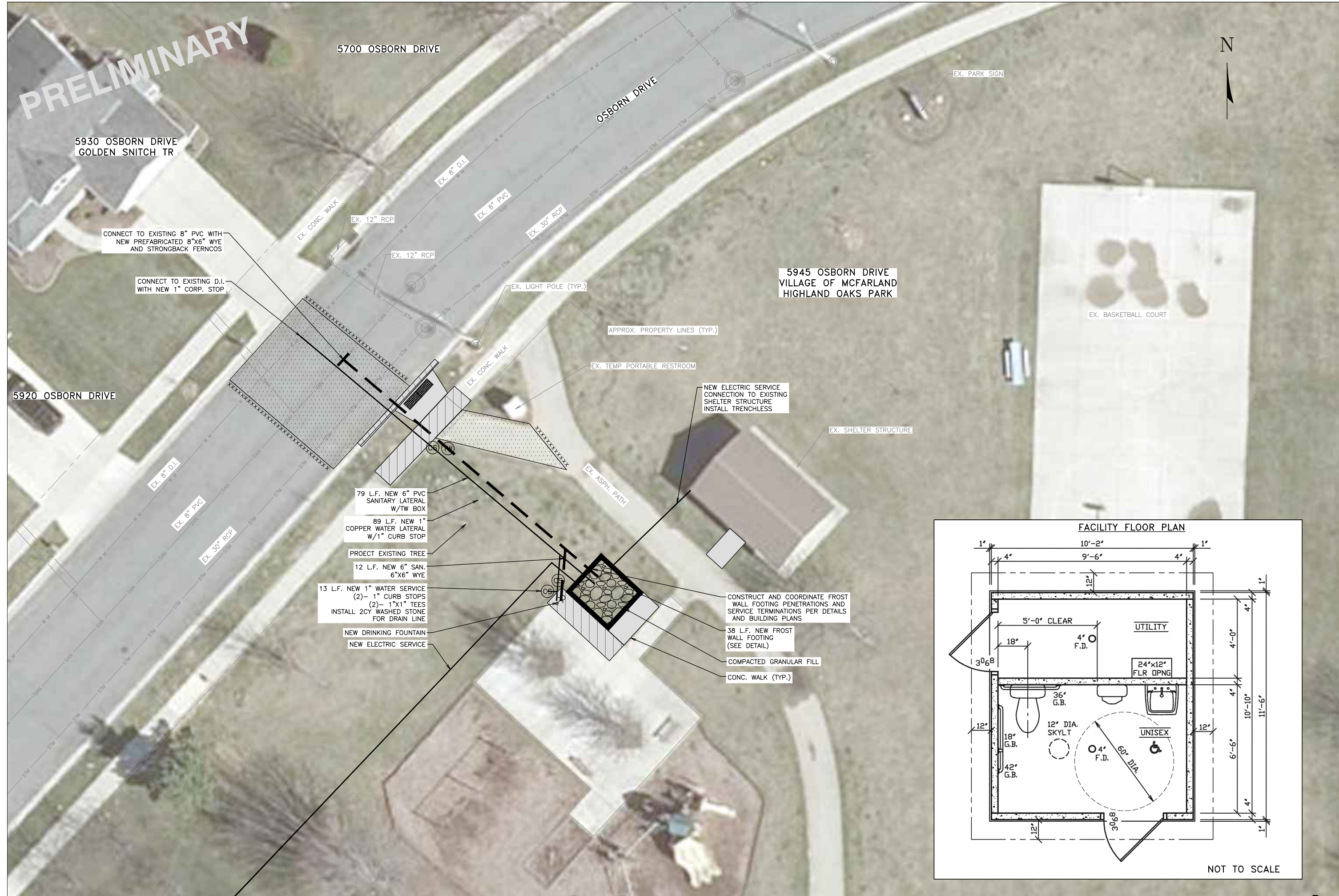
2

6264 Nesbitt Road
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tc TOWN & COUNTRY
ENGINEERING, INC.

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PRELIMINARY





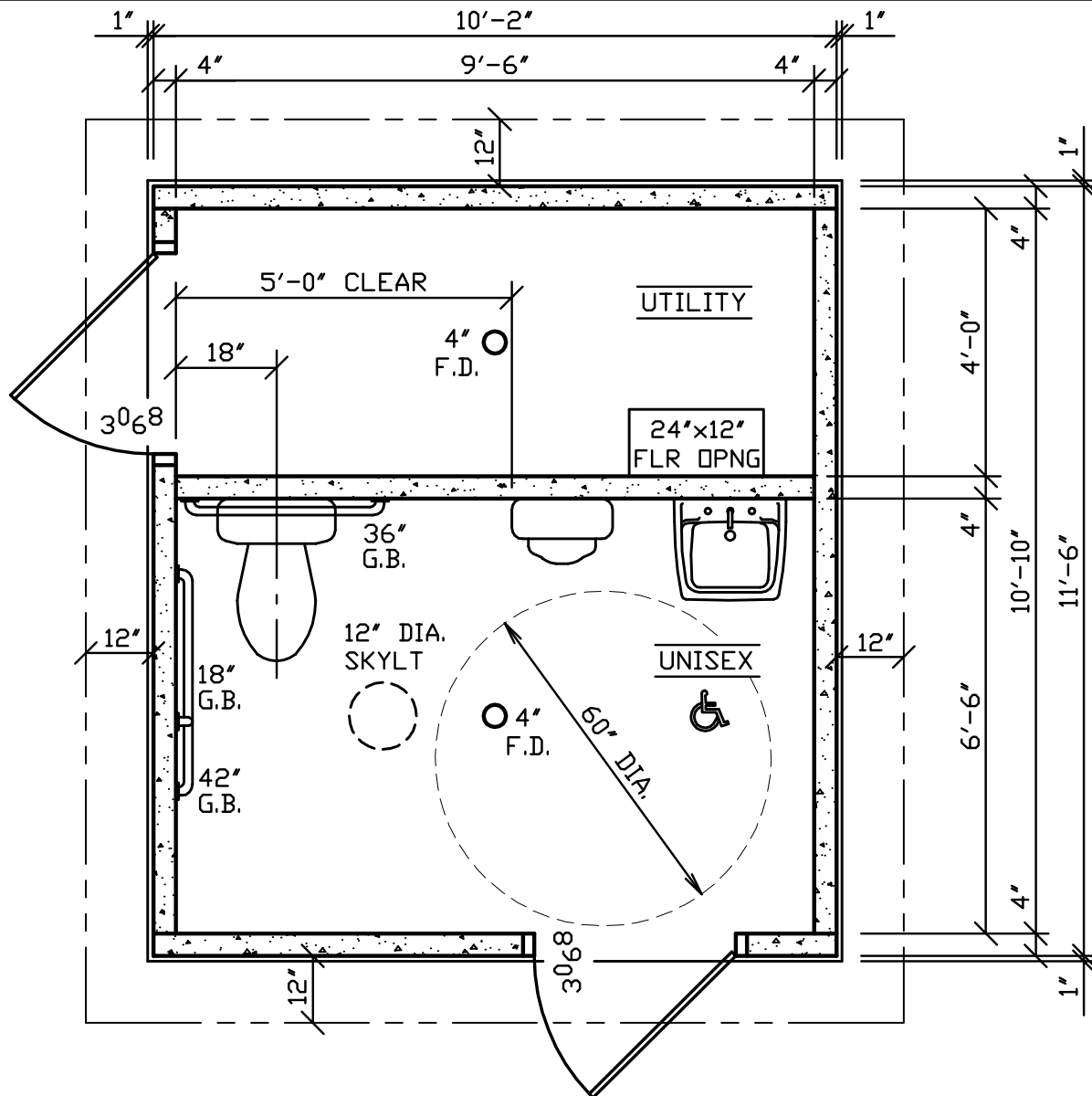
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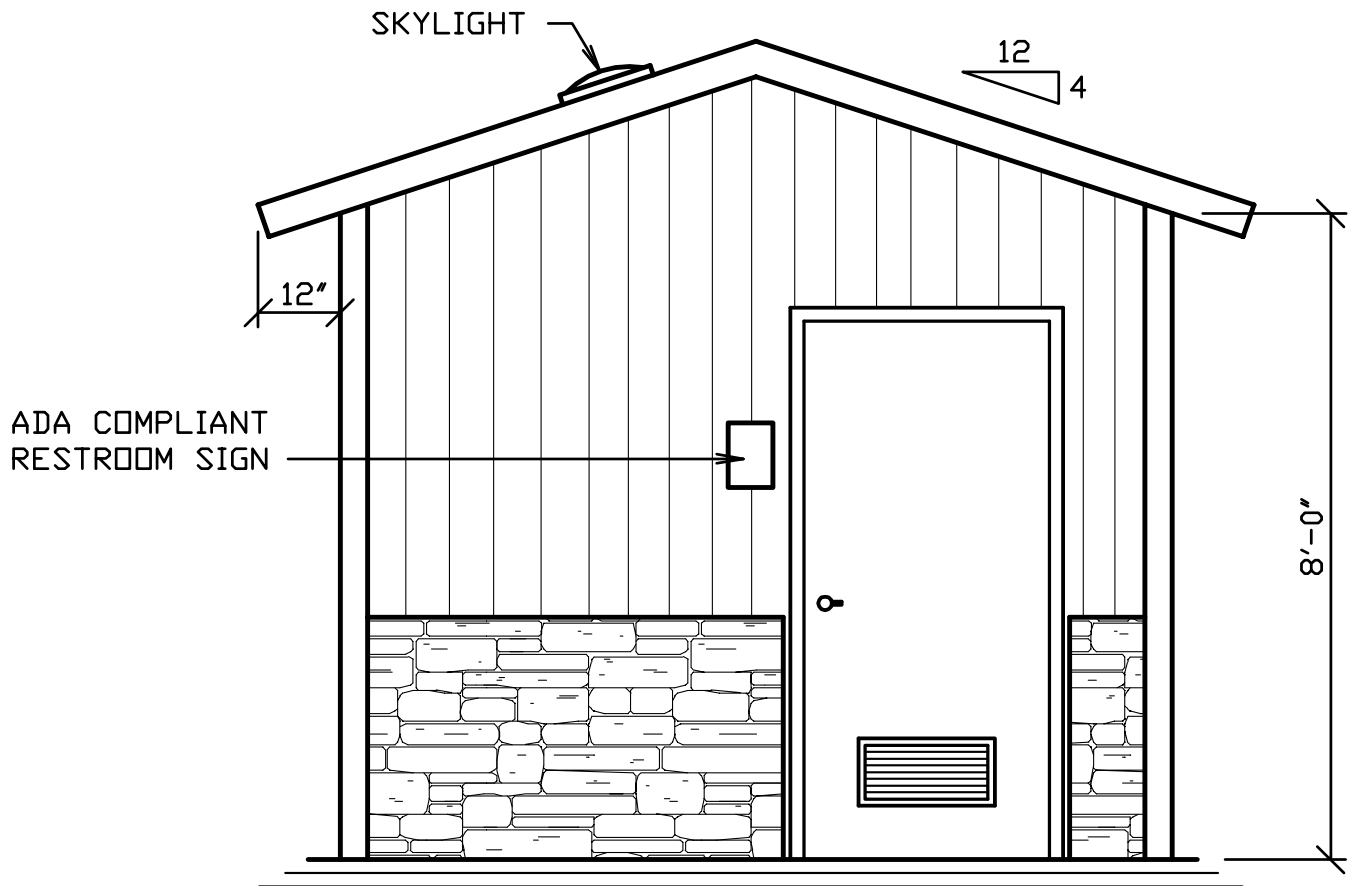
TRENCH WIDTH AND BEDDING



- RESTROOM -

LYNX





FRONT ELEVATION

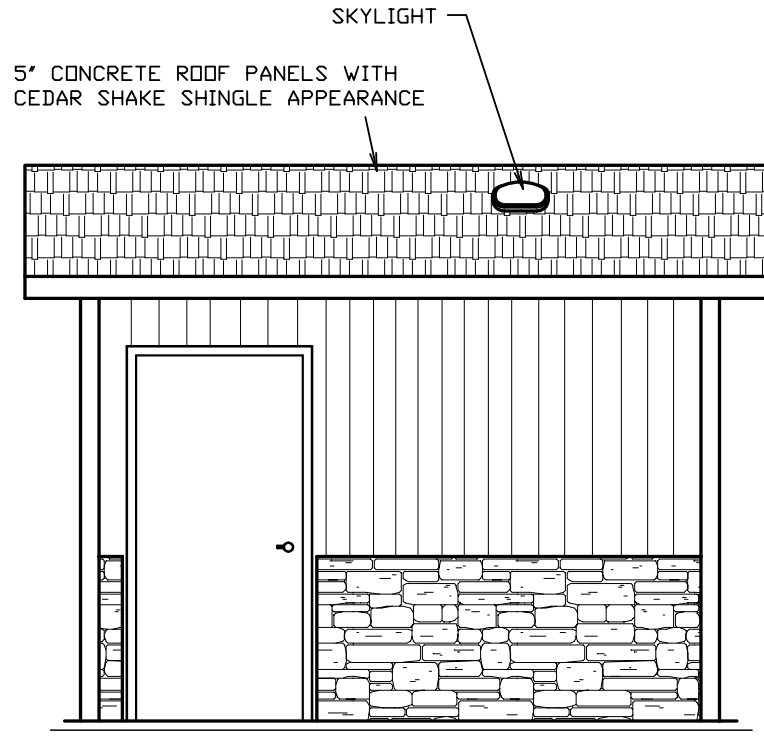
SCALE: 1/4" = 1'-0"

(REAR ELEVATION SIMILAR, EXCEPT NO DOOR)



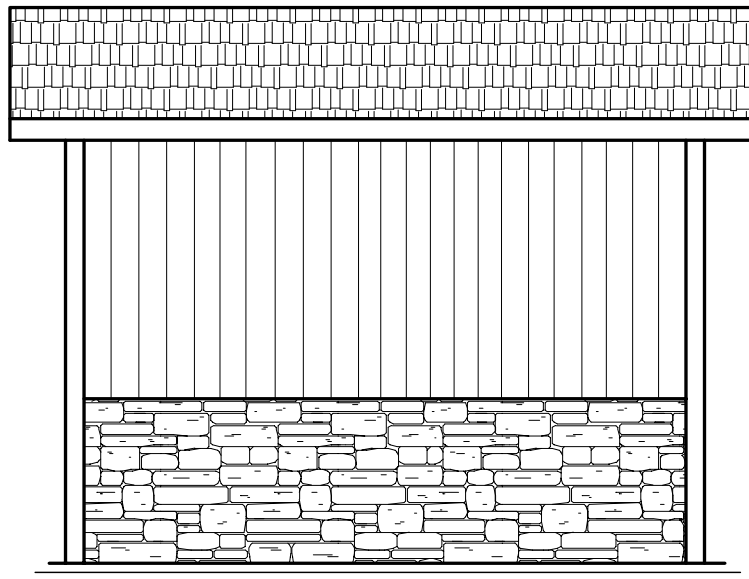
Floor plans are for reference only. This drawing shall not be copied or submitted to others without the consent of this company.

4154 123rd St. Chippewa Falls, WI 54729 | 715-723-7446
HUFFCUTT.COM



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

SPECIFICATIONS

PART 1 – GENERAL

1. SCOPE

- 1.1. Construction and onsite placement of a prefabricated precast concrete restroom building.

2. MANUFACTURER

- 2.1. Manufacturer shall be Huffcutt Concrete or a pre-approved equal.
- 2.2. Manufacturer shall be an NPCA Certified Plant or equal with verifiable references demonstrating quality, design and service upon request.
- 2.3. Manufacturer will provide a written warranty providing 20 years structural, manufacturer's warranty on all hardware and components not produced at precast concrete manufacturer's plant, and 3 years against defects in paint, caulk, and grout.

3. DESIGN

- 3.1. Building will be manufactured using precast concrete including the roof. Building's structural and foundation design will be relevant to the region and properties associated with its final placement. Design will also meet ADA and building code requirements.

4. SUBMITTALS

- 4.1. Manufacturer shall provide submittals and engineering if requested.

PART 2 – PRODUCTS

1. MATERIALS

1.1. Doors and Frames

- 1.1.1. Doors shall be 18ga galvanized metal, louvered with 16ga frames. Doors and frames shall include one coat of rust inhibitive primer and two finish coats of enamel paint.

1.2. Door Hardware

- 1.2.1. Aluminum drip cap. Reese or equal.
- 1.2.2. Door closure with hold open. Cal-Royal or equal.
- 1.2.3. Stainless hinges with non-removable pin. Cal-Royal or equal.
- 1.2.4. Grade 1 lockset. Function and keying to be verified with owner.
- 1.2.5. Brush style sweep. Reese or equal.
- 1.2.6. ADA compliant threshold. Reese or equal.

1.3. Windows

- 1.3.1. Vinyl frame, obscure glass, operable. Parco or equal.

1.4. Plumbing

1.4.1. Stools

- 1.4.1.1. Kohler porcelain wall mounted, ADA compliant, elongated bowl.

- 1.4.1.2. Sloan flush valve, concealed, hydraulic actuator.
 - 1.4.2. Urinal
 - 1.4.2.1. Kohler porcelain wall mounted, ADA compliant.
 - 1.4.2.2. Sloan flush valve, concealed, hydraulic actuator.
 - 1.4.3. Lavatories
 - 1.4.3.1. Kohler wall mounted sink, ADA compliant.
 - 1.4.3.2. Moen single handle ADA metering faucet.
 - 1.4.4. Water Heater
 - 1.4.4.1. Bradford white electric water heater. Size to be sufficient for number of showers and lavatories.
 - 1.4.5. Mixing Valve
 - 1.4.5.1. Honeywell thermostatic mixing valve, adjustable.
 - 1.4.6. Floor Drains
 - 1.4.6.1. Sioux Chief on grade adjustable floor drain.
 - 1.4.7. Sediment Filter
 - 1.4.7.1. Rusco sediment filter.
- 1.5. Electrical
 - 1.5.1. Interior
 - 1.5.1.1. RAB Vandalproof Tuff Dome motion sensor.
 - 1.5.1.2. RAB VAN1 lights.
 - 1.5.1.3. GFI receptacles.
 - 1.5.1.4. Murdock super secure.
 - 1.5.2. Exterior
 - 1.5.2.1. RAB Tallpack lights.
 - 1.5.3. Chase
 - 1.5.3.1. 100amp loadcenter.
 - 1.5.3.2. (2) 2 bulb florescent lamps. (1 per modular section)
 - 1.5.3.3. Soler & Palau exhaust fan.
- 1.6. Interior Hardware
 - 1.6.1. Stainless 3 roll toilet paper dispenser.
 - 1.6.2. ADA toilet stalls shall have (1) 18" stainless vertical grab bar, (1) 36" stainless horizontal grab bar, (1) 42" stainless horizontal grab bar.
 - 1.6.3. Stainless frame 18" x 36" mirror.
 - 1.6.4. (2) coat hooks
- 1.7. Sealers
 - 1.7.1. Floor shall be sealed using a deep penetrating, high alkali resistant, low volatility product. TK-290 or equal.
- 1.8. Caulks and Grout
 - 1.8.1. All joints between precast panels shall be caulked using a durable, flexible polyurethane sealant. BASF Sonolastic NP-1 or equal.

- 1.8.2. Weld plate panel connections shall be grouted flush with interior wall surface.
Speed Crete Red Line or equal.

2. FINISHES

2.1. Interior

- 2.1.1. Smooth trowel finish.

2.2. Exterior

- 2.2.1. Exterior wall appearance to be approved by owner using an architectural form liner.
- 2.2.2. Roof shall be cedar shake architectural form liner.

2.3. Paint

2.3.1. Interior

- 2.3.1.1. Wall panels shall be primed with a premium quality water based acrylic bonding primer moisture and alkali resistant. Finish coat shall be a high performance acrylic enamel.

2.3.2. Exterior

- 2.3.2.1. Roof shall be covered with a quality 100% acrylic satin paint. Owner to determine color.
- 2.3.2.2. Walls shall be covered with a quality concrete stain. Owner to determine color.
- 2.3.2.3. Doors shall be covered using 2 coats of a high performance 100% acrylic satin enamel. Owner to determine color.

Part 3 – Execution

1. PRECAST CONCRETE FAMILY STYLE RESTROOM – SHOWER BUILDING

- 1.1. Building manufacturer shall construct, assemble, paint, install plumbing and electrical at their plant so that it may be transported to the jobsite in finished modules and placed using a crane.
- 1.2. Building manufacturer shall provide mechanical rough in drawing showing where electrical, water supply line, waste line, and floor drains are to be located for hook up to building.
- 1.3. Contractor will make final mechanical connections after the building is placed by manufacturer.
- 1.4. Manufacturer will caulk interior and exterior seams between modules. Manufacturer will also perform any shipping and handling repairs during installation.

2. ONSITE

- 2.1. Contractor shall provide adequate access and a level pad for the crane and semis to sit side by side under their own power. Working radius shall be 35' from center pin on crane.
- 2.2. Contractor shall design and pour a foundation suitable for building to sit on. Foundation shall be level to within ¼".

- 2.3. Contractor shall rough in mechanicals according to mechanical rough in drawing provided by building manufacturer. Mechanicals shall be terminated at top of foundation. Final mechanical connections shall be done by contractor including floor drains.
- 2.4. Contractor will perform initial startup of building using O & M manual as a reference. Contractor will also perform any troubleshooting during initial startup.



4154 123rd St. Chippewa Falls, WI 54729 | 715-723-7446
HUFFCUTT.COM



Spec Formliners, Inc.

Impressive on Concrete

Pattern Number: **1502**

Ashlar Stone

Rock Sizes - 2-1/2" to 9"

1-1/4" depth, 3/8" to 1-1/4" mortar joint

GENERAL INFORMATION

ATTACHMENT TO FORMWORK – Liners are attached to the form using TEK screws through the face of the liner spaced 12" C-C. Optional form mounting T-nuts embedded through the plywood backing is available for Elastospec panels.

FORM RELEASE – Apply with low flow, wide angle, flat spray nozzle and wipe with a cloth to insure a complete even coat to the entire form liner surface. Do not over apply form release agent. Protect treated form liners from precipitation, dust, and debris. Do not apply to reinforcing steel. For best results, use SPEC Release, aVOC compliant form release approved for all form liner materials.

TECHNICAL SUPPORT – Contact Spec Formliners, Inc. 888 429-9550



Ends and sides are texture matched.

Panels can rotate, allowing random pattern layout.

ThermoSpec™ SINGLE OR MULTI-USE PLASTIC

Property	HIPS	ABS
Tensile D638	3700	5300
IFlexural D7905	-	9300
Hardness D786	-	105
Material Weights - lbs/ft²		
0.070 MIL	0.110 MIL	0.150 MIL
0.393	0.621	0.843

ElastoSpec Lite™ Semi-Elastomeric MULTI-USE MATERIAL

Property	ASTM	Rating
Shore D	D2240	65
Tensile	D412	3000 psi
Elongation	D412	300%
Tear Strength	D2370	23 MPa
Material Weights - lbs/ft²		
Varies by Pattern		

ElastoSpec™ 100% Solid Urethane BONDED TO 3/4" PLYWOOD

Property	ASTM	Rating
Shore A	D2240	50-55
Tensile	D638	800 psi
Elongation	D638	600%
Tear Strength	D624	200 pli
Material Weights - lbs/ft²		
Varies by Pattern		

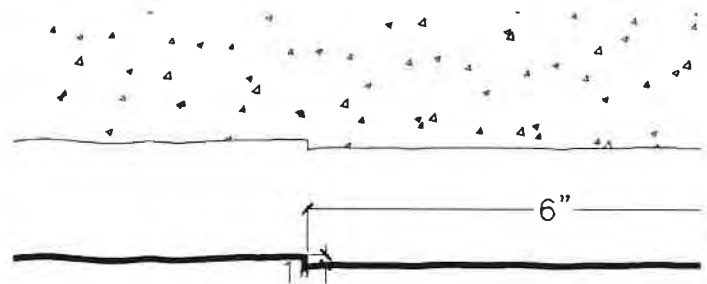
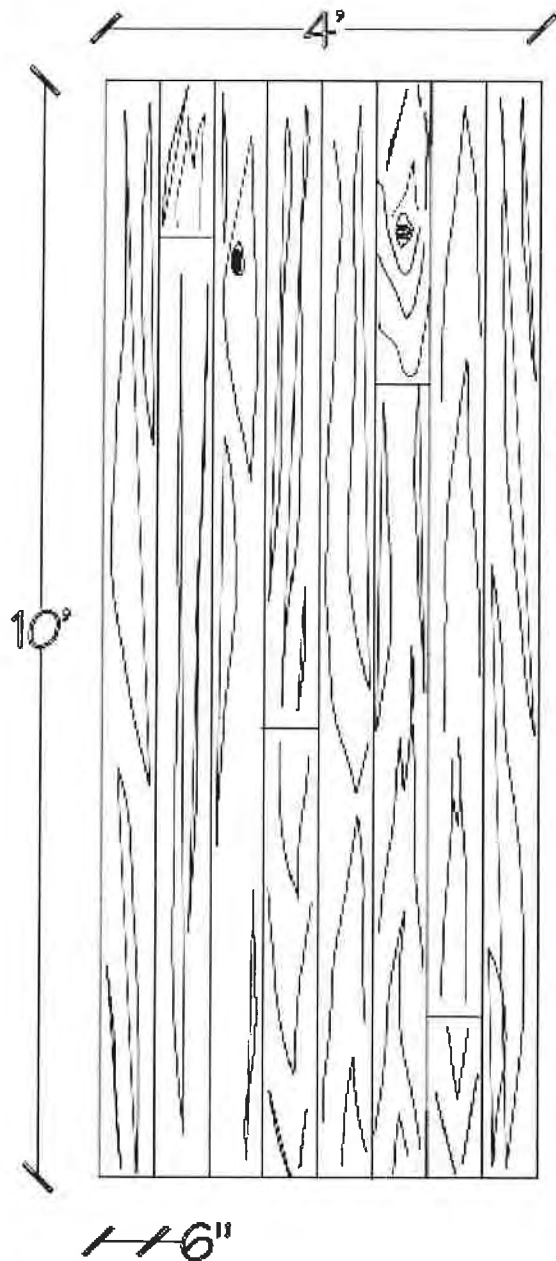
Call for ThermoSpec™ Standard Panel Sizes on this pattern. Custom Sizes and Art Panels available
ElastoSpec™ Customized Panel Sizes and Art Panels

Spec Formliners, Inc. 530 East Dyer Road, Santa Ana, CA 92707
www.specformliners.com - Phone: 714 429-9500 - FAX: 714 429-1460



6" Cedar

Thermoform Plastic Formliner



Quality. Service. Innovation.

Stonco

by Signify

Wall Mount

Low profile wall

PW 15W, 30W, and 50W



Stonco Low profile wall mount features a discreet design that will complement any building exterior. Three sizes are available in 15, 30 and 50W output to accommodate multiple mounting heights. Low Profile Wall delivers up to 110 lumens per watt for excellent energy savings over HID.

Project: Huffcutt	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

Ordering guide

Example: PW-50-NW-G1-8-BZ

Luminaire	Wattage	LED Color - Generation	Voltage	Finish
PW	50	NW-G1	8	BZ
PW Low Profile Wall	15 15W 30 30W 50 50W	NW-G1 Neutral White, 4000K, 80 CRI, Generation 1	8 120-277 Volts	BZ Bronze

Specifications

Housing

Die-cast aluminum housing with UV stabilized polycarbonate lens mounted with stainless steel hardware.

IP Rating

LED light engine is weather proof rated IP65.

Electrical

Electrical Driver efficiency (>90% at full load). Available in 120-277V. IP65 compliant driver. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

LED Board and Array

24, 48, and 80 LEDs. Color temperature 4000K, +/- 500K. Minimum CRI of 80. Aluminum metal clad board with midpower LED chips.

Optical System

Direct mid-power LED distribution with white reflective plate. Optical system is designed for zero uplight. Light engine is weather protected with silicone sealed clear glass.

Mounting

Mounts to standard 3 1/2" to 4" square and octagonal or 4 inch round electrical junction boxes.

Energy Saving Benefits

System efficacy up to 110lm/W with significant energy savings over Pulse Start Metal Halide luminaires.

Listings

UL/cUL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambient from -30° to 40°C (-22° to 104°F). Not all product variations listed on this page are DLC qualified. To ensure that a specific model is qualified, visit www.designlights.org/search

Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard color is bronze (BZ).

Limited Warranty

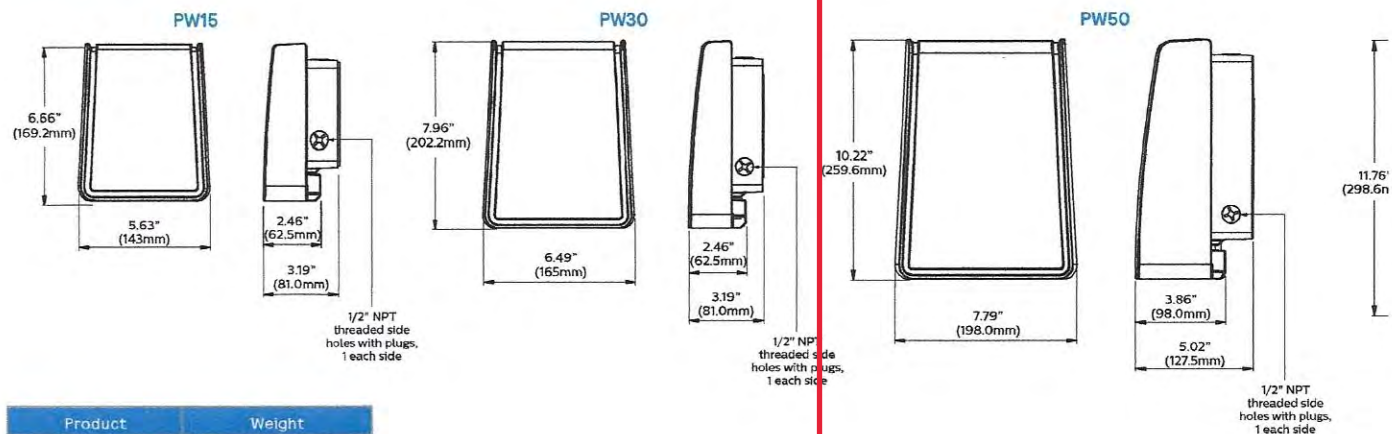
Luminaires are all covered by a 5-year limited warranty. See signify.com/warranties for details.



PW LED Low profile wall

15W, 30W, and 50W

Dimensions



Product	Weight
PW15	2.3lbs (1.0kg)
PW30	2.9lbs (1.3kg)
PW50	5.3lbs (2.4kg)

LED Wattage and Lumen Values

Ordering Codes	Total LEDs	System Current (mA)	Color Temp. (K)	Average System Wattage ¹	Type 2		
					Lumen Output ²	BUG Rating	Efficacy (LPW)
PW15-NW-G1	24	700	4000K	15	1656	B1-UO-G0	110
PW30-NW-G1	48	1000	4000K	30	3090	B2-UO-G1	103
PW50-NW-G1	80	1400	4000K	51	5114	B2-UO-G1	100

1. Wattage and lumen output may vary by due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Measured wattage may vary due to variation in input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79. Contact outdoorlighting.applications@philips.com for details or additional information

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Ordering Codes	Ambient Temperature °C	LED Current	System Current	L ₇₀ Per TM-21 ^{2,3}	Lumen Maintenance % @ 50,000hrs ¹
PW15-NW-G1	25 °C	65mA	700mA	> 54,000	77%
PW30-NW-G1	25 °C	65mA	1000mA	> 54,000	77%
PW50-NW-G1	25 °C	65mA	1400mA	> 54,000	76%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM 21-11. Published L₇₀ hours limited to 6 times actual LED test hours



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Telephone 955-488-2216

Signify Canada Ltd.
281 Hillmount Road,
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Telephone 800-668-9008

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McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, February 20, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on a Site Design Review Permit for reconstruction of Lift Station 2 located at 6407 Pheasant Run.

PREVIOUS ACTION:

January 17, 2023 - Plan Commission recommended approval of Ordinance 2022-19 to Village Board to approve CSM and rezone with adjacent Grand View Outlot 1.

January 24, 2023 - Village Board approves Ordinance 2022-19, a CSM and rezone for 6407 Pheasant Run.

ISSUE SUMMARY:

The McFarland Public Works Department is requesting a Site Design Review Permit for reconstruction of Lift Station #2 located at 6407 Pheasant Run. The improvements are necessary due to corrosion in the pump vault and to accommodate future growth. The improvements also include a new asphalt driveway and building to enclose the new equipment.

The existing lift station will remain in service until the new lift station is operational. The proposed building will be 50' x 32' or 1,600 SF and 17.5' in height. The proposed lift station building will include a restroom, an overhang door entrance, and additional storage space. The new building is expected to include rooftop solar following completion of the project.

EXISTING CONDITIONS

The property is approximately 0.28 acres and zoned R-1 Single Family Residence. The existing lift station includes an open transformer and 10' wide asphalt driveway coming off from the existing trail. The adjacent properties to the west include 6407 and 6409 Fox Run. To the north is 6405 Pheasant Run. The three mentioned properties are zoned R-1, Single Family Residence and include a detached single-family homes. The adjacent property to the east is Grand View Outlot 1 and is zoned CO Conservancy. This conservancy property is Village owned and includes a boardwalk and trail. The property adjacent to the south is 39.27 acres and zoned Farmland Preservation. This area is largely undeveloped and located in the Town of Dunn.

Sec. 62-310(e) - Site Design Standards

- **Grading & Surfacing.** The proposed improvements include two retention areas to the north and south of the lot. The site plan includes a new asphalt driveway with runoff directed to the onsite retention areas. The project includes a new asphalt pathway along the Grandview Marsh Trail. The existing site elevations within the project limits are mostly flat. The proposed building will not significantly disturb the grading on the



- property. Existing trees to the east and southeast of the parcel are planned to remain.
- **Landscaping.** Sec. 62-70 of the Zoning Code does not require minimum landscaping points for construction projects in the R-1 Zoning District; however, the Village has allocated up to \$30K for landscaping improvements. The Village Engineer intends to meet with the surrounding single family homeowners to obtain input on preferred landscaping to aid in screening the new building. On sheet 05-C-02, the "Paved Area" value from the Landscape Points Calculations table and Lift Station 2 Site Data summary are inconsistent with one another. The submittal includes a landscaping table indicating an existing Oak Tree will remain. Staff recommend as a condition of approval, the Village Engineer to send a final landscaping plan to the Village Community & Economic Development Director for approval following meetings with adjacent homeowners.
 - **Building Relationship.** The proposed building is located beyond the rear yards of 6407 and 6409 Fox Run. The proposed building can be accessed from Pheasant Run along the Grandview Marsh Trail. The proposed building is setback approximately 70 feet from the pathway as to not disturb the current walking pathway.
 - **Lighting.** The lighting plan includes details on lighting fixtures on the proposed building's interior. No additional comments on the interior plan. The exterior lighting fixtures include two 90 degree downward-facing LED wall mounted lights located above the two north-facing doors. Additionally, the exterior lighting plan includes a pole mounted 90 degree downward-facing LED floor light fixture. The pole mounted light fixture is located on the new asphalt driveway, near the proposed building's northeast corner.
 - **Utility Service.** The existing site includes existing lateral connections that need to be replaced. As a lift station, the proposed improvements will support future growth of the Village. The building's structure will work to contain the excess noise from the site. The function of lift stations are to direct and move sewer waste.
 - **Building Design.** The proposed building includes similar design features to existing lift station buildings found throughout the Village. The other lift stations are single-story brick, brown metal doors, with a pitched or flat roof, and glass-block windows. The proposed building will have a pitched roof. A feasibility study was completed on adding rooftop solar to offset the energy use on this site. The schedule for solar installation would occur approximately three months prior to the expected facility completion date to match the proposed building's project completion.

The standards in Sec. 62-310(e) have all been met.

STAFF COMMENTS

- The Village Fire Chief commented on the width of the access roads not being up to the International Fire Code standards and not being within 150' of the building or portions. The Fire Chief provided alternatives to equip the building with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 or manual standpipe system with hose connection and control valve provided on or near the building.



- The Village Engineer commented on considerations for a fire sprinkler system instead of a standpipe system due to concerns over freezing as the alternative from the Fire Chief's comments.
- No additional comments or concerns from Public Works Director and Police Chief.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017. Map 6, Future Land Use, identifies the lift station as Public Lands, Recreation, and Environmental Corridor. The use of the property remains unchanged.

ORDINANCE REFERENCE:

Sec. 62-310. - Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, and second, to approve a Site Design Review Permit for reconstruction of Lift Station 2 located at 6407 Pheasant Run with the following conditions of approval.

1. Submittal of a final landscaping plan to be sent and approved by the Village Community & Economic Development Director.
2. Submittal of a final fire access plan or automatic sprinkler system to be reviewed and approved by the Village Fire Chief.

ATTACHMENTS:

1. 6407 Pheasant Run_Lift Station 2 PC App_12.14.2023



Plan Commission Application – 2023

~Application must be completed in full~

Applicant - Owner	Village of McFarland	Applicant's Agent	Town and Country Engineering
		Name	Tim Stieve, P.E.
Address	5915 Milwaukee Street (PO Box 110), McFarland, WI 53558	Address	6264 Nesbitt Road, Madison, WI 53719
Email	Matt.Schuenke@mcfarland.wi.us	Email	tstieve@tcengineers.net
Phone #	608-838-3153	Phone #	608-273-3350
Fax #	608-838-3619	Fax #	608-273-3350

Parcel No(s). 061002352393

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)

Village will be reconstructing Lift Station 2 due to corrosion in the pump vault and to accommodate future growth. The current parcel is zoned R-1, with adjacent Village-owned parcel zoned CO-Conservancy. The reconstruction will include the installation of a permanent generator and supporting structure to reduce visibility and noise alongside providing space for sanitary sewer utility equipment. The request is for site plan approval.

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.)

The property in question was approved for a CSM and rezone by PC and VB in Jan 2023.

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

12/14/2023

Date

Site and Design Plans

Check List

Date received: 2/7/2023

Subject property address:

McFarland, WI 53558

Landowner's name:

Village of McFarland

Landowner's address:

5915 Milwaukee Street

McFarland, WI 53558

Landowner's phone/fax:

608-838-3153

Landowner's email:

Matt.Schuenke@mcfarland.wi.us

Agent's name: _____

Agent's address: _____

Agent's phone/fax: _____

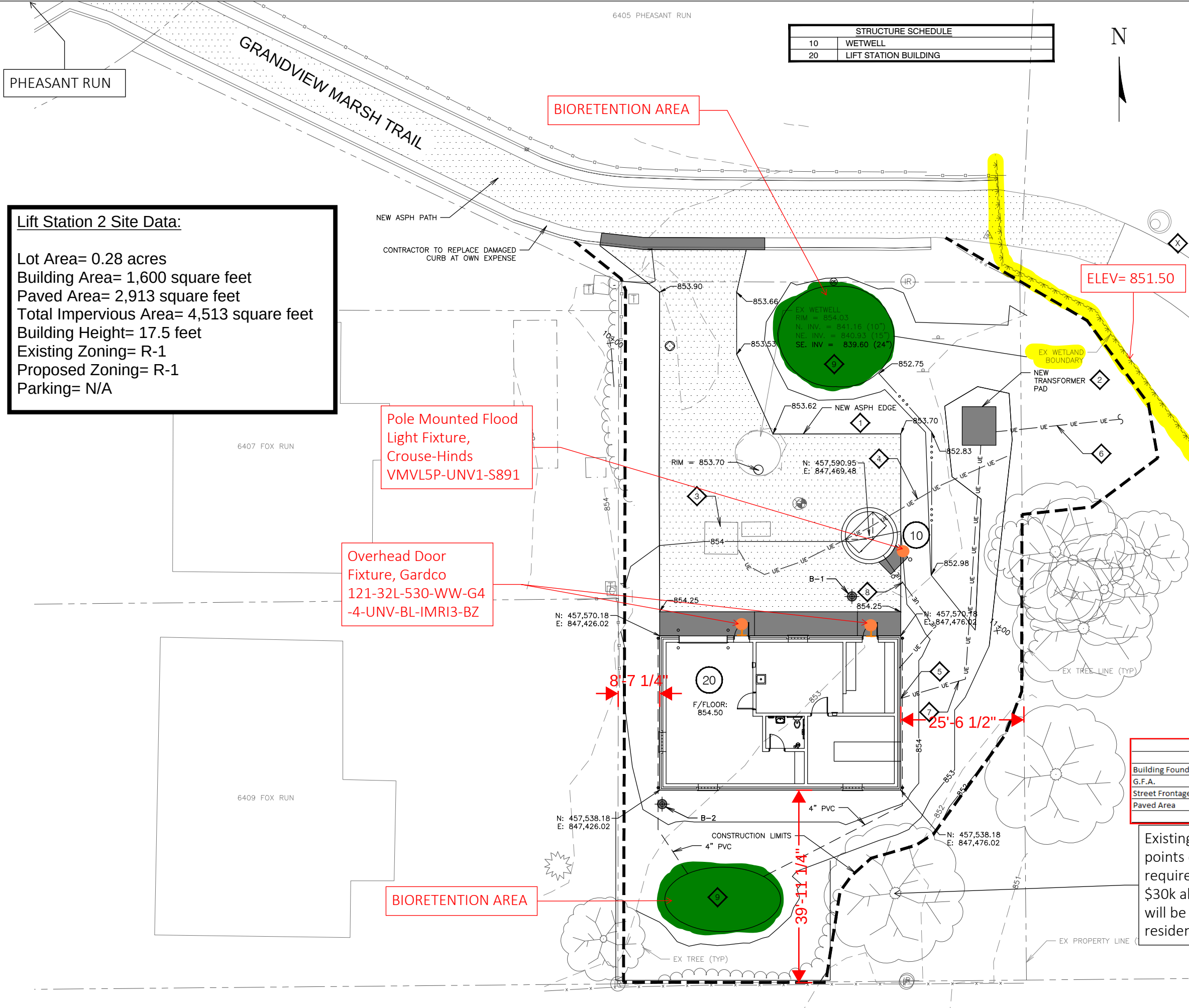
Agent's email: _____

- X A. Title Block that indicates name and address of the current property owner.
- X B. Name and signature of the designer.
- X C. Date of original plan and latest date of revised plan.
- X D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- X E. Existing zoning R-1 Proposed rezoning yes X no
- X F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- X G. All required building setback lines.
- X H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.
- X I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.
- N/A J. Existing and proposed site and building signage.
- X K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- N/A L. The location of all outdoor storage areas; including proposed screening materials and colors._
- X M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- X N. The location and type of any permanently protected green space areas.
- X O. The location and elevation of any wetlands or floodplains.

- N/A P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- X Q. In the legend, data for the subject property:
- (1) Lot area
 - (2) Building area
 - (3) Paved area
 - (4) Total impervious area
 - (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
 - (5) Building height
 - (6) Existing zoning, proposed zoning
 - (7) Number of parking stalls provided and required.
- N/A R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- N/A S. Hydrant locations and Fire Department Connection.
- X T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- X U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- N/A V. Existing or proposed easements.
- X W. A legal description of the subject property.

General Comments: _____

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



Lift Station 2 Site Data:

Lot Area= 0.28 acres
Building Area= 1,600 square feet
Paved Area= 2,913 square feet
Total Impervious Area= 4,513 square feet
Building Height= 17.5 feet
Existing Zoning= R-1
Proposed Zoning= R-1
Parking= N/A

STRUCTURE SCHEDULE	
10	WETWELL
20	LIFT STATION BUILDING

- GENERAL NOTES**
1. EROSION CONTROL TO COMPLY WITH SPEC SECTION 02270 AND THE DNR TECHNICAL STANDARDS FOR EROSION CONTROL AND STABILIZATION PROCESS PER SHEETS 100-C-01. ALL EROSION CONTROL MUST BE MAINTAINED THROUGH OUT CONSTRUCTION AND REMOVED AT END OF PROJECT.
 2. DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 7 CALENDAR DAYS MUST BE TEMPORARY SEEDED OR WOOD CHIPPED.
 3. THE CONSTRUCTION LIMITS PROVIDE THE AREA THAT THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN DURING CONSTRUCTION. THE FINAL GRADES NEED TO BLEND INTO THE PLAT CONTRACTOR'S FINAL GRADES AND IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE.
 4. THE ENTIRE AREA SHALL BE HYDOMULCHED UNLESS DIRECTED OTHERWISE DIRECTED.
 5. ALL SIDEWALKS SHALL BE 5 FEET WIDE AND 7" THICKNESS.
 6. CONTRACTOR SHALL SPREAD 6" OF TOPSOIL OVER THE ENTIRE AREA WITHIN THE CONSTRUCTION LIMITS.
 7. SPOT ELEVATIONS SHOWN ARE FOR DRAINAGE PURPOSES. FINAL ELEVATIONS WILL BE DETERMINED ON SITE.

- KEY NOTES**
1. ALL PAVED AREAS SHALL HAVE A COMBINED MINIMUM DEPTH OF 12" OF 3" BREAKER RUN, 6" OF 1/2" CRUSHED AGGREGATE BASE COURSE, 1-3/4" OF BINDER PAVEMENT AND 1-1/2" OF SURFACE PAVEMENT. ACCORDING TO THE VILLAGE STANDARD SPECIFICATIONS.
 2. CONTRACTOR RESPONSIBLE FOR PROVIDING 12" BASE COURSE FOR TRANSFORMER PAD BY OTHERS. TOP OF BASE COURSE=854.00'. PROPOSED LOCATION OF UTILITY TRANSFORMER PAD. INSTALL TRANSFORMER PAD PER ARCHITECTURAL/STRUCTURAL DETAIL 4 ON SHEET 100-AS-03 AS WELL AS UTILITY REQUIREMENTS. COORDINATE EXACT LOCATION WITH ENGINEER.
 3. COORDINATE RELOCATION OF EXISTING TRANSFORMER TO NEW LOCATION. EXISTING LIFT STATION MUST REMAIN IN SERVICE UNTIL NEW LIFT STATION IS FULLY OPERATIONAL. COORDINATE ANY OUTAGES WITH OWNER AND ENGINEER.
 4. COORDINATE RELOCATION OF EXISTING SERVICE WITH UTILITY TO FEED EXISTING LIFT STATION DURING CONSTRUCTION. EXISTING LIFT STATION MUST REMAIN IN SERVICE UNTIL NEW LIFT STATION IS FULLY OPERATIONAL.
 5. APPROXIMATE LOCATION OF ELECTRIC UTILITY METER. COORDINATE EXACT LOCATION WITH ENGINEER.
 6. TRANSFORMER PRIMARY CONDUCTOR INSTALLED BY UTILITY COMPANY. COORDINATE EXACT ROUTING IN FIELD WITH ENGINEER.
 7. TRANSFORMER SECONDARY CONDUCTOR INSTALLER BY UTILITY COMPANY. COORDINATE EXACT ROUTING IN FIELD WITH ENGINEER.
 8. DUCT BANK 'A' CONDUIT ROUTING. SEE UNDERGROUND CONDUIT SCHEDULE LOCATED ON SHEET 10-E-01 FOR ADDITIONAL INFORMATION.
 9. CONSTRUCT NEW BIORETENTION AREA ACCORDING TO DETAIL AS SHOWN ON SHEET 100-C-01.

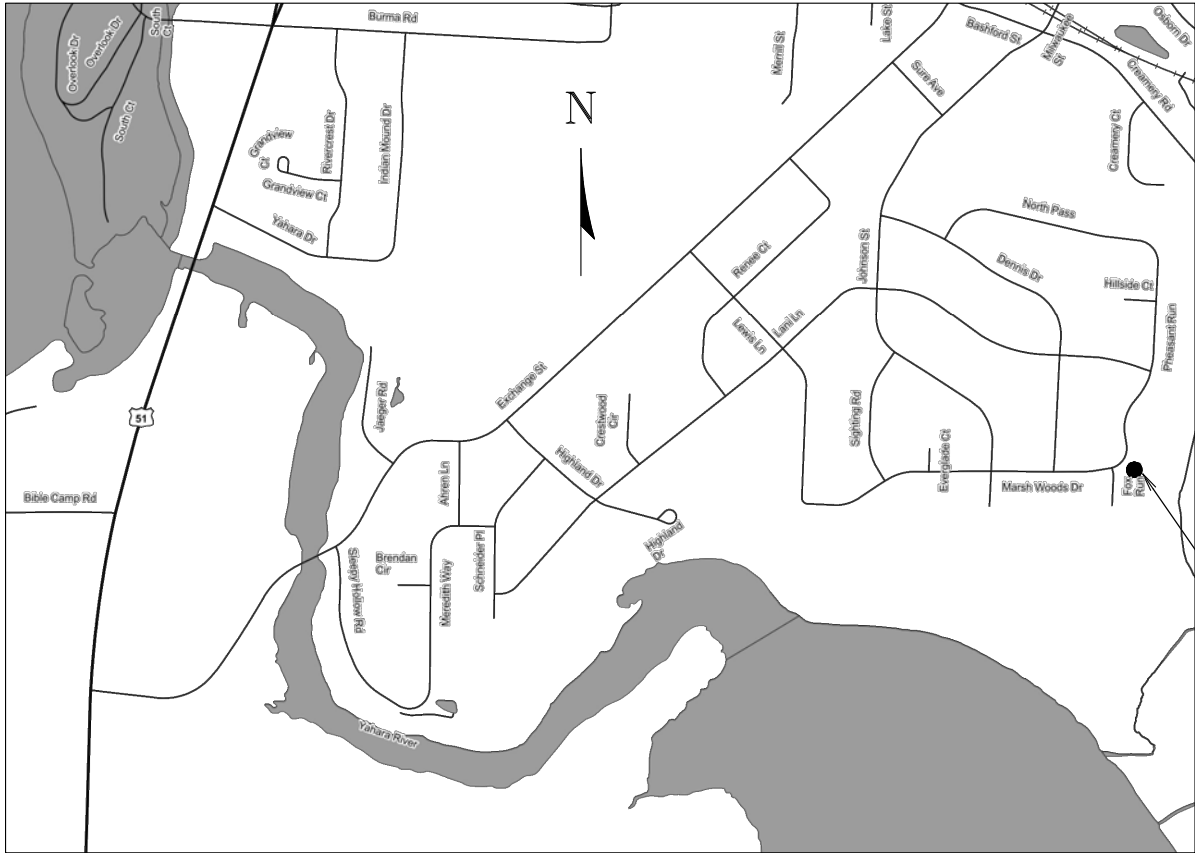
Landscape Points Calculations			
	Site Measurement	Points Requirement	Points Required
Building Foundation	164	Per 100 ft.	1.64
G.F.A.	1600	Per 1,000 ft.	1.6
Street Frontage	83	Per 100 ft.	0.83
Paved Area	2838	Per 10,000 sq. ft.	0.2838
Total Points			4.3538

Existing Oak Tree to Remain. Min. landscaping points credit for this tree is 40, meeting Village requirements. Additionally, the project includes a \$30k allowance for landscaping. Landscaping plan will be produced after discussions with neighboring residents.

2023 LIFT STATION 2 IMPROVEMENTS

Marsh Woods Drive

Village of McFarland, Wisconsin



NO SCALE

PROJECT SITE
MARSH WOODS DRIVE
MCFARLAND, WI 53558



VILLAGE OF MCFARLAND
DANE COUNTY, WISCONSIN

MEMBER

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE

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44450-6
MADISON, WI

PROFESSIONAL ENGINEER

CIVIL/PROCESS ENGINEER

WISCONSIN

WILLIAM T. SIEBERS
E-31376
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PROFESSIONAL ENGINEER

11/15/23

STRUCTURAL ENGINEER

WISCONSIN

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PROFESSIONAL ENGINEER

11-16-2023

HVAC ENGINEER

WISCONSIN

MARK BRESNEHAN
#2217-7
MUKWONG, WI

DESIGNER

11/16/23

PLUMBING ENGINEER

WISCONSIN

STEVEN R. MUTHAR
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WEST BEND, WI

PROFESSIONAL ENGINEER

11/17/2023

ELECTRICAL ENGINEER

PROJECT NO.: MC 198		DRAWN BY: D.D.E.	2023 LIFT STATION 2 IMPROVEMENTS				SHEET	REVISIONS	BY	DATE	tc TOWN & COUNTRY ENGINEERING, INC. 6264 Nesbitt Road Madison, WI 53719 (608) 273-3350 www.tcengineers.net
DRAWING FILE: 00-G		CHECKED BY: T.J.S.	Marsh Woods Drive								
DATE: 11-15-23		REV. DATE:	Village of McFarland, Wisconsin								

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PROJECT NO.:
MC 198

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00-G

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D.D.E.

CHECKED BY:
T.J.S.

DATE:
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REVISIONS:

SCALE:

SHEET:

2023 LIFT STATION 2 IMPROVEMENTS
Marsh Woods Drive
Village of McFarland, Wisconsin

INDEX SHEET

tc

TOWN & COUNTRY
ENGINEERING, INC.

6264 Nesbit Road
Madison, WI 53719
(608) 273-3350
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STANDARD ABBREVIATIONS

AER	ACTUATED	M	MATERIAL
AFF	AERATION, AEROBIC	MATL	MATERIAL
AHP	ABOVE FINISHED FLOOR	MAX	MAXIMUM
ALP	AIR — HIGH PRESSURE	MECH	MECHANICAL
ALT	AIR — LOW PRESSURE	MFR	MANUFACTURER
ALUM	ALTERNATE	MGD	MILLION GALLONS PER DAY
APPROX	ALUMINUM	MH	MANHOLE
ARCH	APPROXIMATE, —LY	MID	MIDDLE
ASPH	ARCHITECTURAL	MIN	MINIMUM
ASSY	ASPHALT	MISC	MISCELLANEOUS
AVG	ASSEMBLY	MJ	MECHANICAL JOINT
	AVERAGE	ML	MIXED LIQUOR
		MLSS	MIXED LIQUOR SUSPENDED SOLIDS
B/	BOTTOM OF	MM	MILLIMETER
BAF	BAFFLE	MOT	MOTOR, —IZED
BCKWSH	BACKWASH	MTL	METAL
BFV	BUTTERFLY VALVE		
BF	BLIND FLANGE	N	NORTHING
BIT	BITUMINOUS	NH3—N	AMMONIA—NITROGEN
BLDG	BUILDING	NO.	NUMBER
BM	BENCH MARK	NPT	NATIONAL PIPE THREAD
BOD	BIOCHEMICAL OXYGEN DEMAND	NPW	NONPOTABLE WATER
BOT	BOTTOM	NTS	NOT TO SCALE
BSMT	BASEMENT		
BV	BALL VALVE	OC	ON CENTER
BYP	BYPASS	OD	OUTSIDE DIAMETER
		OPNG	OPENING
C/C	CENTER TO CENTER	OVER	OVER, —FLOW
CF	CUBIC FEET		
CFM	CUBIC FEET PER MINUTE	P	PHOSPHORUS
CHAN	CHANNEL	PNEU	PNEUMATIC
CHEM	CHEMICAL	PNV	PINCH VALVE
CI	CAST IRON	PE	POLYETHYLENE
C/L	CENTERLINE	PLMB	PLUMBING
CLASS	CLASSIFICATION	POLY	POLYMER
CLG	CEILING	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PRV	PRESSURE REDUCING VALVE
CON	CONCENTRIC	PSF	POUNDS PER SQUARE FOOT
CONC	CONCRETE	PSI	POUNDS PER SQUARE INCH
CONN	CONNECTION	PT	POINT
CONTR	CONTRACTOR	PV	PLUG VALVE
CTR, CTRD	CENTER, —ED	PVC	POLYVINYL CHLORIDE
CV	CHECK VALVE	PVMT	PAVEMENT
CY	CUBIC YARD	PW	POTABLE WATER
DAF	DISSOLVED AIR FLOTATION THICKENER	R	RADIUS
DEC	DECANT	R/W	RIGHT—OF—WAY
DEG	DEGREE	RAS	RETURN ACTIVATED SLUDGE
DG	DIGESTER GAS	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RCY	RECYCLE
DIG	DIGESTER	RED	REDUCER
DI	DUCTILE IRON	REF	REFERENCE
DISCH	DISCHARGE	REQ'D	REQUIRED
DN	DOWN	RM	ROOM
DNR	DEPARTMENT OF NATURAL RESOURCES	ROT	ROTATE, —D
DRN	DRAIN	RR	RAILROAD
DWG	DRAWING	RT	RIGHT
		RWW	RAW WASTEWATER
E	EASTING		
EA	EACH	SAN	SANITARY
ECC	ECCENTRIC	SBR	SEQUENCING BATCH REACTOR
EFFL	EFFLUENT	SCH	SCHEDULE
ELB	ELBOW	SDR	STRUCTURAL DIMENSION RATIO
ELEC	ELECTRIC, —AL	SEC	SECTION
EL, ELEV	ELEVATION	SEP	SEPTAGE
EQ	EQUALIZATION	SF	SQUARE FOOT
EQUIP	EQUIPMENT	SHT	SHEET
EST	ESTIMATE, —D	SLG	SLUDGE
EX	EXISTING	SPEC	SPECIFICATION
		SQ	SQUARE
FH	FIRE HYDRANT	SS	STAINLESS STEEL
FFC	FLANGED FLEXIBLE CONNECTOR	STA	STATION
FL	FLOW LINE	STL	STEEL
FLR	FLOOR	STR	STRUCTURE
FLTR	FILTER	SUP	SUPERNATANT
FM	FORCE MAIN	SNV	SOLENOID VALVE
FRP	FIBERGLASS REINFORCED PLASTIC	SW	SIDEWALK
FT	FEET	SY	SQUARE YARD
FTG	FOOTING		
		T/	TOP OF
GAL	GALLON	T/W	TOP OF WALL
GALV	GALVANIZED	TEMP	TEMPERATURE
GC	GENERAL CONTRACTOR	TSS	TOTAL SUSPENDED SOLIDS
GND	GROUND	TYP	TYPICAL
GR	GRIT		
GV	GATE VALVE	UV	ULTRAVIOLET
HORIZ	HORIZONTAL	VERT	VERTICAL
HP	HORSEPOWER	VF	VERTICAL FEET
HR	HOUR		
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	W/	WITH
HWL	HIGH WATER LEVEL	W/O	WITHOUT
HYD	HYDRANT	WAS	WASTE ACTIVATED SLUDGE
		WAT	WATER
ID	INSIDE DIAMETER	WW	WASTEWATER
IN	INCH		
INCL	INCLUDE, —ING	YD	YARD
INFL	INFLUENT	YR	YEAR
INV	INVERT		
LB(S)	POUND(S)		
LF	LINEAL FEET		
LIN	LINEAR		
LR	LONG RADIUS		
LS	LUMP SUM		
LT	LEFT		
LWL	LOW WATER LEVEL		

SITE LEGEND

UNDERGROUND TELE.	— — — — — UT — — — — — UT — — — — —	
UNDERGROUND CATV.	— — — — — UCATV — — — — —	
UNDERGROUND ELEC.	— UE — — — UE — — — UE — — — UE — — — UE — — —	
OVERHEAD	— OH — — — OH — — — OH — — —	
EXISTING GAS	— G — — — G — — — G — — — G — — — G — — —	
PROPERTY LINE	— — — — —	
EXISTING SITE PIPING	— — — — —	
EXISTING FENCE LINE	— x — — — x — — — x — — — x — — — x — — —	
EXISTING CONTOURS	— — — — —	
NEW CONTOURS	XX	
SAWCUT	— — — — —	
NEW STORM SEWER	— — — — —	
NEW SITE PIPING	— — — — —	
SITE PIPING REMOVAL/ABANDON	— — — — —	
		
FIRE HYDRANT	YARD HYDRANT	WATER VALVE
		
CURB STOP	WELL	MONITORING WELL
		
SANITARY MANHOLE	SANITARY VALVE	CLEANOUT
		
STORM MANHOLE	CURB INLET	CIRCULAR INLET
		
SQUARE INLET	SQUARE INLET	ENDWALL
		
POWER POLE	LIGHT POLE	LAMP POST
		
CATV PEDESTAL	TELEPHONE PEDESTAL	ELECTRIC PEDESTAL
		
GAS VALVE	GAS VALVE	GAS WARNING
		
FLAG POLE	MAILBOX	SIGN
		
IRON PIPE	IRON ROD	DECID. TREE
		
EVERGREEN (RELATIVE SIZE SHOWN)	SHRUB OR HEDGE	TREE LINE
		
SOIL BORING		

NOTES: 1.) EXISTING FEATURES AND LABELS ARE SHOWN WITH SCREENED, LIGHTER LINES.
 2.) NEW CONCRETE IS SHOWN SHADED IN PLAN VIEWS
 3.) CONCRETE AND ASPHALT REMOVALS ARE SHOWN BY CROSS-HATCHING

			
EXISTING PIPING LABEL	NEW PIPING LABEL	KEY NOTE	REMOVAL NOTE

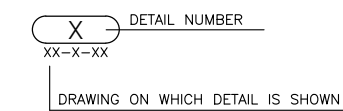
GENERAL NOTES

1. EXISTING INFORMATION, INCLUDING UNDERGROUND PIPING AND UTILITIES, SHOWN ON THE PLANS WAS OBTAINED FROM OWNER INFORMATION AND FIELD MEASUREMENTS WHERE AVAILABLE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL EXISTING INFORMATION AS REQUIRED TO ACCOMMODATE NECESSARY CONSTRUCTION. UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION MUST BE MAINTAINED AND ANY DAMAGES TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF PROPERTY AND RESTORATION OF DAMAGED PROPERTY CAUSED BY CONSTRUCTION ACTIVITIES. AFTER THE COMPLETION OF CONSTRUCTION, ANY EXISTING PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES DURING EXECUTION OF THE CONTRACT SHALL BE RESTORED SO AS TO MATCH THE EXISTING AT NO COST TO THE OWNER.
3. DRAWINGS SCALES MAY VARY FROM ONE SHEET TO THE NEXT. ALL PERSONS SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT SCALE OF ANY MEASUREMENTS MADE ON THE PLAN SHEETS. DRAWINGS IN GENERAL DO NOT SHOW DIMENSIONS OF EXISTING CONSTRUCTION. CONSTRUCTION SHALL BE DRAWN PROPORTIONATELY TO SCALE. CONTRACTOR SHALL OBTAIN ALL DIMENSIONS REQUIRED FOR CONSTRUCTION.
4. WHEN THE TERM "REMOVE" IS USED ON DRAWINGS IT SHALL MEAN THAT THE CONTRACTOR IS TO REMOVE THE REFERENCED MATERIAL OR EQUIPMENT AND DISPOSE OF IN A PROPER MANNER. WHEN THE TERM "REMOVE AND SALVAGE" IS USED THE CONTRACTOR SHALL REMOVE THE REFERENCED MATERIAL OR EQUIPMENT, TRANSPORT TO THE DESTINATION INDICATED, AND UNLOAD THE MATERIAL OR EQUIPMENT AS DIRECTED BY THE OWNER. THE PLANS DO NOT NECESSARILY SPELL OUT ALL ITEMS REQUIRING REMOVAL, DEMOLITION, OR PATCHING. WHERE NOT SHOWN, ALL REMOVAL, DEMOLITION, CUTTING, PATCHING AND OTHER WORK NECESSARY TO ACCOMMODATE NEW CONSTRUCTION SHALL BE PROVIDED AS A PART OF THE CONTRACT.

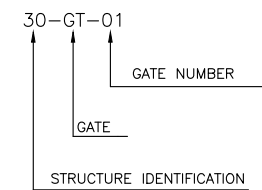
PROCESS PIPING LEGEND

	PLUG VALVE		
	GATE VALVE		
	CHECK VALVE		
	BUTTERFLY VALVE		
	PINCH VALVE		
		PNEUMATIC—, MOTORIZED (ELECTRIC) ACTUATORS	
		ELBOWS	
			CROSS, TEE, WYE
		PIPE UP, PIPE DOWN	
		CONCENTRIC REDUCER, ECCENTRIC REDUCER	
		FLANGED FLEXIBLE CONNECTER	
		FLOW METER	
PIPING SMALLER THAN 3"			
		BALL VALVE	
		CONTROL VALVE	
		PRESSURE REGULATOR	
		ELBOW/TEE DOWN	
		ELBOW/TEE UP	

DRAWING NUMBER DESIGNATION

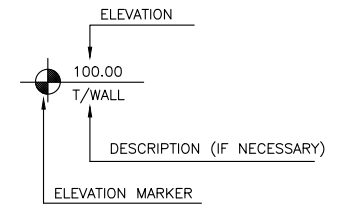


DETAIL DESIGNATION

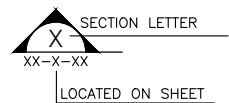


GATE IDENTIFIER

ELEVATION MARKER



SECTION DESIGNATION



GENERAL	G
CIVIL	C
REMOVAL	R
ARCHITECTURAL	A
STRUCTURAL	S
PROCESS/MECHANICAL	M
PLUMBING	P
HVAC	H
ELECTRICAL	E
PROCESS/INSTRUMENTATION	W
FIRE PROTECTION	FP

DISCIPLINE DESIGNATION

ELECTRICAL PLAN SYMBOLS

OUTLETS AND DEVICES

	DUPLEX
	DUPLEX (COUNTER TOP HEIGHT)
	SINGLE
	DOUBLE DUPLEX
	SPECIAL OUTLET
	EQUIPMENT CONNECTION
	DATA OUTLET
	TELEPHONE/DATA OUTLET
	TELEPHONE OUTLET
	TELEPHONE BLACKBOARD

LIGHTING

	LUMINAIRE, CEILING MOUNTED, RECESSED OR SURFACE
	WALL MOUNTED FIXTURE
	FIXTURE - DOUBLE OR SINGLE HEAD SPOTLIGHT
	EXIT FIXTURE
	EMERGENCY BATTERY REMOTE HEADS
	EMERGENCY BATTERY UNIT WITH HEADS
	SINGLE POLE MOUNTED FIXTURE
	TWIN POLE MOUNTED FIXTURE

SWITCHES

\$	SINGLE POLE SWITCH
\$ ₂	DOUBLE POLE SWITCH
\$ ₃	THREE WAY SWITCH
\$ ₄	FOUR WAY SWITCH
\$ _a \$ _b \$ _c	SWITCH CONTROL A, B, C
\$ _K	KEY OPERATED
\$ _P	SWITCH WITH PILOT LIGHT
\$ _{WP}	WEATHERPROOF SWITCH
\$ _D	DIMMER SWITCH
	OCCUPANCY SENSOR, WALL MOUNTED
	OCCUPANCY SENSOR, CEILING MOUNTED
\$ _M	MOTOR RATED SWITCH
\$ _{MS}	MANUAL MOTOR STARTER

SERVICE AND DISTRIBUTION

	LIGHTING OR POWER PANEL - RECESSED
	LIGHTING OR POWER PANEL - SURFACE
	DISTRIBUTION PANEL
	MOTOR CONTROL CENTER
	TRANSFORMER - REFER TO ONE-LINE. XX-XFMR-01 INDICATES LOCATION AT STRUCTURE XX.
	CURRENT TRANSFORMER CABINET (UTILITY METERING)
	METER AND SOCKET

MOTOR CONTROL

	DISCONNECT SWITCH, NON-FUSED
	DISCONNECT SWITCH, FUSED
	ENCLOSED CIRCUIT BREAKER
	MAGNETIC CONTACTOR
	ADJUSTABLE FREQUENCY DRIVE
	MAGNETIC MOTOR STARTER
	COMBINATION MAGNETIC MOTOR STARTER
	EQUIPMENT CONTROL PANEL - XXX INDICATES EQUIPMENT SERVED
	PUSHBUTTON
	ON/OFF PUSHBUTTON
	THREE FUNCTION PUSHBUTTON (UP/DOWN/STOP)
	THERMOSTAT
	SOLENOID VALVE
	MOTOR - NUMBER INDICATES HORSEPOWER

GENERAL NOTES

- THIS DRAWING IS A STANDARD LEGEND. SYMBOLS SHOWN MAY NOT ALL APPEAR ON DRAWINGS FOR THIS PROJECT.
- ALL CONTACTS ARE SHOWN IN THE DE-ENERGIZED (SHELF) POSITION. BI-STABLE RELAYS ARE SHOWN IN THE RESET POSITION.
- ONE-LINE DIAGRAMS FOR POWER SWITCHGEAR, USE ANSI STANDARD SYMBOLS AND ABBREVIATIONS.
- SEE INSTRUMENTATION I + C SYMBOLS LEGEND FOR INSTRUMENTATION SYMBOLS AND DETAILS.
- OTHER ABBREVIATIONS PER NECA 100-213 AND ISA S5.1
- ELEVATIONS ADJACENT TO SYMBOLS ARE BASED ON STATION DATUM. HEIGHTS ADJACENT TO SYMBOLS (+4.0) ARE REFERENCED TO FINISHED FLOOR GRADE.
- SEE SPECIFICATIONS AND SCHEDULES FOR COMPONENT REQUIREMENTS FOR MOTOR CONTROLLERS AND FOR CONTRACTORS.

SECURITY AND FIRE PROTECTION

	DOOR HOLDER
	HORN AND STROBE
	HORN ONLY
	STROBE ONLY
	MANUAL PULL STATION
	SMOKE DETECTOR
	HEAT DETECTOR - RATE OF RISE
	HEAT DETECTOR - FIXED TEMPERATURE
	WATER FLOW SWITCH
	LOW PRESSURE SWITCH
	TAMPER SWITCH
	SECURITY CAMERA - WP INDICATES WEATHERPROOF EXTERIOR CAMERA
	MOTION DETECTOR
	FIRE ALARM ANNUNCIATOR
	FIRE ALARM CONTROL PANEL

WIRING AND CONDUIT

- SIZE CONDUIT PER NEC. MINIMUM SIZE $\frac{3}{4}$ ".
- (X)#12 & #12G

REFERS TO NUMBER OF WIRE(S) AND SIZE OF WIRE(S) REQUIRED, WHERE AS:
(1)= ONE WIRE
#12 = THE SIZE OF WIRE REQUIRED
G = GROUND WIRE

- (X) 1-1/2°C

REFERS TO NUMBER OF CONDUIT(S) AND SIZE OF CONDUIT(S) REQUIRED, WHERE AS:

(1)= ONE CONDUIT
1-1/2°C = THE SIZE OF CONDUIT REQUIRED

*REFER TO DRAWINGS FOR REQ'D WIRE AND CONDUIT SIZES AND AMOUNTS

CIRCUITS

	CONDUIT STUB - TERMINATE WITH CAP
	CONDUIT TURNING UP
	CONDUIT TURNING DOWN
	HOMERUN TO PANELBOARD - H(X)-(Y,Z) OR L(X)-(Y,Z) - HIGH OR LOW VOLTAGE PANEL (X) - CIRCUIT (Y,Z) AS INDICATED
	JUNCTION BOX

ELECTRICAL ABBREVIATIONS

1P	ONE POLE
2P	TWO POLE
3P	THREE POLE
4P	FOUR POLE
1P1W	ONE POLE, ONE WIRE
1P2W	ONE POLE, TWO WIRE
2P2W	TWO POLE, TWO WIRE
2P3W	TWO POLE, THREE WIRE
3P2W	THREE POLE, TWO WIRE
3P3W	THREE POLE, THREE WIRE
3P4W	THREE POLE, FOUR WIRE
4P4W	FOUR POLE, FOUR WIRE
A	AMPERE
AC	ALTERNATING CURRENT
AF	AMP FRAME
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
AFD	ADJUSTABLE FREQUENCY DRIVE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
ALUM	ALUMINUM
AS	AMP SWITCH
AT	AMP TRIP
ARCH	ARCHITECT
ATS	AUTOMATIC TRANSFER SWITCH
AUD	AUDIOMETER BOX CONNECTION
AUX	AUXILIARY
A/V	AUDIO VISUAL
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
C	CONDUIT (GENERIC TERM FOR RACEWAY.)
CAM	CAMERA
CAT	CATALOG
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CKT	CIRCUIT
COL	COLUMN
C.T.	CURRENT TRANSFORMER
CU	COPPER
CL	CENTERLINE
DC	DIRECT CURRENT
Δ	DELTA
DET	DETECTOR
DISC	DISCONNECT
DIST	DISTRIBUTION
DN	DOWN
DWG	DRAWING

E	WIRED ON EMERGENCY CIRCUIT
EA	EACH
EC	ELECTRICAL CONTRACTOR
ECB	ENCLOSED CIRCUIT BREAKER
EDH	ELECTRICAL DUCT HEATER
EF	EXHAUST FAN
ELEC	ELECTRIC(AL)
ELEV	ELEVATION
EM	EMERGENCY
EMT	ELECTRIC METALLIC TUBING
ENCL	ENCLOSURE
EOL	END OF LINE
EP	EXPLOSION PROOF
EPO	EMERGENCY POWER OFF
EQUIP	EQUIPMENT
EUH	ELECTRIC UNIT HEATER
EW	ELECTRIC WATER COOLER
EW	ELECTRIC WATER HEATER
EXIST.	EXISTING
F	FLUSH
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FC	FIRE PROTECTION CONTRACTOR
FCU	FAN COIL UNIT
FDN	FOUNDATION
FIXT	FIXTURE
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FLR	FLOOR
FMC	FLEXIBLE METALLIC CONDUIT
FRE	FIBERGLASS REINFORCED EPOXY CONDUIT
FURN	FURNITURE
G	GROUND
GC	GENERAL CONTRACTOR
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFPE	GROUND FAULT PROTECTION EQUIPMENT
GND	GROUND
GRC	GALVANIZED RIGID CONDUIT
HGT	HEIGHT
HP	HORSEPOWER
HTR	HEATER
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HW	HOT WATER
HZ	HERTZ (CYCLE) PER SECOND

IAM	INDIVIDUAL ADDRESSABLE MODULE
ID	IDENTIFICATION
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
I/O	INPUT/OUTPUT
IR	PASSIVE INFARED
I.S.	INTRINSICALLY SAFE
J-JO	JUNCTION BOX
KCMIL	ONE THOUSAND CIRCULAR MILS
K/O	KNOCK-OUT
KVA	KILOVOLT AMPERE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
LFMC	LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT
LFNC	LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT
LP	LIGHTING PANELBOARD
LS	LIMIT SWITCH
LTG	LIGHTING
LV	LOW VOLTAGE
MAINT	MAINTAINED
MAU	MAKE-UP AIR UNIT
MAX	MAXIMUM
MC	METAL CLAD CABLE
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MD	MOTORIZED DAMPER
MDP	MAIN DISTRIBUTION PANEL
MISC	MISCELLANEOUS
MFR	MANUFACTURER
MLO	MAIN LUGS ONLY
MOD	MOTOR OPERATED DISCONNECT SWITCH
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
N	NORTH
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRIC CODE
NF	NON-FUSED
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NM	NONMETALLIC SHEATHED CABLE
NO	NORMALLY OPEN
NRTL	NATIONALLY RECOGNIZED TESTING LAB
#	NUMBER
NTS	NOT TO SCALE

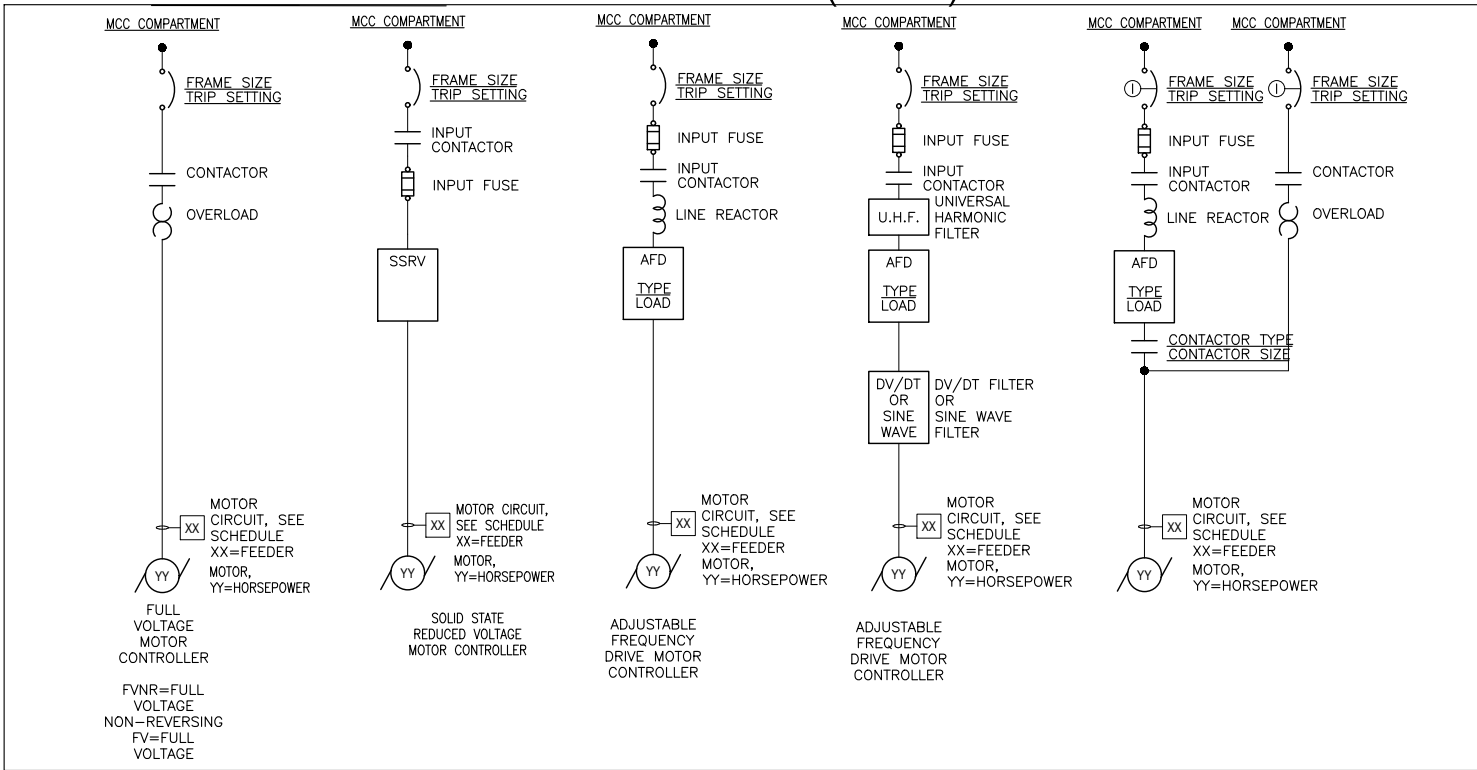
OHD	OVERHEAD DOOR OPERATOR
OL	OVERLOAD
P	POLE
PB	PULL BOX
PC	PLUMBING SYSTEM CONTRACTOR
PE	PRIMARY SERVICE
PEC	PHOTO ELECTRIC CONTROL
PH	PHASE
PIV	POST INDICATING VALVE
PNL	PANEL(BOARD)
PP	POWER PANEL
PR	PAIR
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE CONDUIT
PWR	POWER
RE	REMOVE EXISTING
REC	RECESSED
RECP	RECEPTACLE
REQD	REQUIRED
RM	ROOM
RMC	RIGID METAL CONDUIT
RTU	ROOFTOP UNIT
S	SURFACE MOUNTED
SCH	SCHEDULE
SEC	SECONDARY
SIG	SIGNAL
SN	SOLID NEUTRAL
SP	SPARE
SPD	160KA/ PHASE MINIMUM SURGE PROTECTIVE DEVICE
SPEC	SPECIFICATION
SPKR	SPEAKER
SS	STAINLESS STEEL
STP	SHIELDED TWISTED PAIR
STL	CARBON STEEL
SUSP	SUSPENDED
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TC	TELEPHONE CABINET
TCI	TELECOMMUNICATIONS CABLING INSTALLER
TCP	TEMPERATURE CONTROL PANEL
TEL	TELEPHONE/DATA
TEL/DATA	TELEPHONE
TEMP	TEMPORARY
TERM	TERMINAL(S)
TV	TELEVISION
TYP	TYPICAL

UC	UNDER COUNTER
UG	UNDERGROUND
UH	UNIT HEATER
UPS	UNINTERRUPTIBLE POWER SOURCE
UTIL	UTILITY
UTP	UNSHIELDED TWISTED PAIR
V	VOLT
VPD	VARIABLE FREQUENCY DRIVE
W	WATT
W/	WITH
WH	WATTHOUR
WP	WEATHERPROOF
XFMR	TRANSFORMER
XLP	CROSS LINKED POLETHYLENE
Y	WYE
ZAM	ZONE ADAPTER MODULE

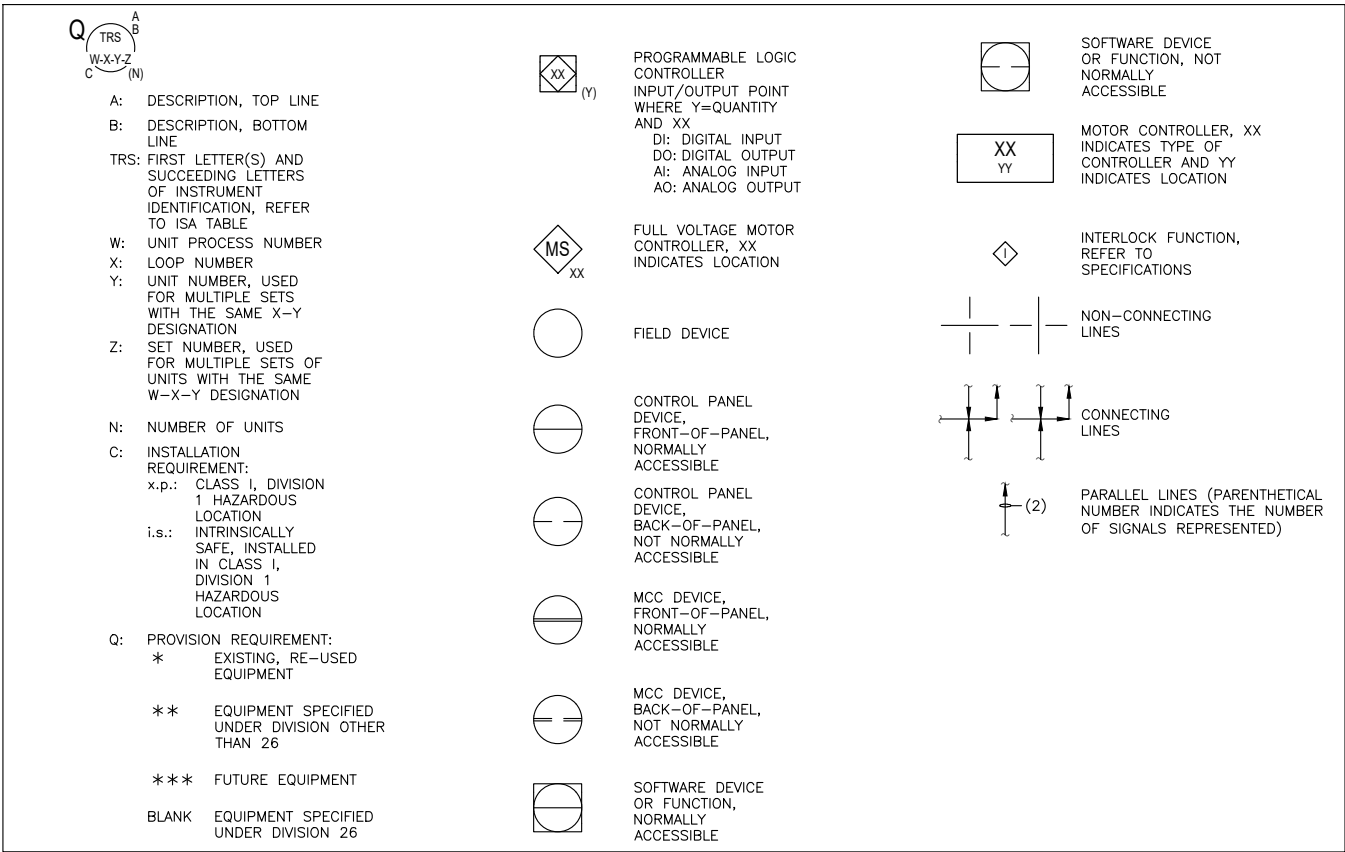
INTERNATIONAL SOCIETY OF AUTOMATION
INSTRUMENT IDENTIFICATION

	FIRST LETTER(S)		SUCCEEDING LETTERS		
	MEASURED OR INITIATING VARIABLE	VARIABLE	READOUT / PASSIVE FUNCTION	OUTPUT / ACTIVE FUNCTION	FUNCTION
A	ANALYSIS		ALARM		
B	BURNER, COMBUSTION		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
C	USER'S CHOICE			CONTROL	CLOSE
D	USER'S CHOICE	DIFFERENCES			DEVIATION
E	VOLTAGE		SENSOR (PRIMARY ELEMENT)		
F	FLOW, FLOW RATE	RATIO			
G	USER'S CHOICE		GLASS, VIEWING DEVICE		
H	HAND				HIGH
I	CURRENT		INDICATE		
J	POWER				
K	TIME, SCHEDULE	TIME RATE OF CHANGE		CONTROL STATION	
L	LEVEL		LIGHT		LOW
M	MOISTURE				MIDDLE, INTERMEDIATE
N	TORQUE		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
O	USER'S CHOICE		ORIFICE, RESTRICTION		OPEN
P	PRESSURE (VACUUM)		POINT, TEST CONNECTION		
Q	QUANTITY	INTEGRATE, TOTALIZE			
R	RADIATION		RECORD		RUN
S	SPEED, FREQUENCY	SAFETY		SWITCH	STOP
T	TEMPERATURE			TRANSMIT	
U	MULTIVARIABLE		MULTIFUNCTION	MULTIFUNCTION	
V	VIBRATION, MECHANICAL ANALYSIS			VALVE, DAMPER, LOUVER	
W	WEIGHT, FORCE		WELL		
X	UNCLASSIFIED	X AXIS	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED
Y	EVENT, STATE, PRESENCE	Y AXIS	AUXILIARY DEVICES		
Z	POSITION, DIMENSION	Z AXIS, SAFETY INSTRUMENT OF SYSTEM		DRIVE ACTUATE OR UNCLASSIFIED FINAL CONTROL ELEMENT	

MOTOR CONTROL (MCC) SYMBOLS



P&ID SYMBOLS (TYPICAL)



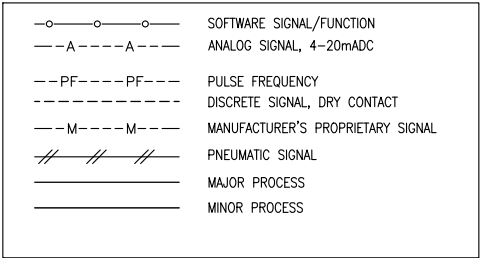
INSTRUMENT WIRING LEGEND

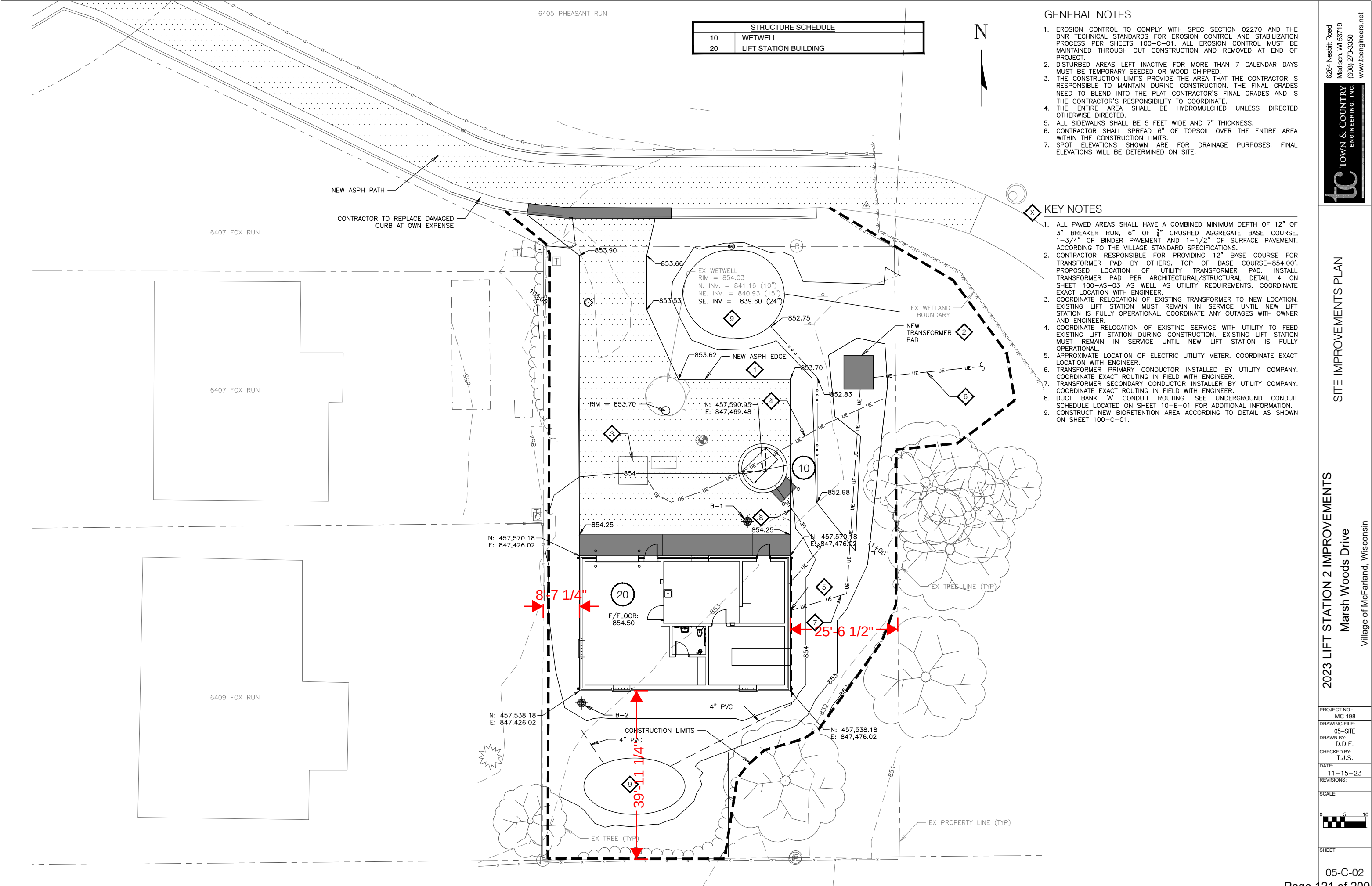
- AX = 2C#16 SHIELDED, TWISTED PAIR CABLE (X = NUMBER OF CABLES)
- DX = #14 THHN WIRE (X = NUMBER OF WIRES)
- MX = 1" CONDUIT FOR CABLE SUPPLIED BY MANUFACTURER (X = NUMBER OF CONDUITS)
- ELX = 3/4" CONDUIT AND CAT6(X) 300V CABLE(S) (X = NUMBER OF CABLES)
- EHX = 3/4" CONDUIT AND CAT6(X) 600V CABLE(S)
- FO(X) = CONDUIT AND FIBER OPTIC CABLE (X = NUMBER OF STRANDS)

PROCESS NOTES

- PROVIDE SEPARATE CONDUITS FOR THE FOLLOWING:
 - 24 V DC ANALOG
 - 24 V DC CONTROL/ DC PULSE
 - INTRINSICALLY SAFE
 - MANUFACTURERS CABLE
 - 120 VOLT CONTROL
 - 120 VOLT POWER
 - 480 VOLT POWER
 - LOW VOLTAGE INSTRUMENTATION
 - COMMUNICATION
- REFER TO SPECIFICATION 26 90 00 FOR LOOP AND OPERATOR INTERFACE FUNCTIONS.
- REFER TO RESPECTIVE DIVISION SPECIFICATIONS FOR ADDITIONAL DETAILS REGARDING INSTRUMENTATION AND CONTROL EQUIPMENT FURNISHED UNDER THOSE SPECIFICATIONS.

LINETYPE LEGEND

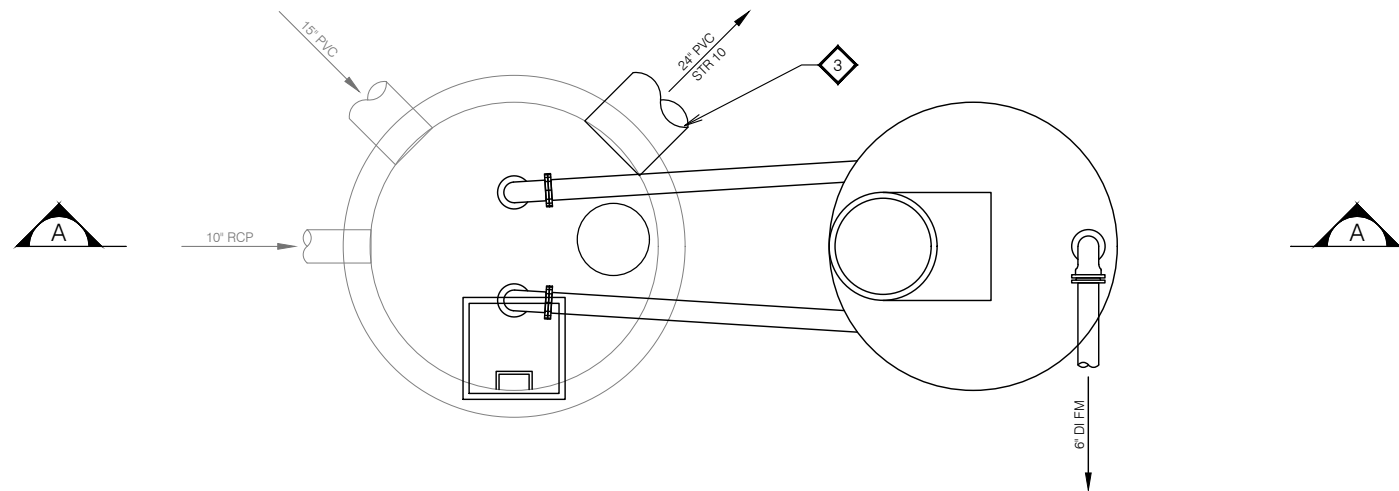




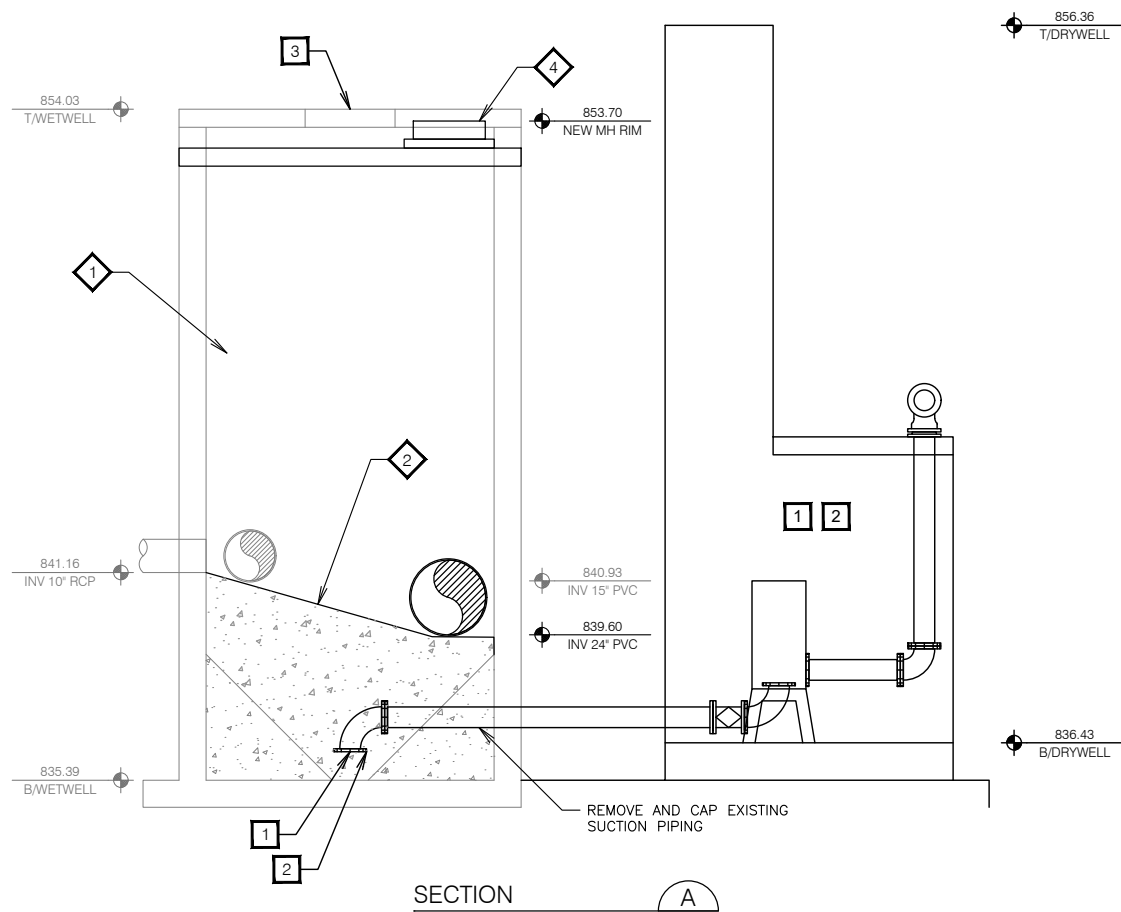
STRUCTURE SCHEDULE	
10	WETWELL
20	LIFT STATION BUILDING

- GENERAL NOTES
1. EROSION CONTROL TO COMPLY WITH SPEC SECTION 02270 AND THE DNR TECHNICAL STANDARDS FOR EROSION CONTROL AND STABILIZATION PROCESS PER SHEETS 100-C-01. ALL EROSION CONTROL MUST BE MAINTAINED THROUGH OUT CONSTRUCTION AND REMOVED AT END OF PROJECT.
 2. DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 7 CALENDAR DAYS MUST BE TEMPORARY SEEDED OR WOOD CHIPPED.
 3. THE CONSTRUCTION LIMITS PROVIDE THE AREA THAT THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN DURING CONSTRUCTION. THE FINAL GRADES NEED TO BLEND INTO THE PLAT CONTRACTOR'S FINAL GRADES AND IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE.
 4. THE ENTIRE AREA SHALL BE HYDROMULCHED UNLESS DIRECTED OTHERWISE DIRECTED.
 5. ALL SIDEWALKS SHALL BE 5 FEET WIDE AND 7" THICKNESS.
 6. CONTRACTOR SHALL SPREAD 6" OF TOPSOIL OVER THE ENTIRE AREA WITHIN THE CONSTRUCTION LIMITS.
 7. SPOT ELEVATIONS SHOWN ARE FOR DRAINAGE PURPOSES. FINAL ELEVATIONS WILL BE DETERMINED ON SITE.

- KEY NOTES
1. ALL PAVED AREAS SHALL HAVE A COMBINED MINIMUM DEPTH OF 12" OF 3" BREAKER RUN, 6" OF 3/4" CRUSHED AGGREGATE BASE COURSE, 1-3/4" OF BINDER PAVEMENT AND 1-1/2" OF SURFACE PAVEMENT. ACCORDING TO THE VILLAGE STANDARD SPECIFICATIONS.
 2. CONTRACTOR RESPONSIBLE FOR PROVIDING 12" BASE COURSE FOR TRANSFORMER PAD BY OTHERS. TOP OF BASE COURSE=854.00'. PROPOSED LOCATION OF UTILITY TRANSFORMER PAD. INSTALL TRANSFORMER PAD PER ARCHITECTURAL/STRUCTURAL DETAIL 4 ON SHEET 100-AS-03 AS WELL AS UTILITY REQUIREMENTS. COORDINATE EXACT LOCATION WITH ENGINEER.
 3. COORDINATE RELOCATION OF EXISTING TRANSFORMER TO NEW LOCATION. EXISTING LIFT STATION MUST REMAIN IN SERVICE UNTIL NEW LIFT STATION IS FULLY OPERATIONAL. COORDINATE ANY OUTAGES WITH OWNER AND ENGINEER.
 4. COORDINATE RELOCATION OF EXISTING SERVICE WITH UTILITY TO FEED EXISTING LIFT STATION DURING CONSTRUCTION. EXISTING LIFT STATION MUST REMAIN IN SERVICE UNTIL NEW LIFT STATION IS FULLY OPERATIONAL.
 5. APPROXIMATE LOCATION OF ELECTRIC UTILITY METER. COORDINATE EXACT LOCATION WITH ENGINEER.
 6. TRANSFORMER PRIMARY CONDUCTOR INSTALLED BY UTILITY COMPANY. COORDINATE EXACT ROUTING IN FIELD WITH ENGINEER.
 7. TRANSFORMER SECONDARY CONDUCTOR INSTALLER BY UTILITY COMPANY. COORDINATE EXACT ROUTING IN FIELD WITH ENGINEER.
 8. DUCT BANK 'A' CONDUIT ROUTING. SEE UNDERGROUND CONDUIT SCHEDULE LOCATED ON SHEET 10-E-01 FOR ADDITIONAL INFORMATION.
 9. CONSTRUCT NEW BIOTENTION AREA ACCORDING TO DETAIL AS SHOWN ON SHEET 100-C-01.



PROCESS PLAN



SECTION



GENERAL NOTES

1. DRAWINGS IN GENERAL DO NOT SHOW DIMENSIONS OF EXISTING CONSTRUCTION, BUT ARE DRAWN APPROXIMATELY TO SCALE. CONTRACTOR SHALL OBTAIN ALL DIMENSIONS REQUIRED FOR CONSTRUCTION.
2. SEE SPECIFICATIONS FOR GENERAL DEMOLITION REQUIREMENTS.
3. PLANS DO NOT NECESSARILY CALL FOR ALL ITEMS REQUIRING DEMOLITION REMOVAL, CUTTING, OR PATCHING. WHERE NOT SHOWN, ALL DEMOLITION, REMOVAL, CUTTING, PATCHING AND OTHER WORK NECESSARY TO ACCOMMODATE NEW CONSTRUCTION SHALL BE PROVIDED AS A PART OF THE CONTRACT.
4. REFER TO ARCHITECTURAL, STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION AND MODIFICATIONS NOT LISTED HERE.
5. EXISTING STRUCTURE IS TO REMAIN IN SERVICE DURING CONSTRUCTION. REFER TO SPECIFICATION SECTION 01 00 00 FOR ANTICIPATED SEQUENCE OF CONSTRUCTION. COORDINATE DEMOLITION SCHEDULE WITH THE OWNER.
6. PLANS FROM EXISTING WET WELL CONSTRUCTION ARE AVAILABLE UPON REQUEST.

REMOVAL NOTES

1. CONTRACTOR TO REMOVE ALL PIPING, EQUIPMENT, ELECTRICAL EQUIPMENT, AND MISC. ITEMS.
2. PUNCH HOLES IN SIDEWALLS NEAR THE BOTTOM, PLUG ALL PIPING AND CONDUIT OPENINGS, REMOVE THE ACCESS TO 3' BELOW NEW GRADES AND BACKFILL LIFT STATION WITH SAND MATERIAL.
3. CONTRACTOR TO REMOVE EXISTING MANHOLE TOP.

KEY NOTES

1. CONTRACTOR TO INSTALL SPECRA SHIELD COATING ON INTERIOR OF STRUCTURE AFTER MODIFICATIONS ARE MADE.
2. FILL WET WELL FLOOR WITH CONCRETE AND SLOPE TO NEW DISCHARGE POINTS.
3. CONTRACTOR SHALL CORE AND LINK SEAL NEW OPENING PER DETAIL 414 - TYPE H - 100-M-01.
4. CONTRACTOR TO PROVIDE AND INSTALL NEW STRUCTURE TOP WITH OPENING FOR NEENAH R-1550 CASTING. NEW TOP SHALL BE H-20 TRAFFIC LOAD RATED. CONTRACTOR TO PROVIDE DESIGN FOR NEW TOP STAMPED BY A STRUCTURAL ENGINEER. CONTRACTOR TO MAKE MODIFICATIONS TO EXISTING STRUCUTRE AS NECESSARY TO ACCOMODATE NEW LID DESIGN AND TARGET FINAL RIM ELEVATION OF 853.70.

2023 LIFT STATION 2 IMPROVEMENTS

Marsh Woods Drive

Village of McFarland, Wisconsin

REMOVAL PLAN EXISTING WET WELL

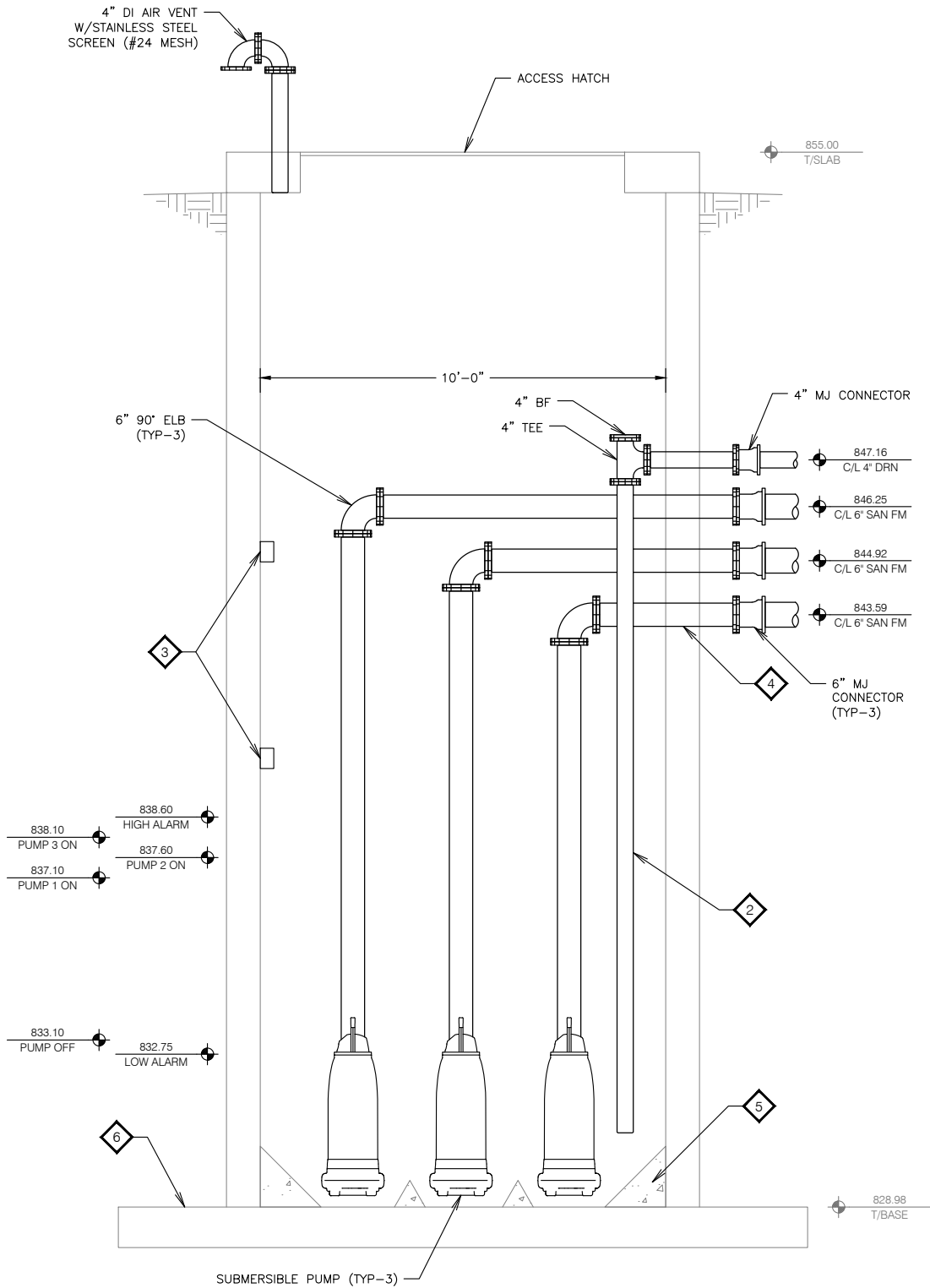
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tceengineers.net

tc TOWN & COUNTRY
ENGINEERING, INC.

PROJECT NO.: MC 198
DRAWING FILE: EX WETWELL
DRAWN BY: D.D.E.
CHECKED BY: T.J.S.
DATE: 11-16-23
REVISIONS:
SCALE:
0 1 2 3
FEET
SHEET:

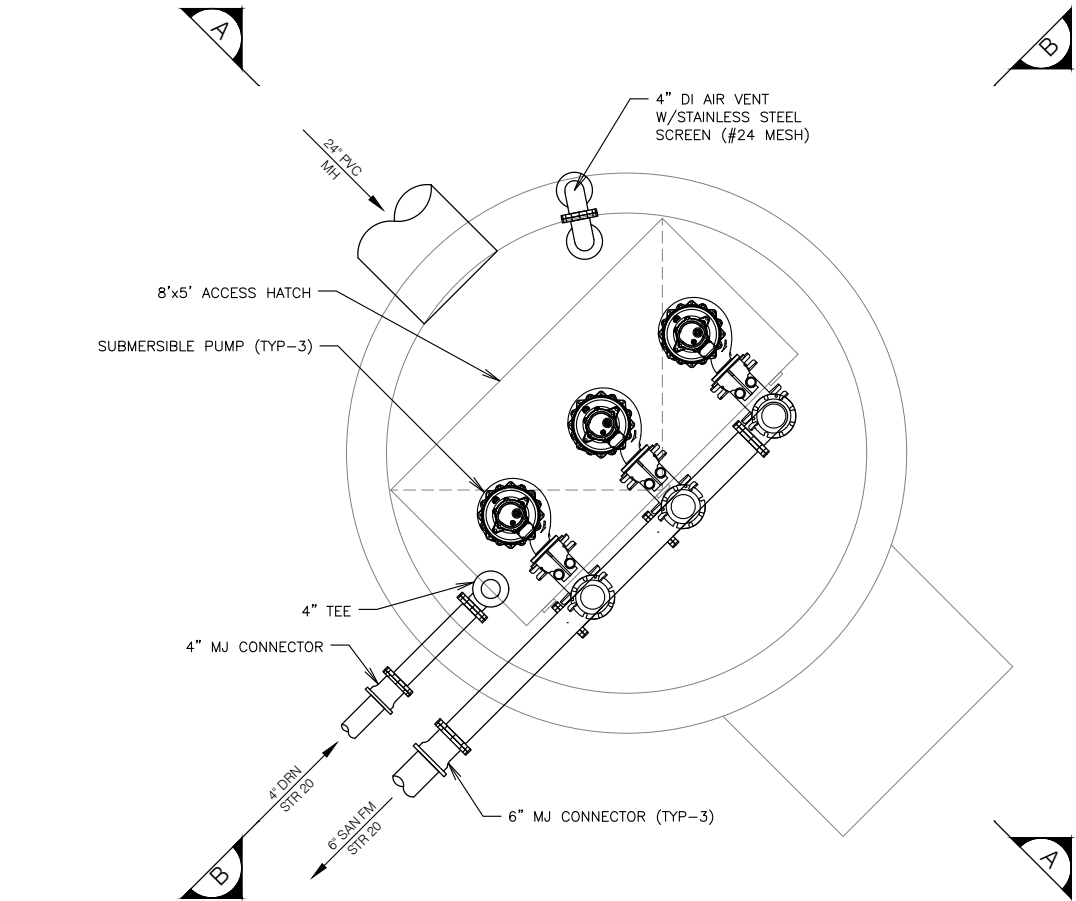
05-M-02

HIGH ALARM	838.60
PUMP 3 ON	838.10
PUMP 2 ON	837.60
PUMP 1 ON	837.10
PUMP OFF	833.10
LOW LEVEL ALARM	832.75



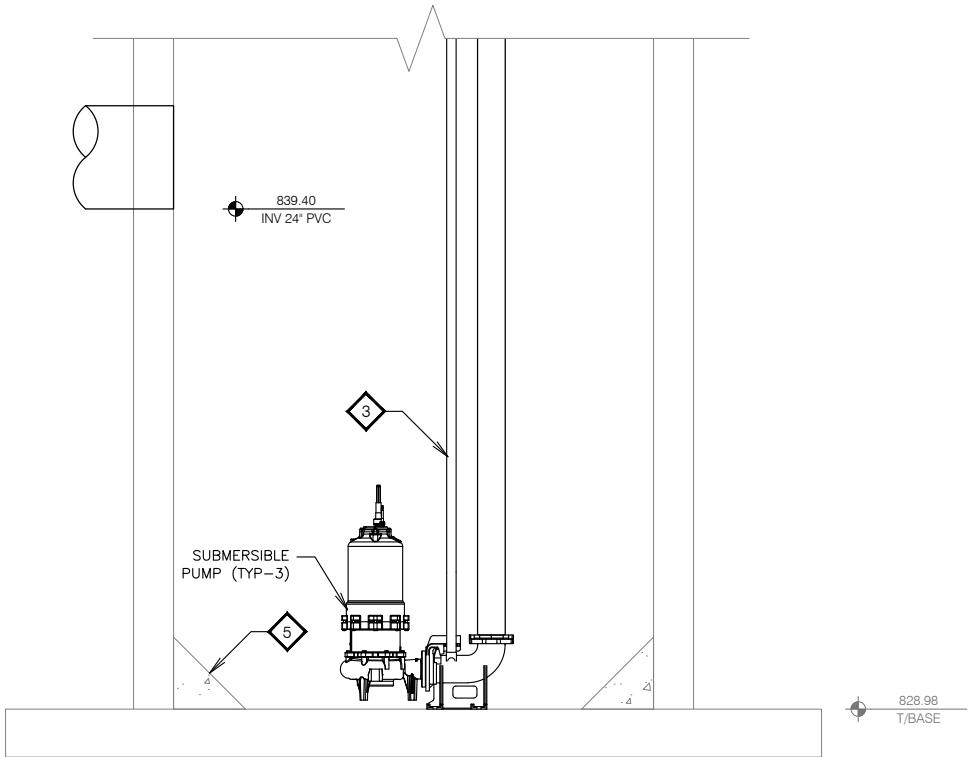
SECTION

B



PROCESS PLAN

Wetwell



SECTION

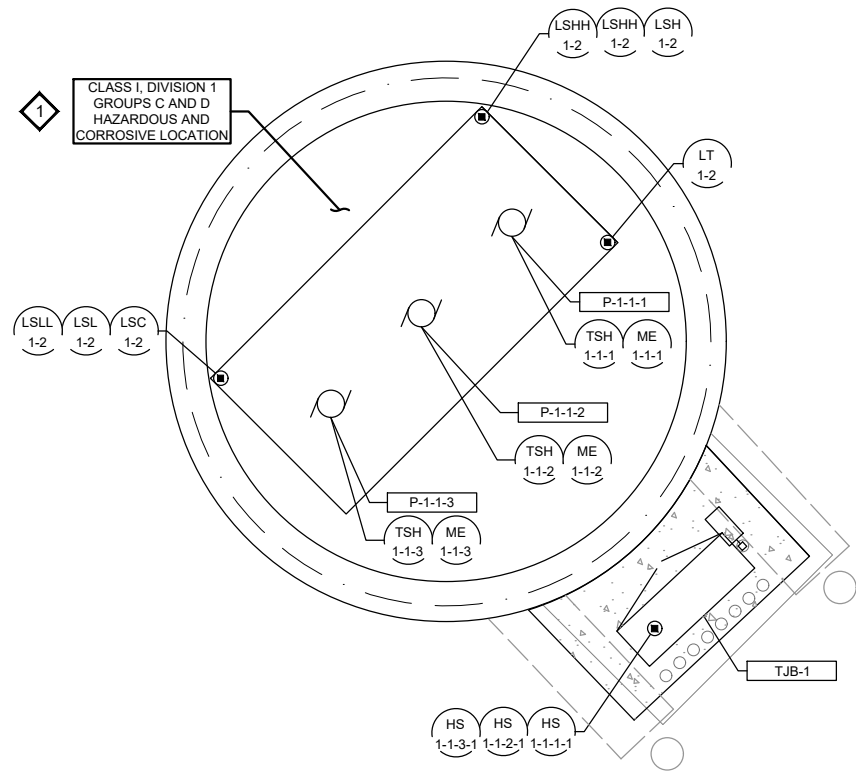
A

GENERAL NOTES

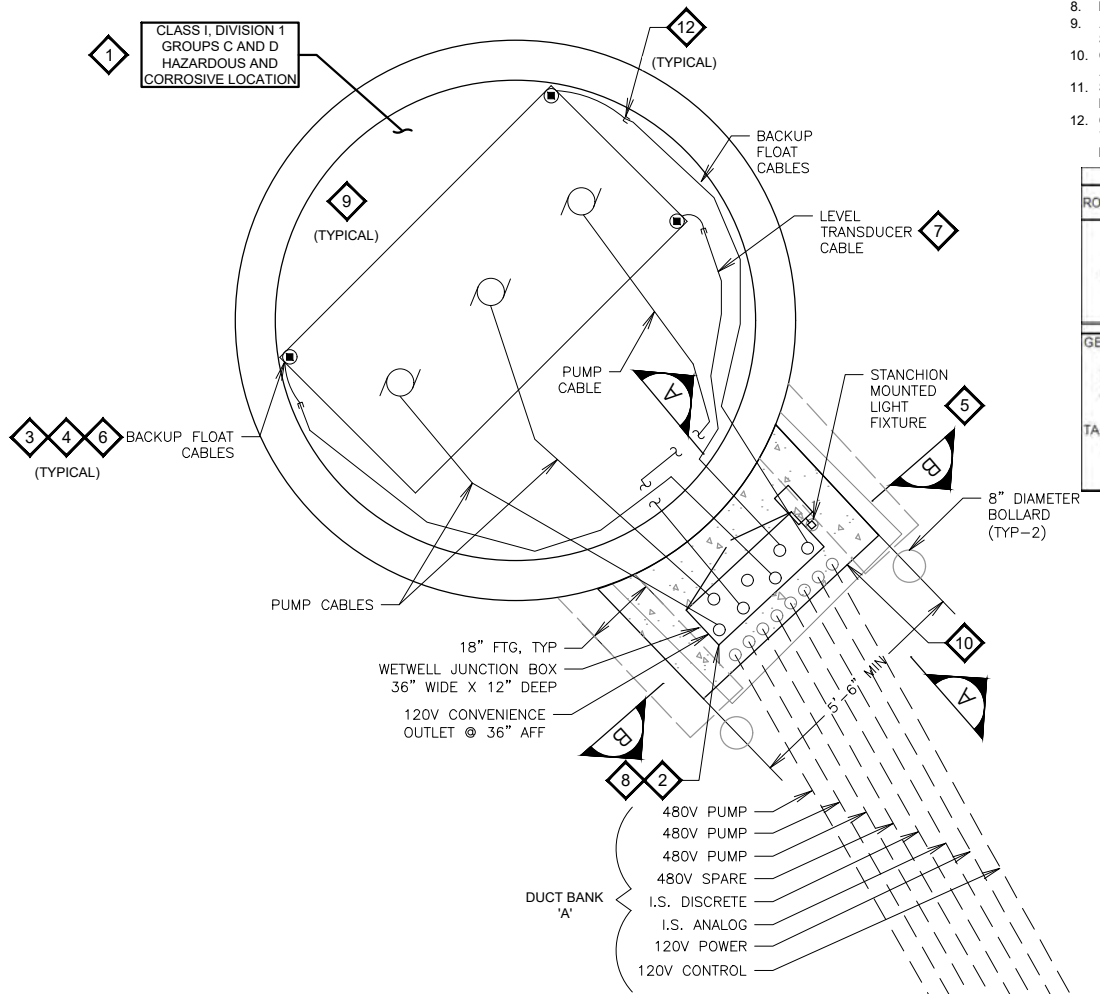
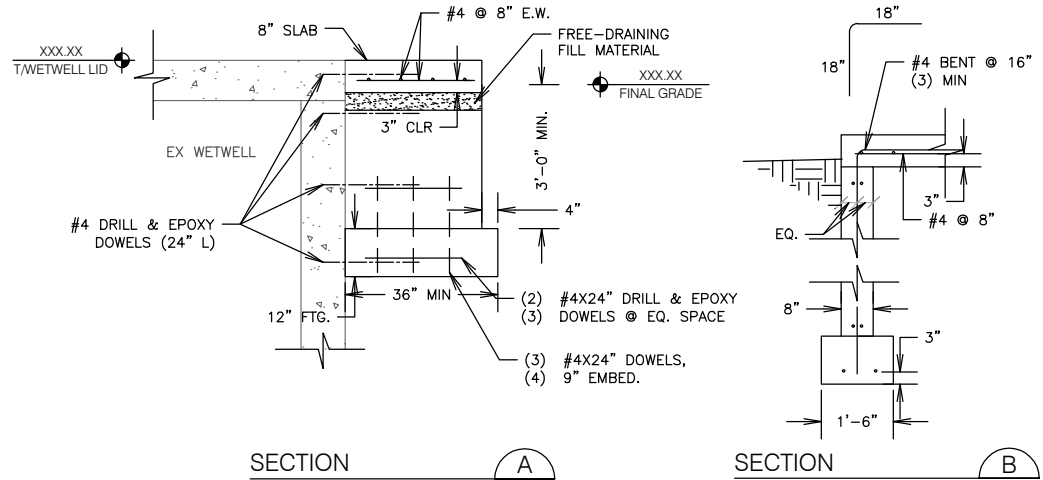
1. ALL PIPING THROUGH THE WETWELL WALLS SHALL BE CORED WITH WATER TIGHT SEALS.
2. CONTRACTOR SHALL GROUT THE BOTTOM OF WETWELL AS SHOWN AND PER MANUFACTURER'S RECOMMENDATIONS.
3. ALL EXPOSED PIPING SHALL BE EPOXY PAINTED CLASS 53 DI AND PAINTED ACCORDING TO THE HIGH PERFORMANCE COATINGS SPECIFICATION UNLESS NOTED OTHERWISE.
4. ALL MATERIAL IN WETWELL WILL BE 304SS, DUCTILE IRON EPOXY COATED, AND PVC COATED RIGID ELECTRIC CONDUIT.

KEY NOTES

1. ALL CONSTRUCTION MATERIALS INSTALLED IN THE WETWELL SHALL BE 304 STAINLESS STEEL UNLESS NOTED OTHERWISE.
2. PROVIDE SS PIPE BRACING PER THE PIPING SPECIFICATIONS.
3. PROVIDE SS GUIDE RAILINGS AND APPROPRIATE INTERMEDIATE SUPPORT BRACING AS PER THE PUMP MANUFACTURERS RECOMMENDATIONS.
4. CONTRACTOR SHALL CORE AND LINK SEAL ALL NEW OPENINGS PER DETAIL 414-TYPE H ON 100-M-01.
5. GROUT ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
6. CONTRACTOR TO VERIFY REQUIRED DIMENSION AND PROVIDE STAMPED BOUYANCY CALCULATIONS.



POWER AND INSTRUMENTATION PLAN



POWER DISTRIBUTION AND CONDUIT ROUTING PLAN

GENERAL NOTES

- DO NOT SCALE DRAWINGS TO DETERMINE EXACT LOCATION OF ELECTRICAL EQUIPMENT AND CONNECTIONS.
- 120V HOMERUN WIRING SHALL BE A MINIMUM OF (2) #12 & #12G IN 3/4" UNLESS OTHERWISE NOTED. SIZE FOR VOLTAGE DROP.
- SEE ONE-LINE DIAGRAM, PANEL SCHEDULE, AND FIELD DEVICE WIRING SCHEDULE FOR WIRING OF ALL PROCESS AND INSTRUMENTATION.
- PROVIDE RACEWAY FOR ALL HVAC EQUIPMENT. PROVIDE WIRING FOR LINE VOLTAGE AND ABOVE POWER AND CONTROL WIRING.
- INSTALL FIELD INSTRUMENTS PER DETAIL REFERENCED IN FIELD DEVICE WIRING SCHEDULE.
- ALL CONDUIT STUBBED UP THROUGH CONCRETE SHALL BE PVC COATED GRS.
- SEE SCADA OVERVIEW FOR COMMUNICATIONS CABLING REQUIREMENTS.
- TRANSITION FROM PVC TO FMCCS PRIOR TO TRANSITIONING FROM UNDERGROUND TO EXPOSED CONDUIT.
- UNDERGROUND CONDUIT ROUTING IS DIAGRAMMATIC IN NATURE AND NOT INTENDED TO DICTATE EXACT ROUTING CONTRACTOR IS TO COORDINATE WITH ENGINEER AND DETERMINE BEST ROUTING BASED ON OTHER UTILITIES AND FIELD CONDITIONS.
- ALL EQUIPMENT SHALL BE LABELED PER CITY'S REQUIREMENT.

KEY NOTES

- WETWELL IS CLASS I DIV 1, GROUPS C AND ENVIRONMENT. AREA ABOUT WETWELL VENT IS CLASS I DIV 1 TO A RADIUS OF 3 FEET, AND CLASS I DIV 2 FOR A RADIUS OF 3 TO 5 FEET. AREA ABOUT WETWELL HATCH WHEN OPEN IS CLASS I DIV 2 TO A HEIGHT OF 1.5 FEET AND AN AREA EXTENDING HORIZONTALLY 3 FEET FROM THE HATCH OPENING.
- PROVIDE WETWELL JUNCTION BOX AND CONDUIT ROUTING PER DETAIL E1-18.
- PROVIDE SEPERATE STAINLESS STEEL KELLEMS GRIPS IN WETWELL FOR EACH CABLE.
- PROVIDE TWO FLOAT MOUNTING KITS, ONE FOR LSL-1-2 AD LSL-1-2, LSC-1-2 AND THE SECOND FOR LSH-1-2, LSHH-1-2, AND LSHH-1-2.
- INSTALL FIXTURE POLE AND BASE PER DETAIL E3-11 FIXTURE TO BE MOUNTED AT 15' AFG AND CONTROLLED BY ON-OFF-AUTO SWITCH IN STRUCTURE 20.
- FLOAT INSTALLATION PER DETAIL E5-L01.
- TRANSDUCER INSTALLATION PER DETAIL E5-LO3.
- LB ENTERS WETWELL VENTILATED JUNCTION PANEL ON BACK SIDE.
- ALL CONDUIT IN WETWELL SHALL BE SLOPED TO DRAIN BACK TO WETWELL, AND SHALL BE BRACED WITH STAINLESS STEEL SUPPORTS.
- CONTRACTOR SHALL DETERMINE FINAL LENGTH AND WIDTH OF PLATFORM TO ALLOW SPACE FOR LBS. DIMENSIONS SHOWN ARE MINIMUM.
- SEE SPECIFICATION SECTION 01000 FOR DIVISION OF WORK BETWEEN THE ELECTRIC UTILITY AND THE CONTRACTOR.
- CONCEAL INSTRUMENTATION AND POWER CONDUCTORS IN CONDUIT WITHIN WETWELL AREA BEFORE TRANSITIONING TO EXPOSED CABLE AT TERMINATION LOCATIONS.

UNDERGROUND CONDUIT SCHEDULE					
ROUTE	CIRCUIT TYPE	CONDUIT QTY	CONDUIT SIZE	CONDUIT TYPE	NOTES
A	480V POWER	3	2"	RNC	1
	120V POWER	1	2"	RNC	1
	120V DISCRETE SIGNAL	1	2"	RNC	1
	I.S. SIGNAL	1	2"	RNC	1
	SPARE POWER	1	2"	RNC	1
	SPARE SIGNAL	1	2"	RNC	1

- GENERAL NOTES:
- TRANSITION TO PVC COATED GRC PRIOR TO EXITING GROUND.
 - REFER TO SECTION 25 90 10 FOR ADDITIONAL REQUIREMENTS.
 - WHERE MORE THAN ONE CONDUIT SIZE IS CALLED OUT IN PLANS, USE LARGEST CONDUIT SIZE SPECIFIED.

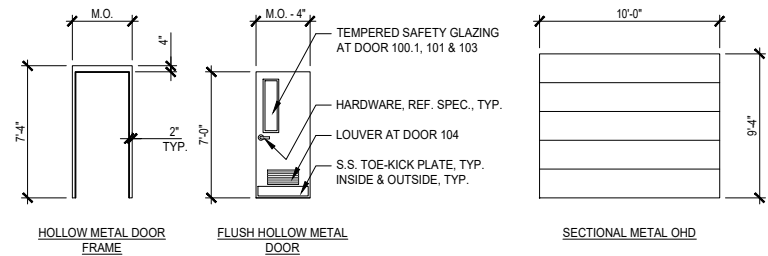
- TABLE NOTES:
- DIRECT-BURIED CONDUIT PER DETAIL E2-10

BUILDING CODE SUMMARY	
BUILDING INFORMATION	
PROJECT TYPE	NEW
STRUCTURE PURPOSE	NOTE-3
USE & OCCUPANCY	NOTE-4
NO. STORIES	1
CONSTRUCTION CLASS	IIIB
GROSS AREA NEW CONSTRUCTION	1,600 SF
GROSS AREA EXIST. & NEW	N/A
GROSS ENCLOSED VOLUME	22,000 CF
FIRE SUPPRESSION (Y/N)	N
FIRE ALARM (Y/N)	N
EXIT TRAVEL DIST. (MAX. PER T.1017.2)	NOTE-6
ACCESSIBILITY	NOTE-5
CODE AUTHORITY SUBMITTAL (Y/N)	N

- BUILDING CODE SUMMARY NOTES:
- PROJECT ADDRESS: MARSH WOODS DR., MCFARLAND, WI 53558
 - COMMERCIAL BUILDINGS DELEGATED AUTHORITY: WISCONSIN DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES (IBC 2015)
 - STRUCTURE PURPOSE:
CONSTRUCT NEW MUNICIPAL SEWAGE LIFT STATION
 - USE & OCCUPANCY:
FACTORY GROUP F-2, NO USE SEPARATIONS REQUIRED, TABLE 508.4, ALLOWABLE BUILDING AREA, GROUP F-2 = 19,000 SQ. FT. (NS, MOST RESTRICTIVE), TABLE 506.2
 - ACCESSIBILITY: EXEMPT PER IBC 1103.2.7 AND/OR 1103.2.9
 - ALLOWABLE EXIT TRAVEL DISTANCE: 300' (GROUP F-2)

BASIS OF STRUCTURAL DESIGN	
[1.0] ROOF LIVE LOADS:	
SNOW, GROUND (P _g)/ROOF FLAT (P _f)	30/25 PSF
UNBAL. SNOW LOAD (ASCE-7 FIG. 7-5)	40/25 PSF
IMPORTANCE FACTOR (I _p)	1.0
THERMAL FACTOR (C _t)	1.0
SNOW EXPOSURE FACTOR (C _e)	1.2
[1.1] SUPERIMPOSED ROOF DEAD LOADS (LOADS ON COMPONENTS):	
ROOFING, INSUL., FP, GWB, MISC.	18 PSF
[1.2] FLOOR LIVE LOADS:	
SLAB-ON-GRADE	250 PSF
[2.0] WIND (SIMPLIFIED PROCEDURE LOW-RISE BUILDINGS):	
WIND RISK CATEGORY	II
ENCLOSURE LEVEL	FULL
ULTIMATE DESIGN WIND SPEED (V _{ult})	115 MPH
NOMINAL DESIGN WIND SPEED (V _{asd})	90 MPH
IMPORTANCE FACTOR (I _w)	1.0
EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	±0.18
[3.0] SEISMIC (EQUIVALENT LATERAL FORCE PROCEDURE):	
SEISMIC RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR (I _s)	1.00
SITE CLASS	D
SEISMIC DESIGN CATEGORY	A
SEISMIC FORCE-RESISTING SYSTEM	NOTE-2
[4.0] ALLOWABLE SOIL BEARING CAPACITY & SUBGRADE MODULUS:	
FOOTINGS (REF. NOTE-4)	2,000 PSF
SLAB-ON-GRADE (REF. NOTE-4)	150 PCI

- BASIS OF STRUCTURAL DESIGN NOTES:
- PROVIDE FOR ADDITIONAL 5 PSF LL AT ALL ATTIC SPACES.
 - SEISMIC FORCE-RESISTING SYSTEM: A. BEARING WALL SYSTEMS, 9. ORDINARY REINFORCED MASONRY SHEAR WALLS (PER ASCE 7).
 - COMPONENT DELEGATED DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE WISCONSIN DEPARTMENT OF ADMINISTRATIVE CODE, CHAPTER SPS 362 (CURRENT EDITION). COMPONENT SUBMITTAL SHALL INCLUDE: WOOD ROOF TRUSSES.
 - REFERENCE CGC GEOTECHNICAL REPORT FOR SUBGRADE BEARING SOILS PREPARATION REQUIREMENTS.



- DOOR NOTES:
- REF. SPECIFICATION SECTION 08 71 00 (3.3) FOR DOOR HARDWARE SETS. HARDWARE TYPE & FINISHES AS SPECIFIED. COORDINATE LOCKSET KEYING WITH OWNER.
 - PROVIDE SHAFT-MOUNTED ELECTRIC OPERATOR (SIDE MOUNT), ACCESS KEYPAD, DOOR SENSING EDGE, & (4) REMOTES. TRACKS SHALL BE HIGH-CLEARANCE.
 - EXTERIOR DOORS 100.1 AND 100.2 & 102 SHALL BE INSULATED.
 - INTERIOR DOOR 103 SHALL BE 2-HR RATED, TEMPERED SAFETY GLAZING SHALL BE RATED FOR 1 1/2 HRS.

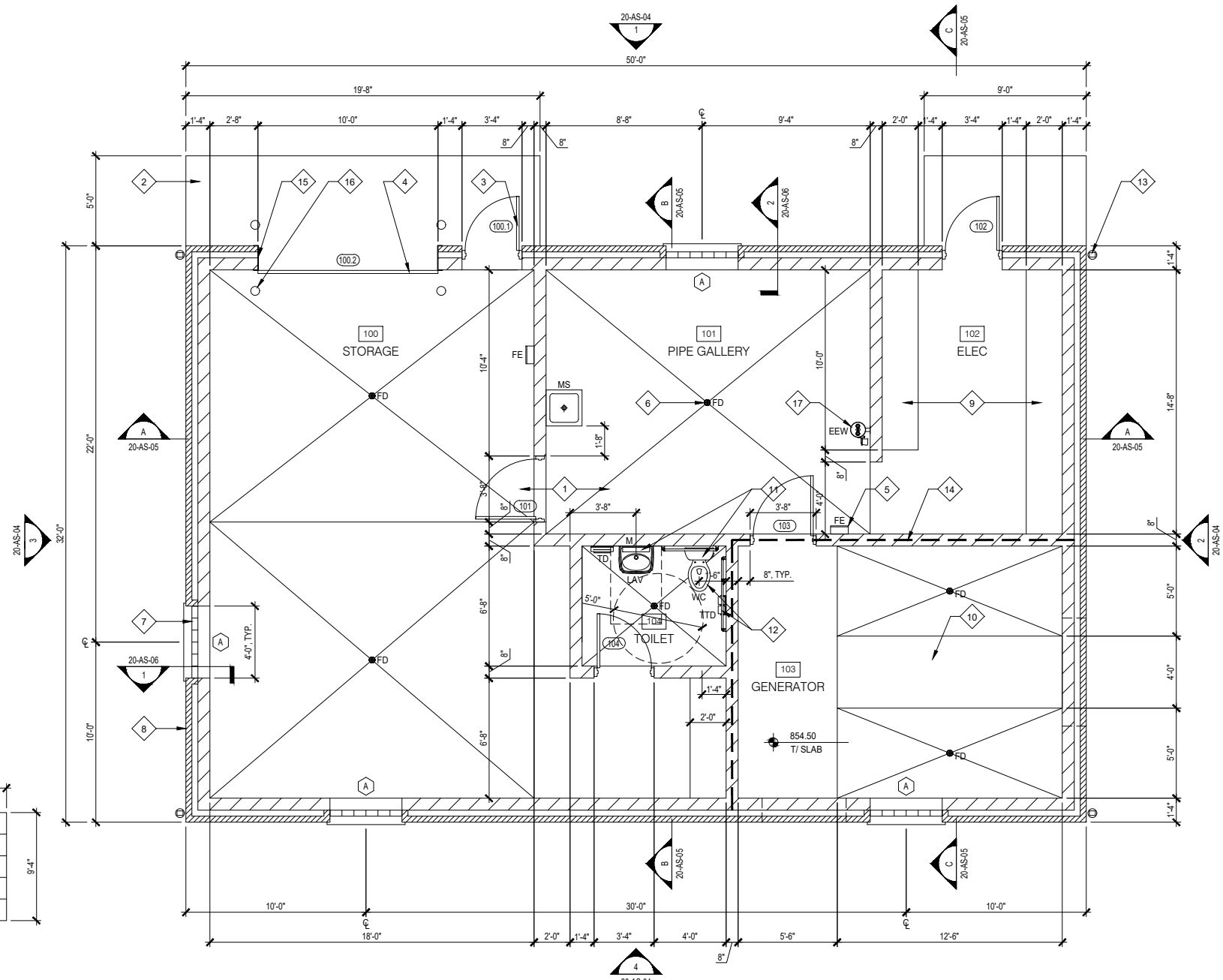
ROOM FINISH SCHEDULE											
BUILDING	ROOM NO.	ROOM NAME	WALLS				FLOOR	BASE	CEILING		REMARKS
			N	E	S	W			MAT'L	HEIGHT	
LIFT STATION NO. 2	100	STORAGE	CMU/PT	CMU/PT	CMU/PT	CMU/PT	SC	N/A	GWB	10'-10"±	NOTE-1, 2
	101	PIPE GALLERY	CMU/PT	CMU/PT	CMU/PT	CMU/PT	SC	N/A	GWB	10'-10"±	NOTE-1, 2
	102	ELECTRICAL	CMU/PT	CMU/PT	CMU/PT	CMU/PT	SC	N/A	GWB	10'-10"±	NOTE-1, 2
	103	EMERGENCY GENERATOR	CMU/PT	CMU/PT	CMU/PT	CMU/PT	SC	N/A	GWB	10'-10"±	NOTE-1, 2, 3
	104	TOILET	CMU/PT	CMU/PT	CMU/PT	CMU/PT	SC	N/A	GWB	10'-10"±	NOTE-1, 2

ROOM FINISH SCHEDULE ABBREVIATIONS:

C - CONCRETE
CMU - CONCRETE MASONRY UNIT
GWB - 5/8" TYPE-X MOISTURE-RESISTANT GYPSUM WALL BOARD, FINISHED, ORANGE-PEEL TEXTURED & PAINTED

PT - PAINTED
SC - SEALED CONCRETE

- ROOM FINISH SCHEDULE NOTES:
- SEALED CONCRETE FINISH: (2) COATS ARMOR 'AR350' OR EQ., FOLLOW MFR RECOMMENDATIONS FOR SURFACE PREP, MIXING & APPLICATION RATES.
 - GWB 5/8" MOISTURE-RESISTANT, TYPE-X, MAX. INSTALLATION GAP 1/16".
 - 2-HR FIRE SEPARATION AREA: PROVIDE (2) LAYERS 5/8" TYPE-X GWB AT RM 103 CEILING. O. JOINT COMPOUND & TAPE BOTH LAYERS; FINISHED, PAINTED & TEXTURED EXPOSED SURFACE ONLY.



FLOOR PLAN

1
1/4" = 1'-0"

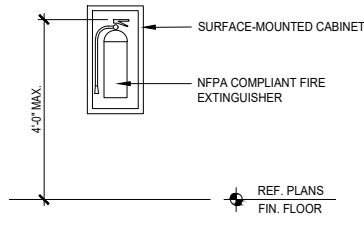
GENERAL NOTES

- KEY NOTES BELOW APPLY TO THIS SHEET ONLY.
- REFERENCE DETAIL 4/100-AS-02 & 5/100-AS-02 FOR APPLICABLE HEAD, JAMB, SILL AND/OR THRESHOLD DETAILS OF CONSTRUCTION.

KEY NOTES

- CONCRETE FLOOR SLAB-ON-GRADE: 4" THICK ROOMS 102 & 104, 6" THICK REMAINING ROOMS
- CONCRETE FROST-PROTECTED STRUCTURAL STOOP
- INSULATED HOLLOW METAL DOOR, FRAME & HARDWARE, REF. DETAIL THIS SHEET AND SPECIFICATIONS 08 11 13 & 08 71 00
- 10'-0"W. X 9'-4"H. INSULATED METAL SECTIONAL OVERHEAD DOOR, REF. DETAIL THIS SHEET AND SPECIFICATION 08 36 13
- FIRE EXTINGUISHER IN SURFACE-MOUNTED CABINET, REF. FIRE EXTINGUISHER MOUNTING ELEVATION THIS SHEET, TYP.
- FLOOR DRAIN (FD), REF. PLUMBING DRAWINGS & FOUNDATION PLAN FOR ELEVATION(S), TYP.
- GLASS BLOCK WINDOW ASSEMBLY AT LOCATIONS SHOWN AND DENOTED 'A', (4) LOCATIONS, TYP.
- 16" INSULATED MASONRY CAVITY WALL, REF. APPLICABLE DETAILS FOR CONSTRUCTION.
- 4" RAISED CONC. PAD, ALSO REF. ELEC. DWGS
- EMERGENCY GENERATOR RAISED ISOLATED BASE
- TOILET ROOM FIXTURES: WC = WATER CLOSET, LAV = LAVATORY, MS = MOP SINK, REF. PLUMBING DRAWINGS & SPECIFICATIONS, ALSO REF. 1/100-AS-03 & 2/100-AS-03 FOR APPLICABLE MOUNTING INFORMATION
- TOILET ROOM ACCESSORIES: GB = STAINLESS STEEL GRAB BARS, TTD = TOILET TISSUE DISPENSER, TD = TOWEL DISPENSER, M = MIRROR, REF. SPECIFICATION 10 80 00 AND REF. 1/100-AS-03 & 2/100-AS-03 FOR APPLICABLE MOUNTING INFORMATION
- FACTORY-FINISHED ALUM. DOWNSPOUT TO UNDERDRAIN SYSTEM, REF. SITE DWGS, TYP. (4) LOCATIONS SHOWN
- 2-HR RATED WALL AND CEILING SYSTEM REQUIRED BETWEEN GENERATOR ROOM 103 AND ADJACENT STRUCTURE (HEAVY DASHED LINE)
- 1/8" PLATE STEEL PROTECTIVE JAMB COVER, 2" RETURNS, GALVANIZED & PAINTED, (2) REQD
- 8" CONCRETE-FILLED STEEL PIPE BOLLARD
- WALL-MOUNTED EMERGENCY EYE WASH (EEW) STATION, REF. PLUMBING DWGS FOR SPECIFICATIONS

FIRE EXTINGUISHER NOTE:
PROVIDE WALL FIRE EXTINGUISHERS (FE), GENERAL LOCATIONS AS SHOWN ON FLOOR PLAN. COORDINATE EXACT PLAN LOCATION TO ACCOMMODATE INSTALLATIONS BY OTHER TRADES.



FIRE EXTINGUISHER MOUNTING ELEVATION

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ENGINEERING, INC.

STRUCTURE PLAN & CODE

2023 LIFT STATION 2 IMPROVEMENTS

Marsh Woods Drive

Village of McFarland, Wisconsin

PROJECT NO.:
MC 198

DRAWING FILE:

DRAWN BY:
WTS

CHECKED BY:

DATE:
6/28/23

REVISIONS:

SCALE:

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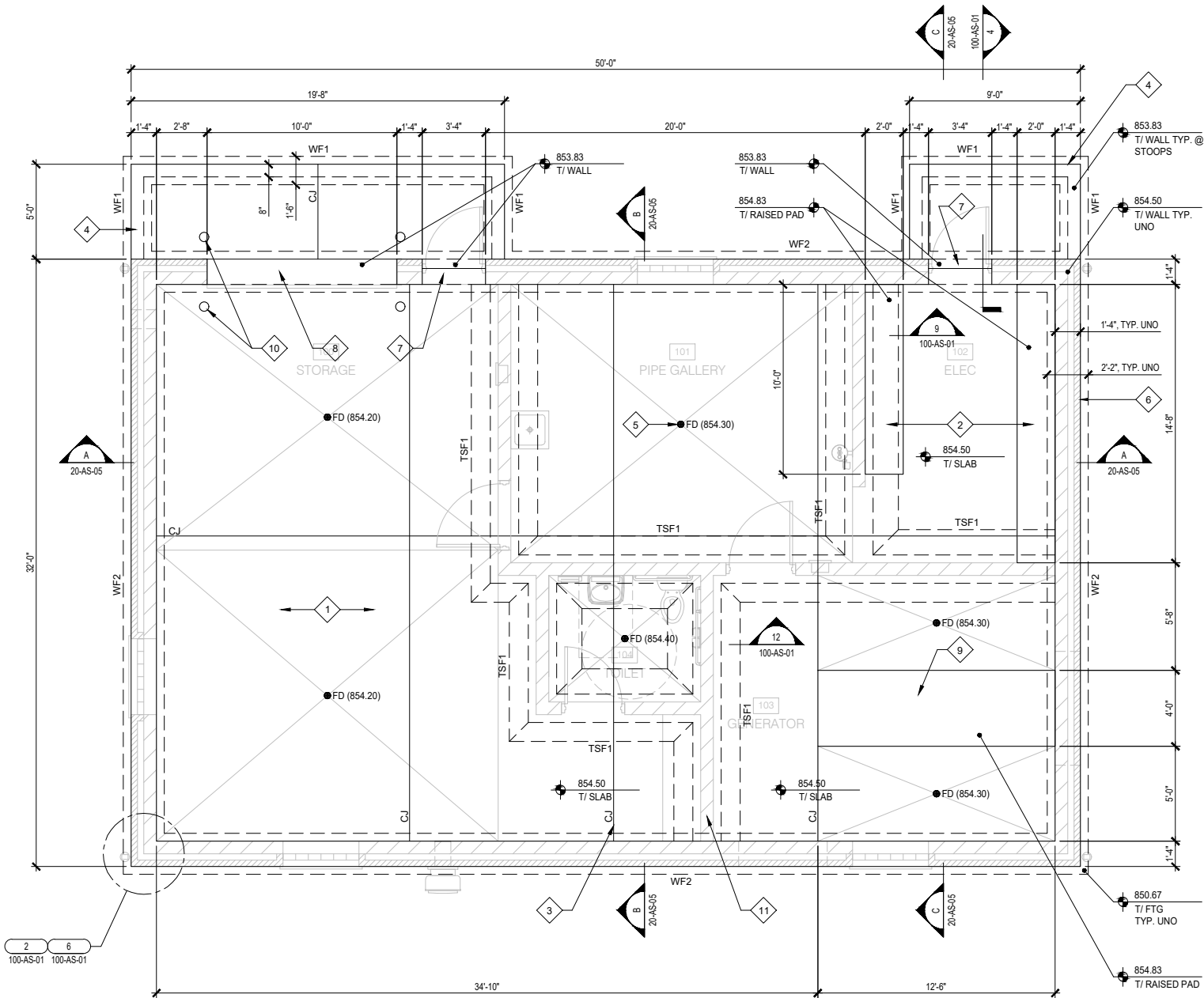
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NOTE:
ALL FINISH-EXPOSED FORMED CONCRETE SURFACES SHALL RECEIVE A SMOOTH RUBBED FINISH PER SPECIFICATION SECTION 03 30 00 (3.7). CONCRETE SLABS SHALL BE FINISHED TO TOLERANCE $F_F=25$, $F_1=20$, UNO.

WALL FOOTINGS				
MARK	SIZE		REINF.	REMARKS
	W (IN)	T (IN)		
WF1	1'-6"	12"	(2) #4 CONT.	-
WF2	2'-0"	12"	(3) #5 CONT.	-
TSF1	1'-8"	12"	-	REF. 12/100-AS-01

NOTES:
1. FOOTINGS ARE CENTERED BELOW CONCRETE (OR CMU) WALLS TYP. UNO.
2. INSTALL CONC. WALL-TO-FOOTING DOWELS, #4 X 24" STRAIGHT DOWELS @ 48" O.C., 9" EMBED. INTO FOOTING, TYP. UNO.



FOUNDATION PLAN

1

1/4" = 1'-0"

GENERAL NOTES

- KEY NOTES BELOW APPLY TO THIS SHEET ONLY.
- REF. 8/100-AS-01 FOR CONCRETE REINFORCING LAP SPLICE TABLE AND REINFORCING CLEAR COVER REQUIREMENTS.
- REF. 3/100-AS-01 FOR CONCRETE REINFORCING TYPICAL BAR BEND DETAILING.
- SEQUENCED CONCRETE PLACEMENT SHALL UTILIZE LAP SPLICES AS INDICATED IN 8/100-AS-01 EXCEPT WHERE APPROVED BY A/E IN ADVANCE WHERE DETAIL 7/100-AS-01 MAY BE PERMITTED.
- REF. 11/100-AS-01 FOR UTILITY PIPING/CONDUIT CONFLICTS WITH FOUNDATION, TYP.
- A SITE-SPECIFIC GEOTECHNICAL SUBSURFACE INVESTIGATION AND REPORT WAS COMPLETED FOR THE SITE. RECOMMENDATIONS THEREIN SHALL BE INCORPORATED INTO THE PROJECT REQUIREMENTS. IN GENERAL, BIDDER SHALL PROVIDE FOR ENTIRE PROJECT BASE BID TO INCLUDE THE FOLLOWING SOILS WORK:

- PREPARE BUILDING FOOTING BEARING SOILS TO MEET MINIMUM CAPACITY INDICATED IN 'BASIS OF BUILDING STRUCTURAL DESIGN' TABLE ON SHEET 02-AS-01. SUBSTANDARD SOILS THAT MAY BE ENCOUNTERED REQUIRING ADDITIONAL SUB-GRADE REMOVAL & REPLACEMENT WITH ENGINEERED FILL, AS APPROVED IN ADVANCE BY ENGINEER, SHALL BE PROVIDED FOR WITH UNIT COSTS UNDER SUPPLEMENTAL BID ITEM.

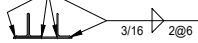
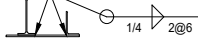
- PREPARE CONCRETE FLOOR SLAB-ON-GRADE SUB-GRADE AS DETAILED IN REPORT, OR AS OTHERWISE DETAILED ON DRAWINGS WHICHEVER PROVIDES FOR GREATER SUB-GRADE CAPACITY. MIN. 6" COMPACTED AGGREGATE BASE BELOW FLOOR SLAB-ON-GRADE REQUIRED. ALSO REF. 5/100-AS-01 FOR VAPOR RETARDER REQUIREMENTS.

- FOR DETAILED DESCRIPTION OF SOILS AND FOUNDATION SUB-GRADE PREPARATION, REFER TO:

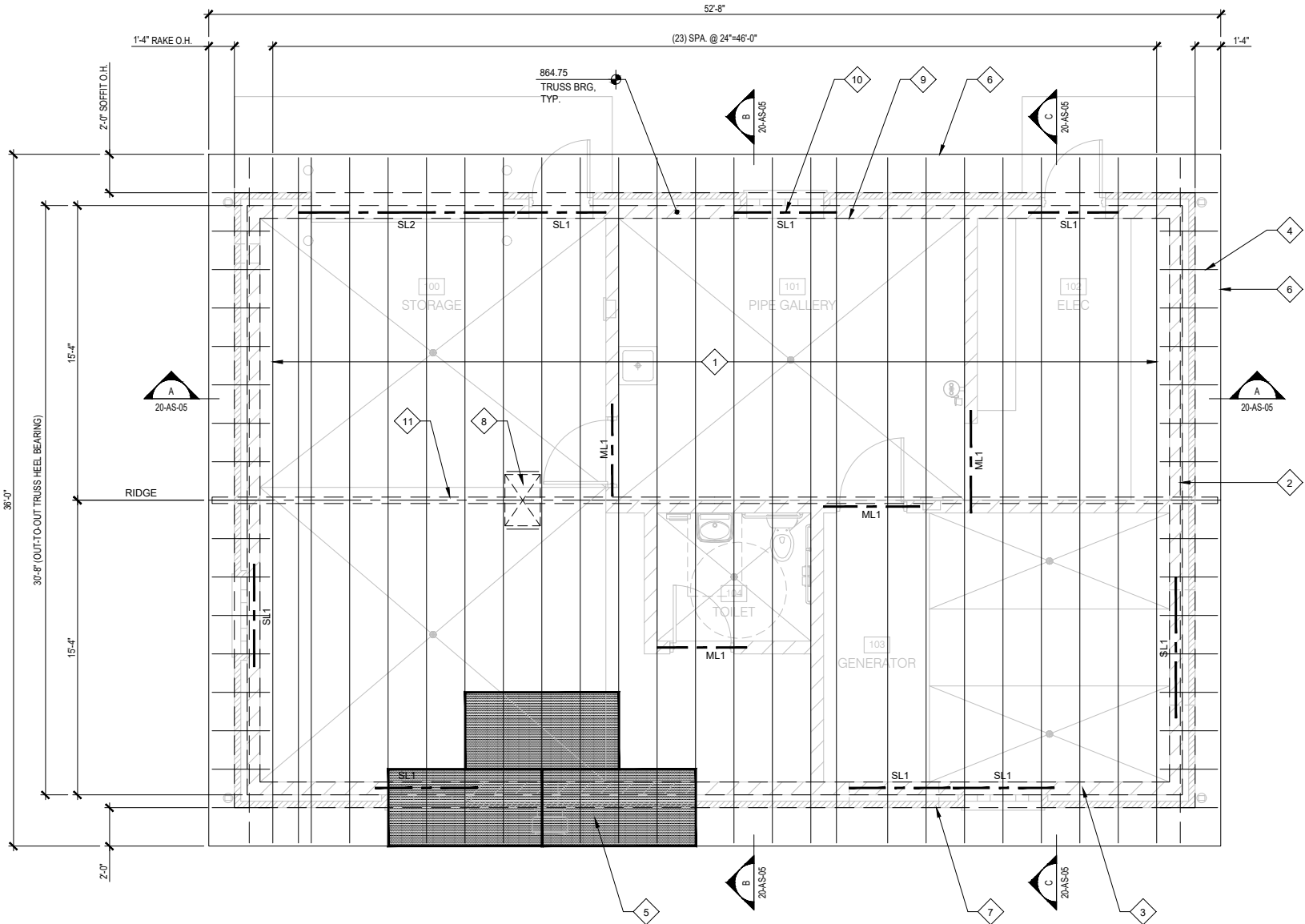
GEOTECHNICAL EXPLORATION REPORT
CGC, INC.
MAY 26, 2023
CGC REPORT NO.: C23162 (MAY 26, 2023)
(AND REVISION-1, OCTOBER 24, 2023)
CGC CONTACT:
TIM F. GASSENHEIMER, PE, CST
2921 PERRY ST., MADISON, WI 53713
608-288-7887

KEY NOTES

- CONCRETE SLAB-ON-GRADE:
 - ROOMS 102 & 104: 4" THICK, REINF. W/6X6 W1.4 X W1.4 WWF, SLAB PLACED OVER 10 MIL VAPOR RETARDER
 - ELSEWHERE: 6" THICK, REINFORCE W/ (1) MAT #4 BARS @ 18" O.C. E.W. CENTERED IN SLAB, SLAB PLACED OVER 10 MIL VAPOR RETARDER
 - STRUCTURAL STOOPS: REF. 4/100-AS-01
 - WHERE WWF SPECIFIED, FURNISH IN FLAT SHEETS, CENTER IN SLAB, MIN. 6" OVERLAP WWF SHEET EDGES, REF. 6/100-AS-03 FOR SUB-GRADE PREP. & POLY VAPOR RETARDER REQUIREMENTS, SLAB FINISH TOLERANCE $FF = 25$, $F_1 = 20$, STEEL TROWEL FINISH INTERIOR SLABS, BROOM FINISH EXT. SLABS, PITCH FLOOR TO FLOOR DRAINS WHERE PRESENT, TYP.
- 4" RAISED EQUIPMENT PAD, ALSO REF. ELEC. DWGS
- CONCRETE SLAB CONTROL JOINT (CJ), SAW-CUT WITHIN 12 HRS CONCRETE PLACEMENT/FINISHING, REF. 5/100-AS-01
- NEW STRUCTURAL CONCRETE STOOP AT EXTERIOR WALK DOORS & OVERHEAD DOOR
- FLOOR DRAIN, FLOOR SLOPE AS SHOWN, T/DRAIN EL. AS SHOWN IN PARENTHESIS, ALSO REF. PLUMBING DWGS
- CONCRETE FROST WALL AND CONT. FTG
- DROP T/WALL ELEVATION DOWN 8" AT WALK DOOR OPENINGS TO ALLOW STOOP SLAB OVER-POUR, LOCATE CONSTRUCTION JOINT BETWEEN INTERIOR SLAB AND EXT. STOOP SLAB BELOW THRESHOLD
- DROP T/WALL ELEVATION DOWN 8" AT OVERHEAD DOOR OPENING TO ALLOW GARAGE FLOOR SLAB OVER-POUR, REF. 13/100-AS-01
- ISOLATED RAISED EQUIPMENT BASE, REF. 3/100-AS-03, SIM./TYP.
- 8" CONCRETE-FILLED STEEL PIPE BOLLARD, REF. 8/100-AS-02, TYP.
- THICKENED SLAB FOOTING, REF. SCHEDULE THIS SHEET, TYP.

LINTEL SCHEDULE		
MARK	TYPE	DETAIL/REMARKS
ML1	8"W. BOND BEAM W/2-#5 CONT. (& LOOSE STEEL LINTEL AT MASONRY VENEER LOCATIONS)	 GROUT W/ MIN. 3,000 PSI CONC.
SL1	B/B L6X3 1/2X3/8 (LLV) WITH 3/8" T. BOT. PL., PL. WIDTH = WALL MINUS 1"	 3/16 2@6
SL2	W8X24 & L6X3 1/2X3/8 (LLV) WITH 3/8" T. BOT. PL., PL. WIDTH = WALL MINUS 1"	 1/4 2@6

- NOTES:
- MINIMUM LINTEL BEARING 8" UNLESS DETAILED OTHERWISE.
 - INSTALL LINTEL TYPE 'ML1' AT MISC. HVAC OPENINGS < 24" WIDE (NOT SHOWN).



ROOF FRAMING PLAN

1

1/4" = 1'-0"



GENERAL NOTES

- KEY NOTES BELOW APPLY TO THIS SHEET ONLY.
- VERIFY SIZE AND LOCATION OF ANY AND ALL ROOF & WALL OPENINGS WITH MECHANICAL, HVAC AND ELECTRICAL CONTRACTORS. OPENINGS LESS THAN 24 INCHES IN DIMENSION ARE GENERALLY NOT SHOWN.
- UNO, WOOD FASTENING SHALL BE COMPLETED IN ACCORDANCE WITH IBC 2015 TABLE 2304.9.1
- TRUSS COMPONENT DELEGATED DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE WISCONSIN DEPARTMENT OF ADMINISTRATIVE CODE, CHAPTER SPS 362 (CURRENT EDITION).
- G.C. SHALL SUBMIT THE FOLLOWING COMPONENT DESIGNS TO A/E: WOOD ROOF TRUSSES.
- NEW TRUSS WEB GEOMETRY SHALL BE AS DESIGNED BY TRUSS SUPPLIER.
- TRUSS DESIGN SUPERIMPOSED DEAD AND LIVE DESIGN LOADS:
 - DL: 15 PSF TOP CHORD, 5 PSF BOT. CHORD
 - LL: 25 PSF TOP CHORD, 5 PSF BOT. CHORD
- REF. 7/100-AS-02 FOR PERMANENT TRUSS BRACING REQUIREMENTS. BRACING INSTALLATION SHALL BE IN COMPLIANCE WITH "BUILDING COMPONENT SAFETY INFORMATION" (BCSI) MANUAL JOINTLY PRODUCED BY THE TRUSS PLATE INSTITUTE (TPI) AND STRUCTURAL BUILDING COMPONENTS ASSOCIATION (SBCA), 2013 EDITION., UPDATED MARCH 2015.
- INSTALL PERMANENT TRUSS BRIDGING AS RECOMMENDED BY TRUSS SUPPLIER.
- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED.

KEY NOTES

- WOOD COMMON TRUSSES AT 24" O.C., TYP.
- STEP-DOWN WOOD END WALL TRUSS, TYP.
- TRUSS BEARING ON 8" CMU STRUCTURAL WYTHE P.T. WOOD NAILER PLATES BELOW
- 2X LOOKOUTS @ 24" O.C.
- 19/32" STRUCTURAL USE OSB SHEATHING, SPAN RATING 32/16, SPAN PERPENDICULAR TO TRUSS, STAGGER JOINTS
- 2X8 FASCIA ALL AROUND
- MASONRY CAVITY WALL BELOW (DASHED LINES)
- 22"x32" ATTIC ACCESS, PROVIDE MITERED 1X4 FINISH WOOD TRIMMED OPENING, REMOVABLE ACCESS PANEL: PLYWOOD & 5/8" TYPE-X GWB FINISH SURFACE, GRAVITY MOUNTED, 3" MIN. POLYSTYRENE ON ATTIC SIDE, EXPOSED WOOD PAINTED
- SIMPSON STRONG-TIE 1/2" (OR EQ.) HOLD-DOWN ANCHOR, EA. TRUSS BRG. OPTION: USE (1) MITEK 'TIMBERLOK' THROUGH DOUBLE TOP PLATE INTO BOT. CHORD TRUSS AT EA. TRUSS AND/OR LOOKOUT BEARING (MIN. SERVICE CAPACITY UPLIFT = 420#, SHEAR = 320# EA. ANCHOR), OR APPROVED EQUAL
- STEEL (OR MASONRY) LINTEL OVER OPENING, REF. LINTEL SCHEDULE THIS SHEET, TYP.
- CONT. RIDGE VENT ABOVE (DASHED LINE)

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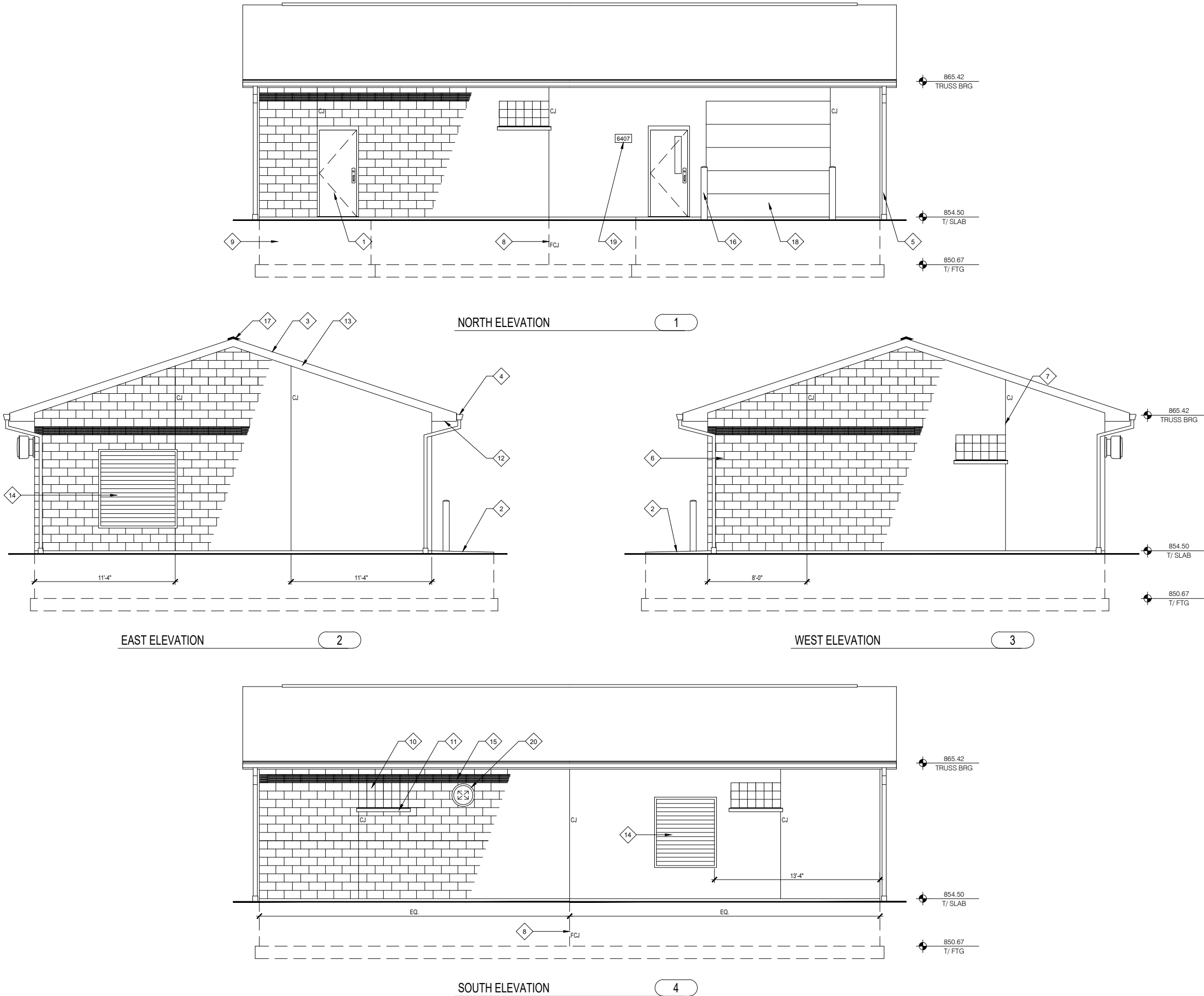


ROOF FRAMING PLAN

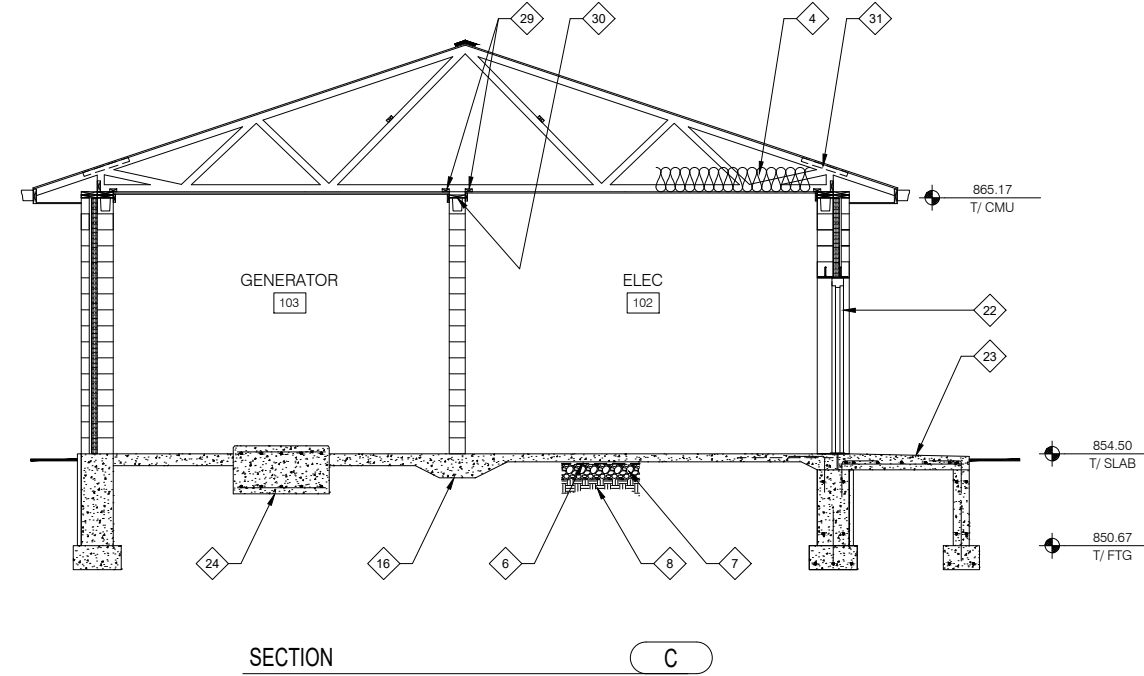
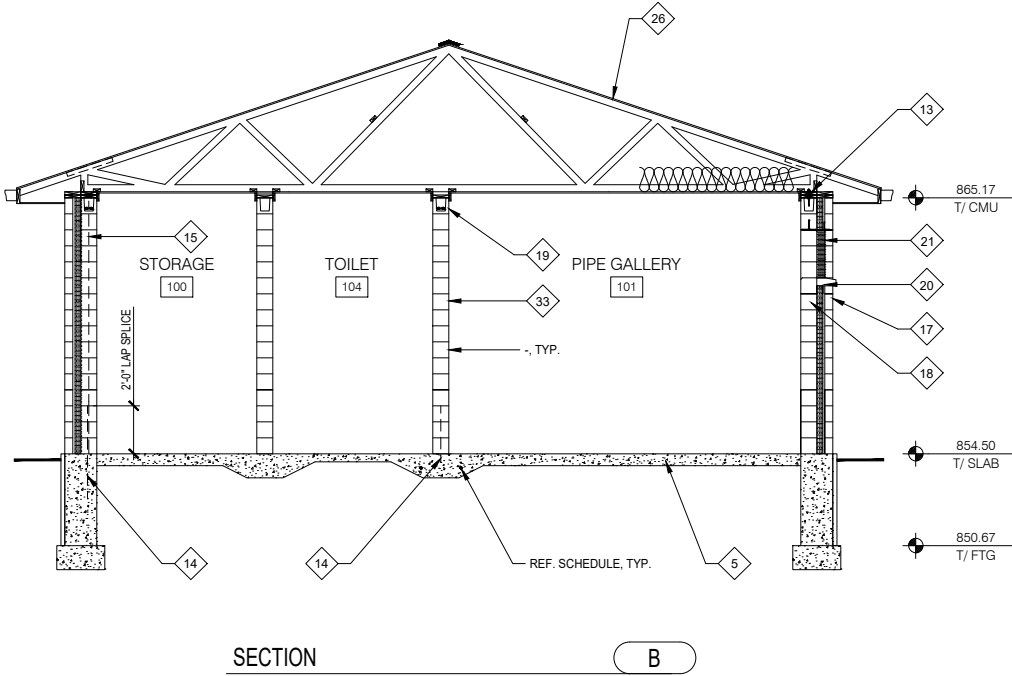
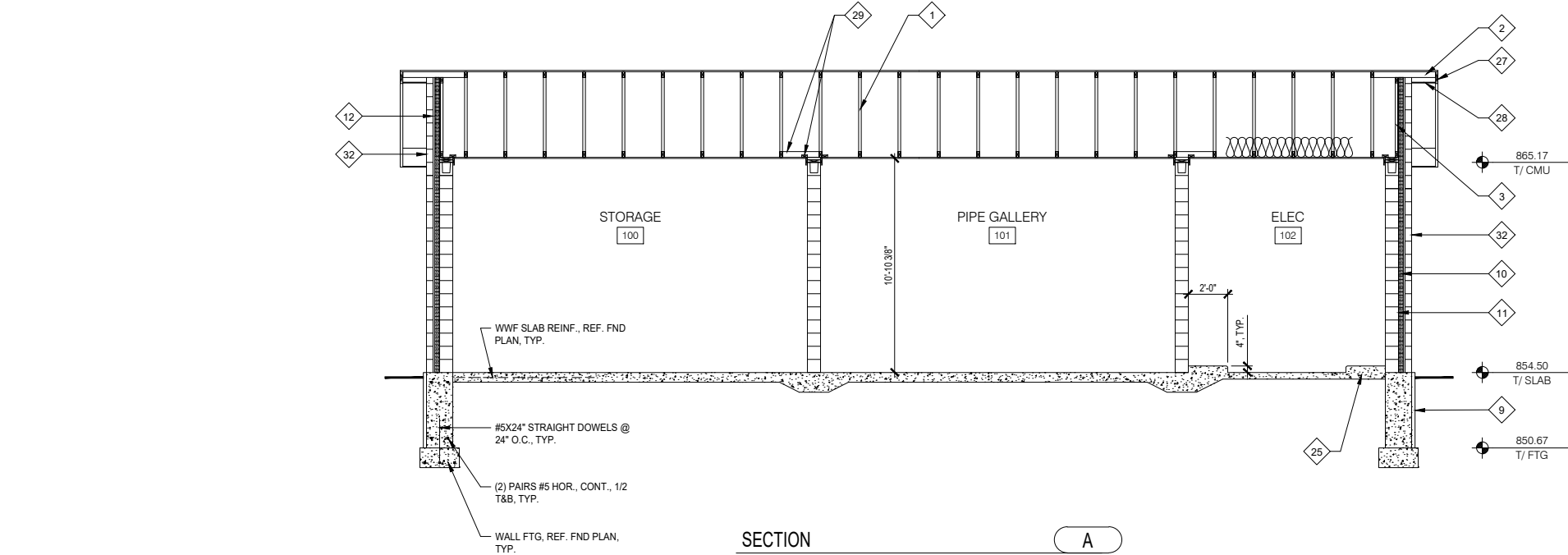
2023 LIFT STATION 2 IMPROVEMENTS
Marsh Woods Drive
Village of McFarland, Wisconsin

PROJECT NO.: MC 198
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DRAWN BY: WTS
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DATE: 6/28/23
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20-AS-03



- GENERAL NOTES**
- KEY NOTES BELOW APPLY TO THIS SHEET ONLY.
 - EXPOSED CONCRETE SURFACES TO RECEIVE 'GROUT-CLEAN RUBBED FINISH' PER SPECIFICATION SECTION 03 30 00, TYP. AS APPLICABLE.
- KEY NOTES**
- HOLLOW METAL DOOR, FRAME & HARDWARE, AS SCHEDULED
 - STRUCTURAL CONCRETE STOOP
 - ROOF SYSTEM, REF. ENLARGED DETAILS, SPECIFICATIONS & APPLICABLE DETAILS FOR UNDERLAYMENT, DRIP EDGE, FLASHING, AND ICE & WATER SHIELD REQUIREMENTS
 - FACTORY-FINISHED SEAMLESS TYPE-K COMMERCIAL ALUMINUM 6"W. GUTTER
 - FACTORY-FINISHED 3" X 4" DOWNSPOUT SYSTEM, DISCHARGE INTO BELOW-GRADE STORM WATER CONVEYANCE SYSTEM, TYP. AT (4) LOCATIONS SHOWN
 - INSULATED CAVITY-WALL MASONRY STRUCTURE, SPLIT-FACED CMU VENEER, RUNNING BOND
 - MASONRY CONTROL JOINT (CJ) AT LOCATIONS SHOWN, REF. 3/100-AS-02, TYP.
 - FOUNDATION CONTROL JOINT (FCJ), ONLY AT (2) LOCATIONS SHOWN, ALIGN WITH MASONRY CONTROL JOINT, REF. 1/100-AS-01
 - CAST-IN-PLACE CONCRETE FOUNDATION
 - GLASS BLOCK WINDOW SYSTEM, TYP.
 - PRECAST CONCRETE SILL WITH DRIP, TYP.
 - FACTORY-FINISHED VENTED ALUMINUM SOFFIT, TYP. AT EAVE AND RAKE
 - FACTORY-FINISHED ALUMINUM CLAD FASCIA SYSTEM, TYP.
 - LOUVER, REF. HVAC DWGS
 - CMU VENEER ACCENT COURSE, RUNNING BOND
 - 8" CONCRETE-FILLED PIPE BOLLARD, (2) LOC. SHOWN, REF. 8/100-AS-02
 - CONT. RIDGE VENT. SYSTEM, ASPHALT SHINGLE EXPOSED SURFACE TO MATCH ROOF SHINGLE SYSTEM
 - INSULATED METAL SECTIONAL OVERHEAD DOOR
 - ADDRESS INSERT BLOCK, COORDINATE MATERIAL, STYLE AND '6407' FONT WITH OWNER
 - EXHAUST FAN, REF. HVAC DWGS



GENERAL NOTES

1. KEY NOTES BELOW APPLY TO THIS SHEET ONLY.

KEY NOTES

- WOOD ROOF TRUSSES @ 24" O.C.
- 2X LOOK-OUTS AT 24" O.C.
- DROPPED ENDWALL TRUSS TO ACCEPT LOOK-OUTS, TYP.
- R42 BLOWN-IN INSULATION OVER 6 MIL POLY VAPOR RETARDER, TYP.
- CONCRETE SLAB-ON-GRADE, REF. 20-AS-02 FOR REINF.
- 10 MIL POLY VAPOR RETARDER, TYP. IMMEDIATELY BELOW ALL INTERIOR SLAB-ON-GRADE FLOORS, TYP.
- MIN. 6" COMPACTED CRUSHED AGGREGATE SUB-BASE BELOW SLABS-ON-GRADE, TYP.
- REF. GENERAL NOTES ON SHEET 20-AS-02 FOR SUB-GRADE PREP. REQUIREMENTS AT SLAB-ON-GRADE, THICKENED SLABS AND CONTINUOUS WALL FOOTINGS
- 2" POLYSTYRENE INSULATION TO MIN. 48" BELOW GRADE, TYP. AT PERIM. WALLS, FIRST COAT EXT. BUILDING WALLS BELOW GRADE W/ ASPHALTIC COATING, SPRAY-APPLIED, COAT EXPOSED FACE INSULATION TO 12" BELOW GRADE WITH PROTECTIVE CEMENTITIOUS COATING, COLOR GRAY, TYP.
- 3" POLYISOCYANURATE INSULATION, FOIL-FACED & TAPED, TYP.
- SPRAY-ON MOISTURE BARRIER CONCEALED FACE 8" STRUCTURAL WYTHE, TYP.
- 15/32" OSB WALL SHEATHING AT GABLE END WALL TRUSSES, INSTALL AIR-INFILTRATION BARRIER OVER OSB PRIOR TO VENEER TIE ATTACHMENT, TYP.
- 1/2" DIA. EXPANSION ANCHORS @ MAX. 48" O.C. THRU DOUBLE P.T. BEARING PLATE, INSTALL W/ 3" SQ. X 1/4" PL. WASHER AT EA. ANCHOR, TYP.
- MASONRY DOWELS, REF. 1/100-AS-02, TYP.
- REINFORCED STRUCTURAL MASONRY WYTHE, REF. 1/100-AS-02, TYP.
- THICKENED SLAB FOOTING, REF. FND PLAN FOR REINF.
- PRECAST CONC. SILL WITH DRIP, TYP.
- SOLID BULLNOSE CMU AT INT. WINDOW SILL, TYP.
- CONT. BOND BEAM UNIT, REINF. W/ (2) #5 CONT., TYP.
- GLASS BLOCK WINDOW ASSEMBLY, REF. SCHED., TYP.
- STEEL LINTEL, REF. ROOF FRAMING PLAN & SCHEDULE
- HOLLOW METAL DOOR & FRAME
- REINFORCED CONCRETE STRUCTURAL STOOP, REF. 4/100-AS-01, TYP.
- RAISED EQUIP. BASE, ISOLATED, REF. 3/100-AS-03 FOR REINF., REF. 'H' DWGS & CONFIRM T/ BASE EL. BASED ON EQUIP. FINAL SELECTION PRIOR TO CONSTRUCTION
- 4" RAISED EQUIPMENT PAD, REF. 9/100-AS-01, ALSO REF. 'E' DWGS
- 19/32" OSB ROOF SHEATHING
- FACTORY-FINISHED ALUM. CLADDING OVER 2X8 FASCIA, TYP.
- FACTORY-FINISHED VENTED ALUM. SOFFIT, TYP.
- WOOD BLOCKING FOR TOP OF WALL BRACING & TRIM ATTACHMENT, TYP.
- INTERIOR PARTITION WALLS RECEIVE ONLY (1) P.T. TOP PLATE, AT WALLS SEPARATING RM 103 PACK SPACE BETWEEN TOP PLATE & TRUSS BOTTOM CHORD WITH FIRE SAFINGS TO 2-HR PROTECTION LIMIT, TYP.
- VENT CHUTE EA. TRUSS SPACE
- SPLIT-FACED CMU VENEER, RUNNING BOND
- INTERIOR CMU PARTITION WALLS ARE VERTICALLY UNREINFORCED EXCEPT FOR DOWELS INDICATED, REF. 1/100-AS-02 FOR REQUIRED HORIZONTAL JOINT AND BOND BEAM REINFORCING, TYP.

NOTE:
REINFORCING NOT SHOWN ALL LOCATIONS, WHERE TYPICAL REF.
CONSTRUCTION NOTES ELSEWHERE THIS SHEET FOR SIMILAR
REINFORCING REQUIREMENTS.

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BUILDING SECTIONS

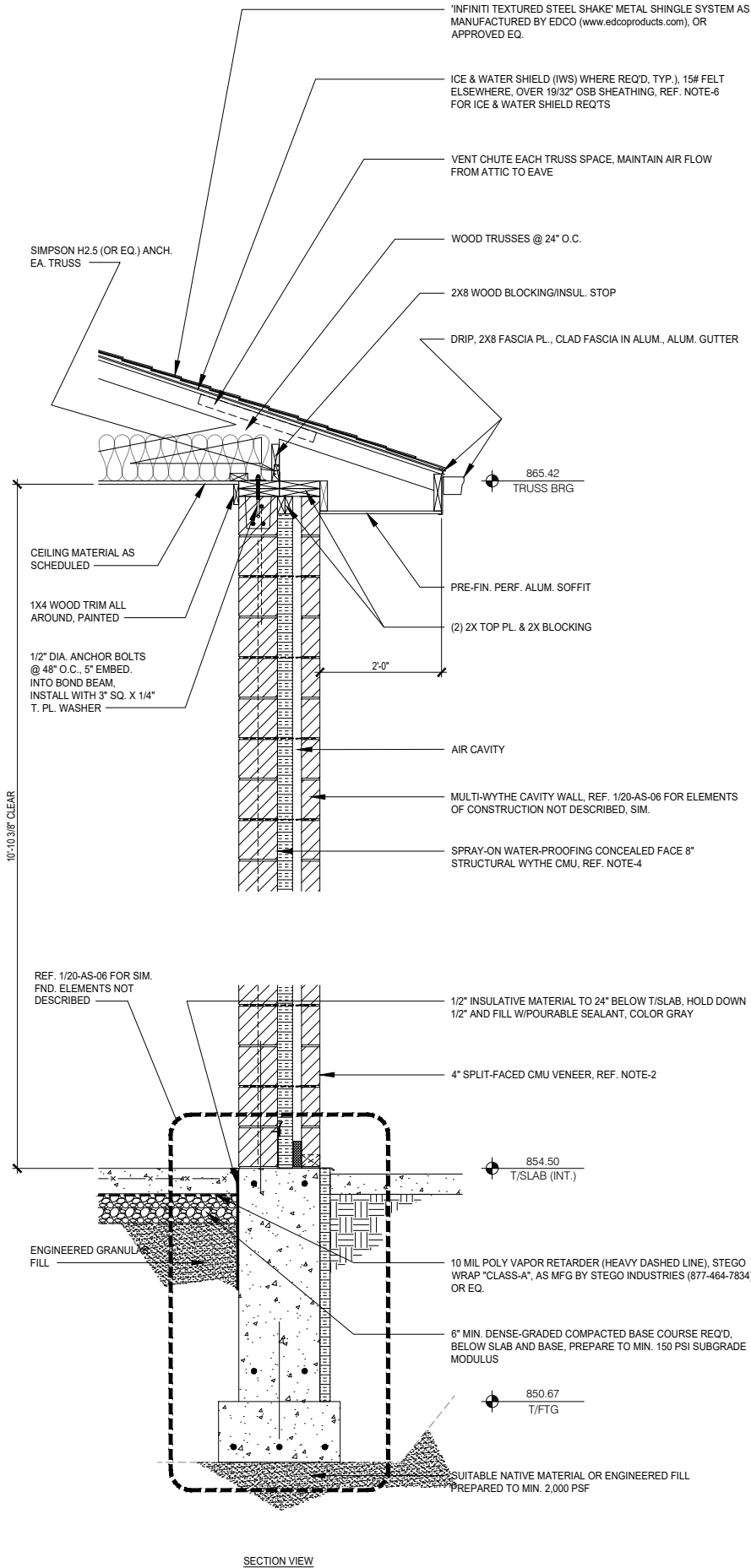
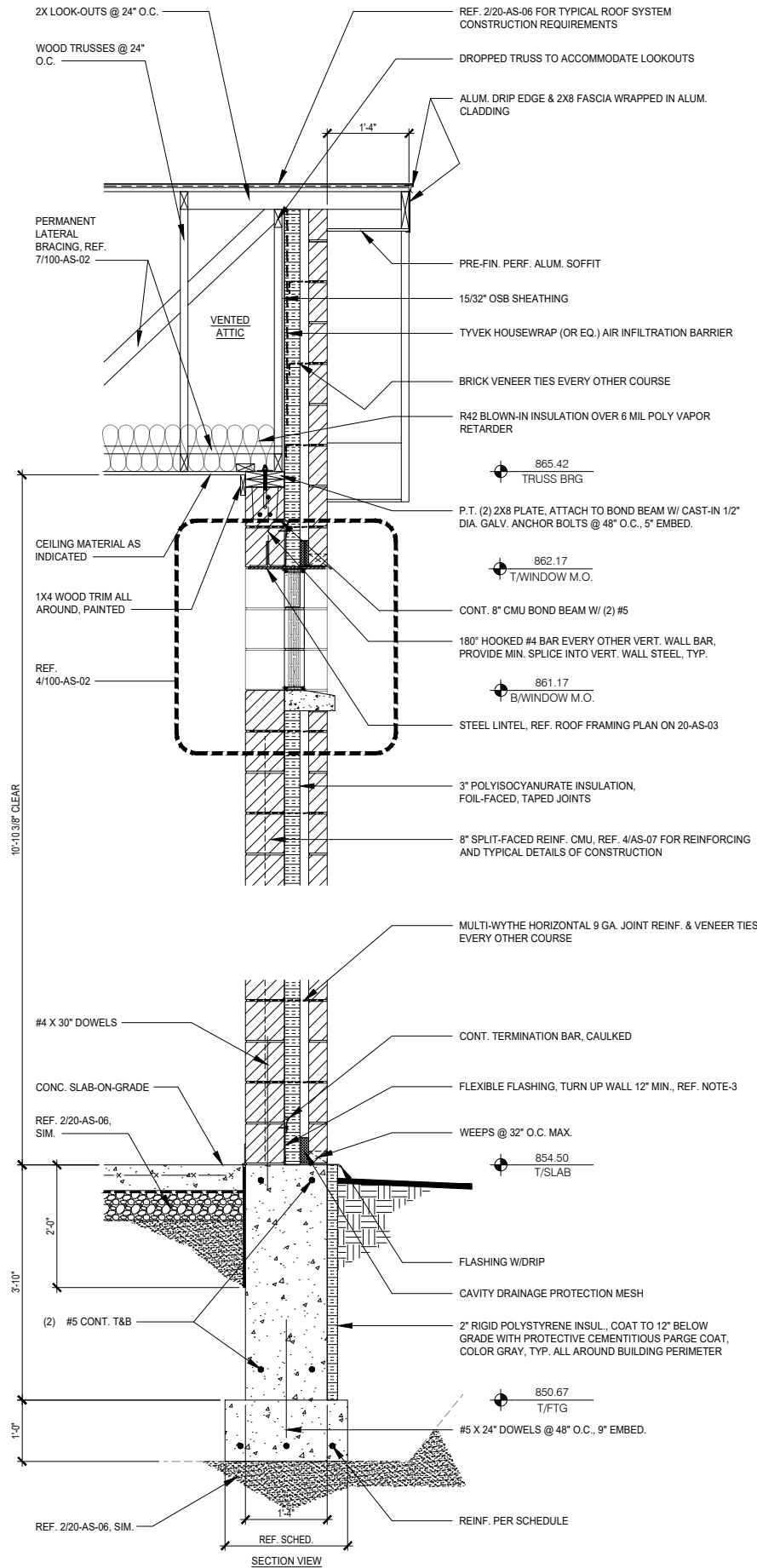
2023 LIFT STATION 2 IMPROVEMENTS
Marsh Woods Drive
Village of McFarland, Wisconsin

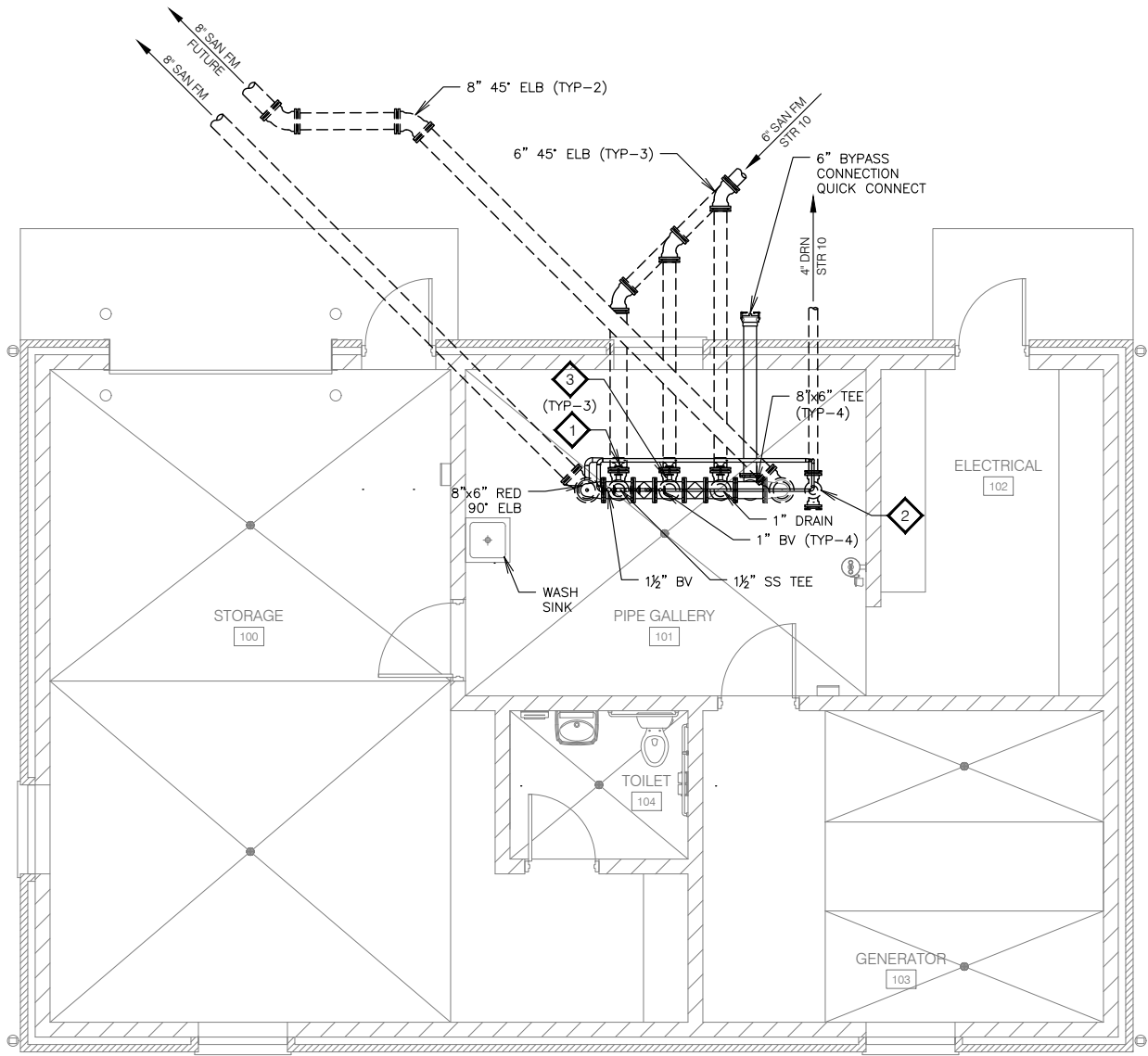
PROJECT NO.: MC 198
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DATE: 6/28/23
REVISIONS:
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20-AS-05

DETAIL 1 & 2/20-AS-06 NOTES:

- NOTES APPLY COLLECTIVELY TO SIMILAR DETAILING SHOWN IN DETAILS THIS SHEET.
- CMU VENEER TO BE COUNTY MATERIALS SPLIT-FACED CMU VENEER, OR EQ., SIZE: 8"H.X16"L.X4"T. (NOMINAL).
- CONT. FLEXIBLE FLASHING, GCP 'PERM-A-BARRIER', OR EQ., RETURN UP FACE OF CONCRETE WALL MIN. 12" AND FASTEN WITH CONT. TERMINATION BAR & CAULK.
- SPRAY-APPLY FLUID MOISTURE PROTECTION BARRIER TO CONCEALED FACE CMU WALL WITHIN CAVITY SPACE PRIOR TO FLEXIBLE FLASHING AND INSULATION INSTALLATION.
- HOLD-DOWN ANCHOR EA. TRUSS
- INSTALL ICE & WATER SHIELD CONT. BARRIER 5'-0" INWARD FROM ROOF EDGES AND ALSO ALONG RIDGE.





GENERAL NOTES

- ALL PIPING SHALL BE EPOXY PAINTED DUCTILE IRON, CLASS 53, UNLESS NOTED.

KEY NOTES

- 1" TAP WITH BALL VALVE FOR PRESSURE GAUGE.
- PROVIDE WYE FOR SANITARY DRAIN CONNECTION. ELEVATION DETERMINED BY PLUMBING PLANS.
- 1" SS TAP WITH 1" BALL VALVE CONNECTED TO 1" SS DRAIN LINE ON THE 6" INLET PIPES, LOCATED ABOUT 1' BELOW CV.



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PROCESS PLAN
STRUCTURE 20

2023 LIFT STATION 2 IMPROVEMENTS
Marsh Woods Drive
Village of McFarland, Wisconsin

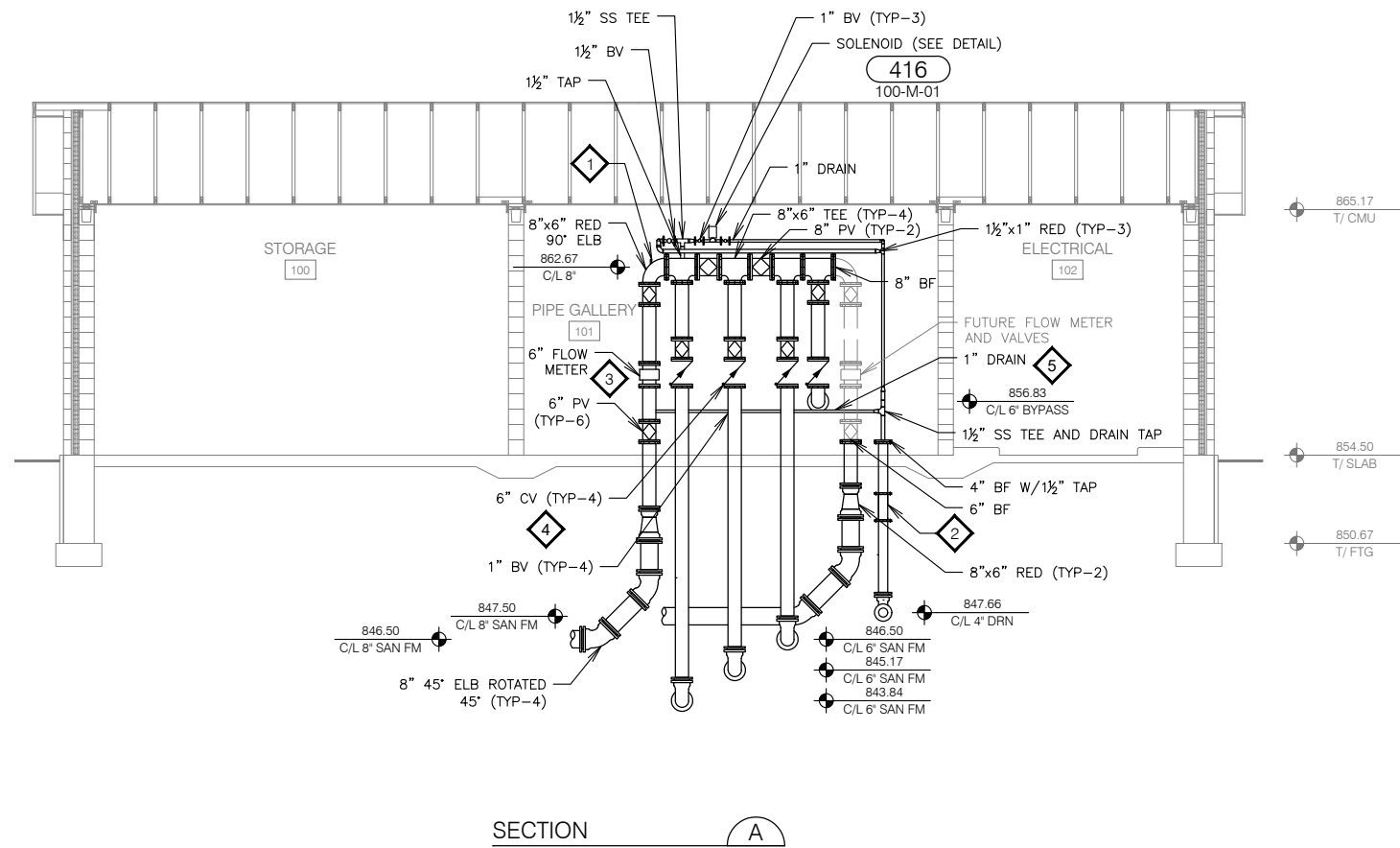
PROJECT NO.:
MC 198
DRAWING FILE:
20-M
DRAWN BY:
D.D.E.
CHECKED BY:
T.J.S.

DATE:
11-15-23
REVISIONS:

SCALE:
0 1 2 4
FEET

SHEET:

20-M-01



GENERAL NOTES

- ALL PIPING SHALL BE EPOXY PAINTED DUCTILE IRON, CLASS 53, UNLESS NOTED.

KEY NOTES

- 1" TAP WITH BALL VALVE AND PRESSURE GAUGE.
- PROVIDE WYE FOR SANITARY DRAIN CONNECTION. ELEVATION DETERMINED BY PLUMBING PLANS.
- CLEAR PIPE LENGTH BEFORE THE 6" METER SHOULD BE MINIMUM OF 30" AND CLEAR PIPE LENGTH AFTER METER SHALL BE A MINIMUM OF 18".
- PUMP CHECK VALVES SHALL BE APCO MODEL 6000 BE DEZURIK OR GA INDUSTRIES 250-D.
- THE 1" DRAIN LINE SHALL BE TAPPED INTO EACH FM (4 TOTAL) WITH 1" TAP AND STAINLESS STEEL BALL VALVE TO ALLOW DRAINING THE PIPE.

PROCESS SECTION STRUCTURE 20

2023 LIFT STATION 2 IMPROVEMENTS Marsh Woods Drive Village of McFarland, Wisconsin

PROJECT NO.:
MC 198
DRAWING FILE:
20-M
DRAWN BY:
D.D.E.
CHECKED BY:
T.J.S.

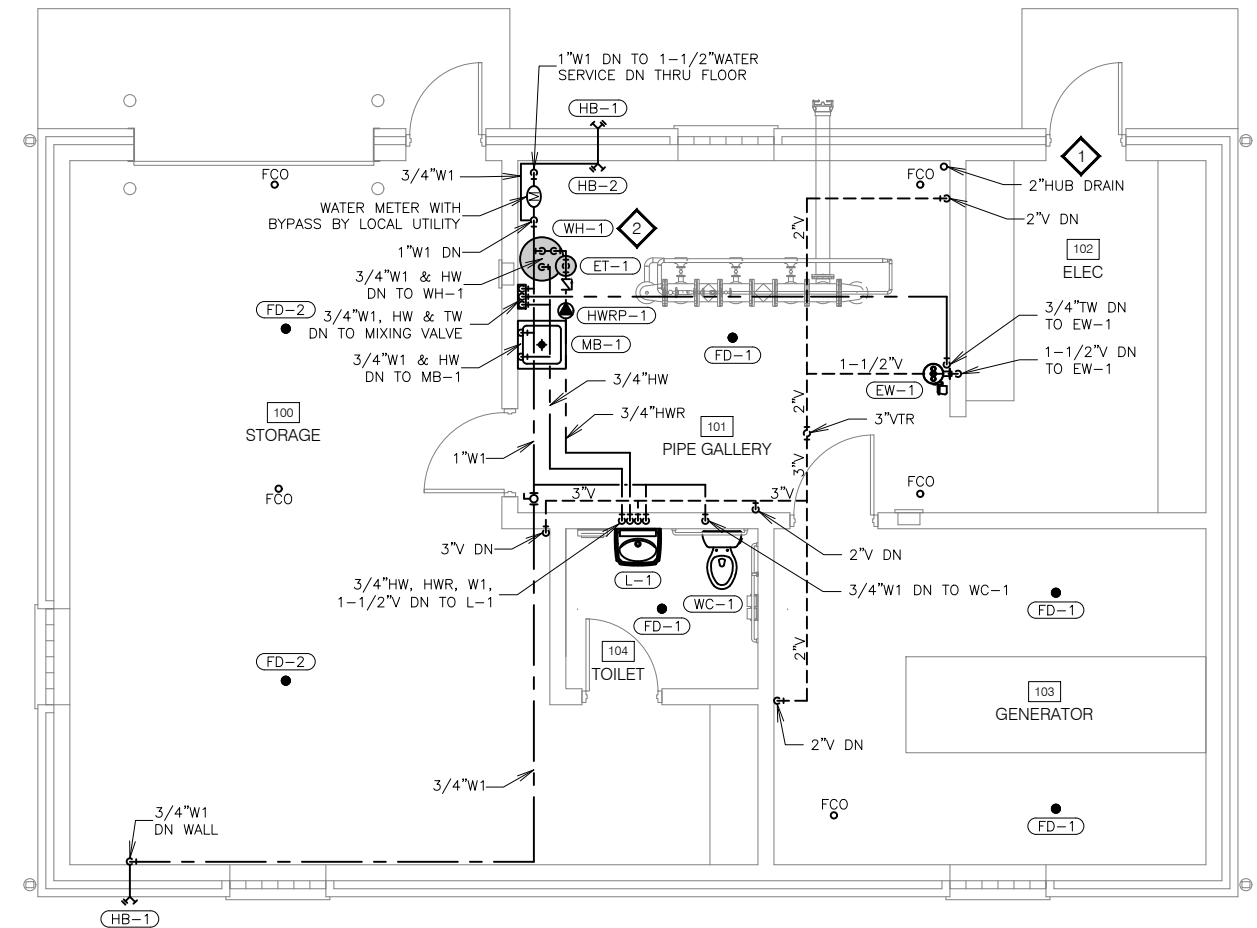
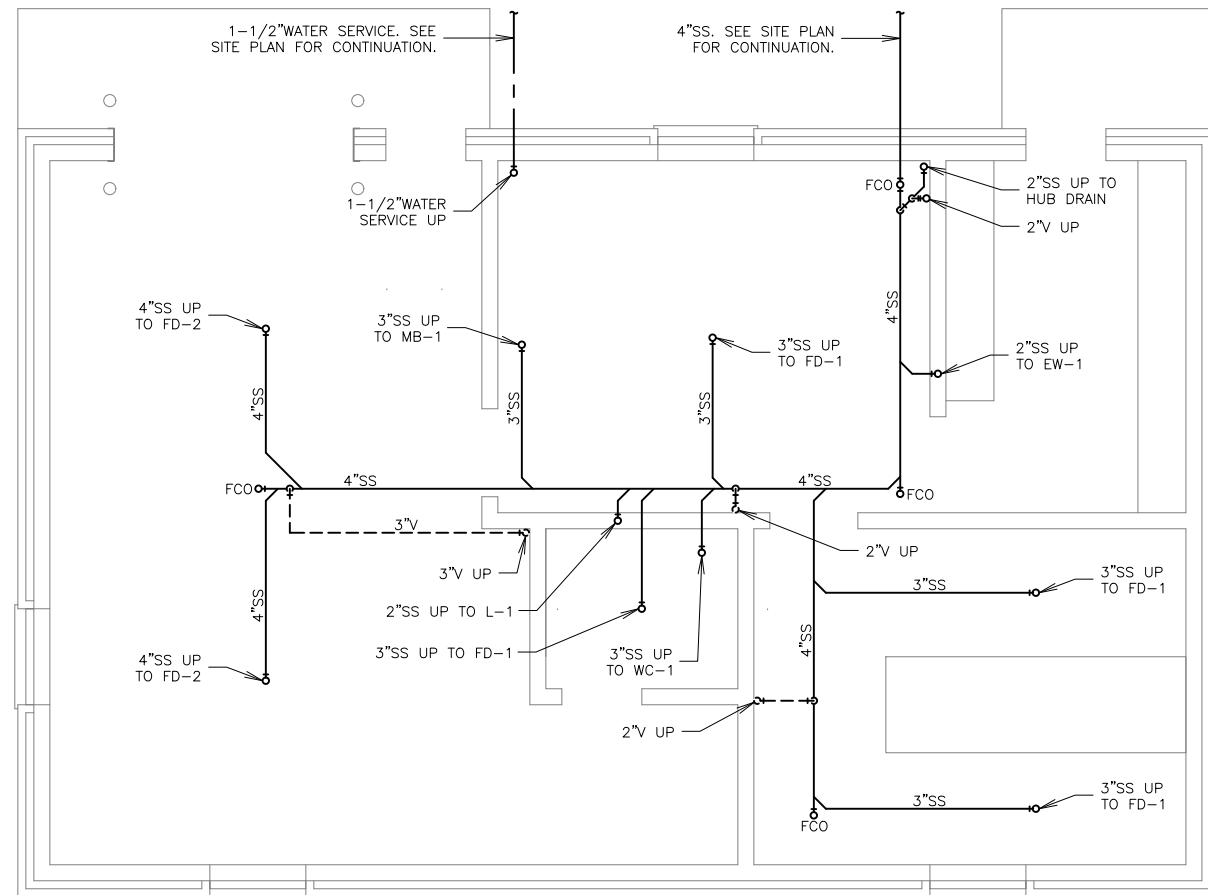
DATE:
11-15-23
REVISIONS:

SCALE:



SHEET:

20-M-02



 KEY NOTES

1. HUB DRAIN FOR AIR CONDITIONER CONDENSATE. COORDINATE EXACT LOCATION WITH HVAC CONTRACTOR. SEE THE TYPICAL HUB DRAIN DETAIL.
2. MOUNT ELECTRIC WATER HEATER HIGH ON WALL. FIELD VERIFY EXACT LOCATION. SEE THE ELECTRIC WATER HEATER DETAIL.

PLUMBING PLANS STRUCTURE 20

Marsh Woods Drive
Village of McFarland, Wisconsin

PROJECT NO.:	MC 198
DRAWING FILE:	20-P-01
DRAWN BY:	B.M.C.
CHECKED BY:	M.R.R.

E: 11-14-23

FILE:



SET:

20-P-01

WATER CALCULATION WORKSHEET

Information Needed for Water Service Sizing

1. 20 Demand of building in gallons per minute.
2. 8.2 Low pressure in main.
3. 10 Difference in elevation from main to meter (or external pressure tank to building control valve).
4. 1" Size of water meter (if applicable).
5. 120 Developed length from main to meter (or external pressure tank to building control valve).

First Find Available Pressure After the Water Meter
(or at building control valve)

6. 1.8 Find pressure loss due to friction in 1 1/2 inch diameter water service.
7. 4.3 Find pressure loss due to elevation, main to meter (or external pressure tank to building control valve). Multiply the difference in elevation by .434 psi/ft.
8. 6 Find pressure loss due to meter (from manufacturer or AWWWA).
9. 69.9 Subtract the loss due to friction (Step 6), loss due to elevation (Step 7), and loss due to meter (Step 8) from the low main pressure (or low pressure at external pressure tank) (Step 2). This calculation is the available pressure after the water meter (or at the building control valve). This answer is entered in Line B, below.

Information Needed for Water Distribution Sizing

Using the following formula, find the pressure available for uniform loss (psi/100' of pipe)

$$A = [B - (C + D + E)] / F \times 100$$

- A. 16.5 Pressure available for uniform loss (psi/100' of pipe).
- B. 69.9 Available pressure after water meter (at the building control valve or low pressure at external pressure tank) (See step 9 above)
- C. .35 Pressure needed at controlling fixture.
- D. 0.0 Difference in elevation between water meter (building control valve or internal pressure tank) and controlling fixture in feet 0 x .434 psi/ft.
- E. 0 Pressure loss due to water softeners, water treatment devices, instantaneous water heaters and backflow preventors which serve the controlling fixture. Conventional water heaters usually do not have a pressure loss.
- F. 1.5 Developed length from water meter (building control valve or internal pressure tank) to controlling fixture in feet .50 x 1.5

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL	DESCRIPTION	WSFU			DFU
				HW	CW	TOTAL	VALUE
EW-1	GUARDIAN	G1750	WALL MOUNTED EYE-FACE WASH WITH STAINLESS STEEL BOWL TWO ABS PLASTIC GENTLE SPRAY EYE-FACE WASH HEADS WITH INTERNAL FLOW CONTROL FILTERS AND FUP TOP DUST COVERS. A 1/2" CHROME PLATED BRASS STAY OPEN BALL VALVE ACTIVATED BY A POWDER COATED CAST ALUMINUM FLAG HANDLE AND CAST ALUMINUM WALL BRACKET WITH POWDER COATED FINISH. PROVIDE WITH 1-1/2" CHROME PLATED BRASS TAIL PEECE AND P-TRAP WITH CLEANOUT PLUG.	NA	NA	NA	NA
FD-1	SICUX CHIEF	86343NR	ADJUSTABLE 3" FLOOR DRAIN. PVC ADAPTER BODY, ASS TOP HOUSING AND FLASHING COLLAR WITH ROUND NICKEL-BRONZE RING AND STRAINER. PROVIDE 3" SCHEDULE 40 HUB ADAPTER.	NA	NA	NA	30
FD-2	JR SMITH	2142	4" FLOOR DRAIN. DUCO CAST IRON BODY AND FLASHING COLLAR WITH 12" ROUND HEAVY DUTY DUCTILE IRON TRACTOR GRATE AND REMOVEABLE SOLID FREE STANDING SEDIMENT BUCKET.	NA	NA	NA	40
HB-1	WOODFORD	19	FREEZELESS WALL FAUCET WITH ANTI-SIPHON AND NON-RUPTURE PROTECTION. AUTOMATIC DRAINING, 3/4" MALE HOSE THREAD NOZZLE. BRASS VALVE BODY. ONE PEECE VALVE PLUNGER TO CONTROL BOTH FLOW AND DRAINAGE. HARDENED STAINLESS STEEL OPERATING STEM AND OVAL POWDER COATED DIE CAST ALUMINUM HANDLE.	NA	40	40	NA
HB-2	WOODFORD	24	NON-FREEZE AREA. ANTI-SIPHON VACUUM BREAKER PROTECTED WALL FAUCET. 3/4" MALE HOSE THREAD NOZZLE. BRASS VALVE BODY. ONE PEECE VALVE PLUNGER. HARDENED STAINLESS STEEL OPERATING STEM AND POLYCARBONATE WHEEL HANDLE. PROVIDE WITH POLISHED CHROME FINISH.	NA	40	40	NA
L-1	KOHLER	K-2006 KINGSTON	WALL MOUNT VITREOUS CHINA LAVATORY DRILLED FOR CONCEALED ARM CARRIER. FAUCET OPENINGS 4" ON CENTER WITH OVERFLOW. COORDINATE COLOR WITH ARCHITECT. FAUCET: CHICAGO FAUCET 2200-4E2856ABCP, 4" CENTERS. SINGLE METAL LEVER HANDLE. 0.5 GPM. DRAIN: KOHLER K-7131-4-CP, 1-1/4" OFFSET DRAIN WITH GRID STRAINER AND KOHLER K-8999 1-1/4"x1-1/2" CAST BRASS ADJUSTABLE "P" TRAP WITH C.O. PLUG.	0.5	0.5	1.0	10
L/B-1	FIAT	TS33000	24"x24"x12" PRECAST TERRAZZO HOP BASIN WITH 6" DROP FRONT. STAINLESS STEEL CAPS ON ALL CURBS AND STAINLESS STEEL CAST-IN DRAIN BODY FOR 3" PIPE. FAUCET: CHICAGO FAUCET E35-385CP. VACUUM BREAKER SPOUT, 3/4" MALE HOSE THREAD OUTLET, WALL BRACE AND PAIL HOOK. PROVIDE WATTS 88 VACUUM BREAKER ON FAUCET HOSE & WALL HOOK. FAT#B32AA. 30' LONG FLEXIBLE HEAVY DUTY 5/8" RUBBER HOSE WITH 3/4" COUPLING ON ONE END AND STAINLESS STEEL WALL BRACKET.	2.0	2.0	3.0	30
WC-1	KOHLER	K-3493 HIGHLINE	ADA COMPLIANT FLOOR MOUNT VITREOUS CHINA. PRESSURE ASSISTED TANK WATER CLOSET WITH ELONGATED BOWL. 17-1/8" RIM HEIGHT AND 1/6" GALVAN FLUSH. COORDINATE COLOR WITH ARCHITECT. SEAT: KOHLER K-4650 Solid PLASTIC, OPEN FRONT WITH COVER. SUPPLIES AND STOPS: CHICAGO FAUCET 1006 ANGLE VALVE WITH LOOSE KEY HANDLE. 1/2" FEMALE INLET 1/2"OD x 12" RISER.	NA	30	30	60
WH-1	AO SMITH	DE-20	ELECTRIC WATER HEATER WITH 20 GALLON GLASS LINED STORAGE TANK. A SINGLE 2500 WATT, 208V-10 HEATING ELEMENT CONTROLLED BY AN INTEGRALLY MOUNTED THERMOSTAT WITH HIGH TEMPERATURE CUT-OFF SWITCH. TEMPERATURE PRESSURE RELIEF VALVE AND DRAIN VALVE.	NA	NA	NA	NA

PLUMBING GENERAL NOTES

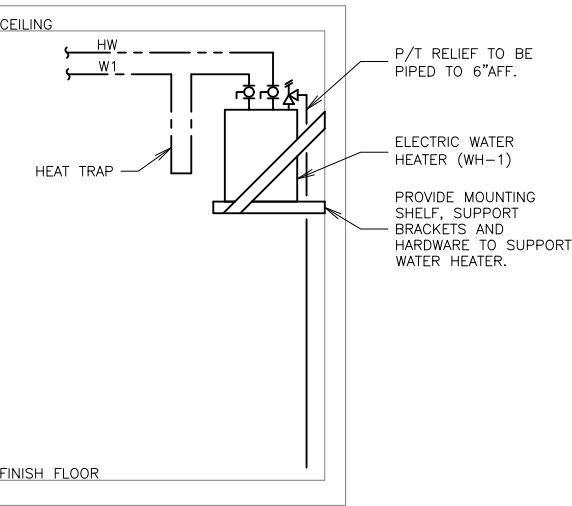
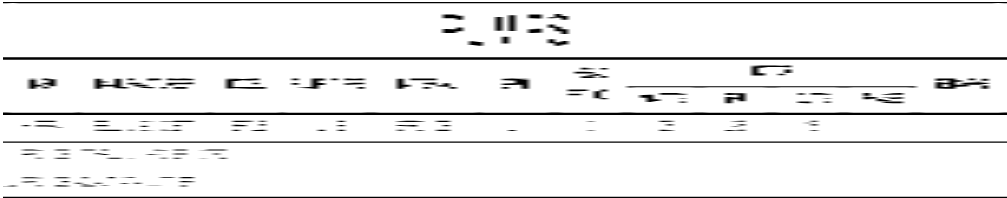
1. THESE DRAWINGS DO NOT ATTEMPT TO SHOW THE COMPLETE DETAILS OF BUILDING CONSTRUCTION, WHICH AFFECT THE PLUMBING INSTALLATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REFER TO THE ARCHITECTURAL, CIVIL, STRUCTURAL, HVAC AND ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS WHICH AFFECT THE PROPER INSTALLATION OF THIS WORK. NO EXTRA PAYMENT WILL BE ALLOWED FOR THE FAILURE TO OBTAIN THIS INFORMATION.
2. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES. RESOLVE ALL CONFLICTS AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
3. THESE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF WORK TO BE ACCOMPLISHED AND AS SUCH DO NOT SHOW ALL REQUIRED OFFSETS OF PIPING. PLUMBING CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT AS TO CONFORM TO THE STRUCTURE, EQUIPMENT CONNECTIONS AND MAINTAIN HEADROOM AND PASSAGEWAY.
4. ALL NON-POTABLE WATER PIPING AND FIXTURES SHALL CLEARLY BE LABELED AS SUCH.

PLUMBING ABBREVIATIONS

BFP	BACKFLOW PREVENTER
CO	CLEANOUT
DN	DOWN
ES	EMERGENCY SHOWER
EW	EYE WASH
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
HB	HOSE BIB
HD	HUB DRAIN
LAV	LAVATORY
RD	ROOF DRAIN
SH	SHOWER
SPD	SUMP PUMP DISCHARGE
UG	UNDERGROUND
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WATER HEATER
VTR	VENT THRU ROOF

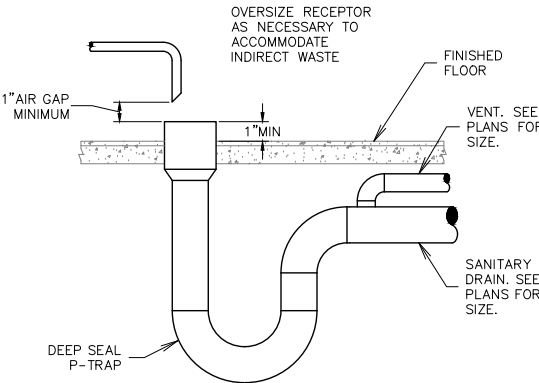
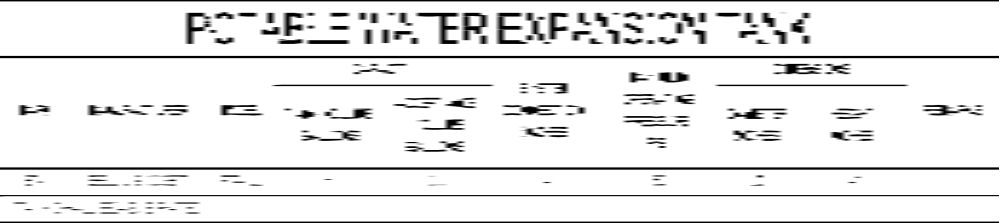
PLUMBING LEGEND

----	DOMESTIC COLD WATER (W1)
-----	DOMESTIC HOT WATER (HW)
-----	DOMESTIC TEMPERED WATER (TW)
-----	DOMESTIC HOT WATER RETURN (HWR)
-----	NON-POTABLE WATER (W2)
-----	SANITARY SEWER (SS)
-----	STORM PIPING (ST)
-----	VENT (V)
	BALL VALVE
	GATE VALVE
	CHECK VALVE
	CONTROL VALVE
	PRESSURE REGULATOR
	STRAINER
	HOSE BIB
	PIPE ELBOW/TEE DOWN
	PIPE ELBOW/TEE UP
	CAPPED PIPE END



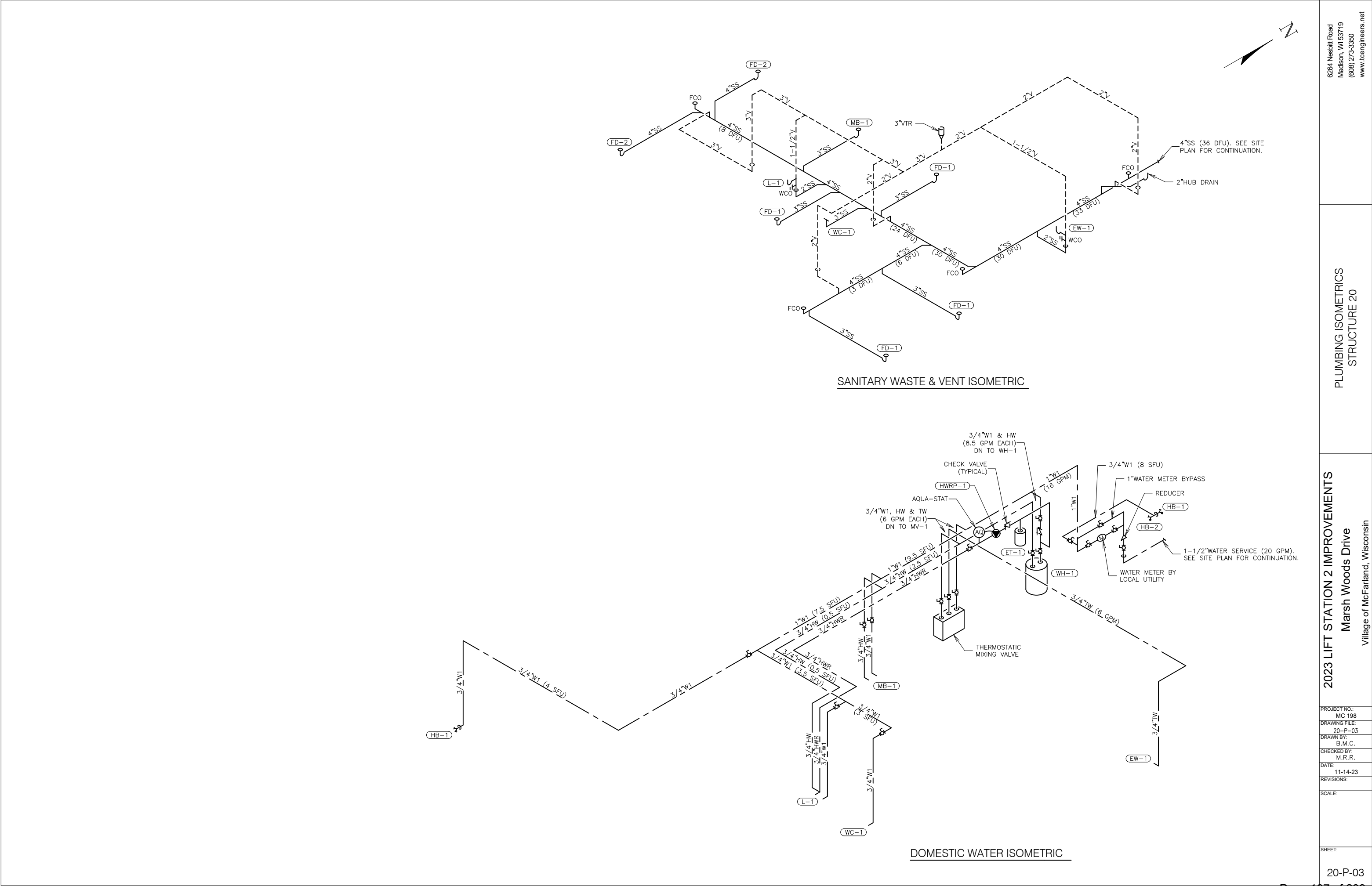
DETAIL
ELECTRIC WATER HEATER

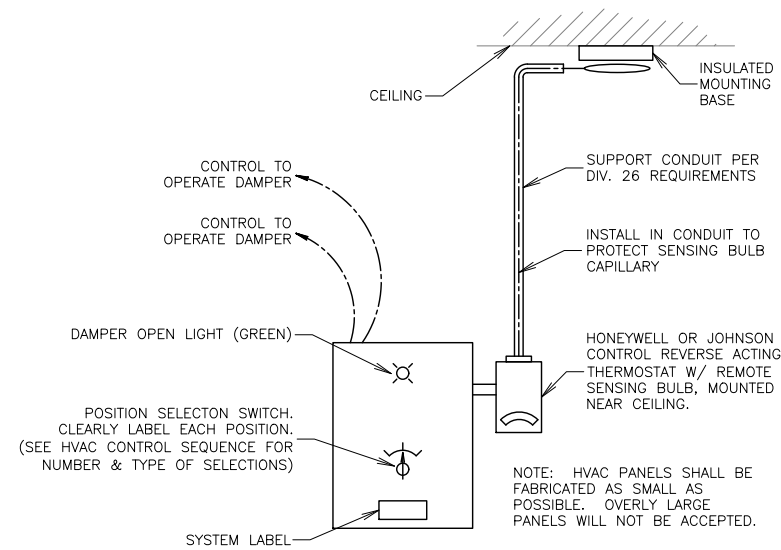
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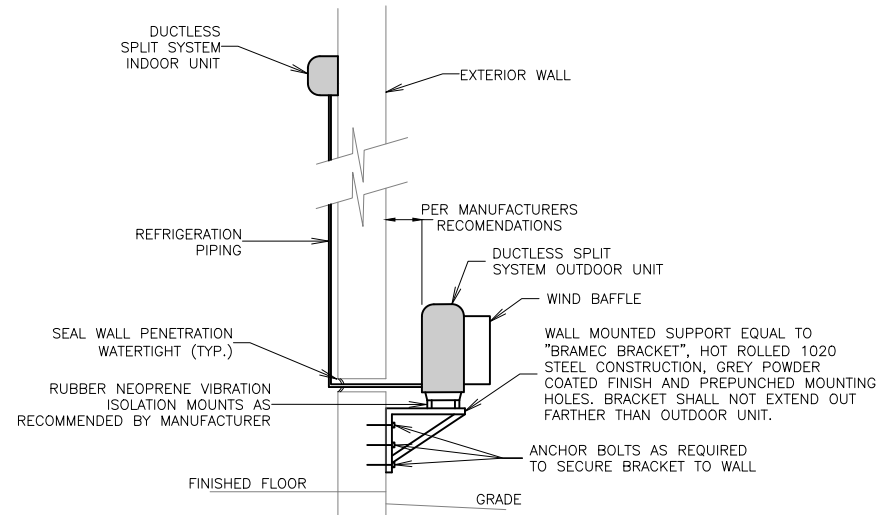
DETAIL
TYPICAL HUB DRAIN

1





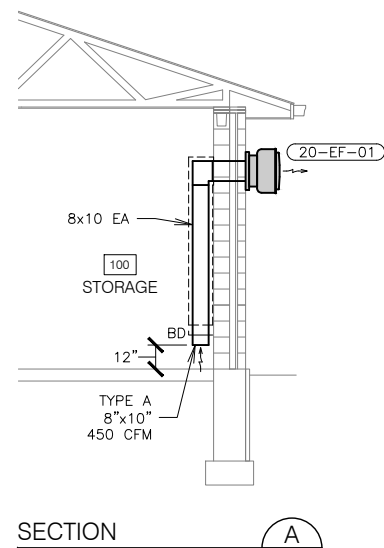
DETAIL 2
TYPICAL HVAC CONTROL PANEL



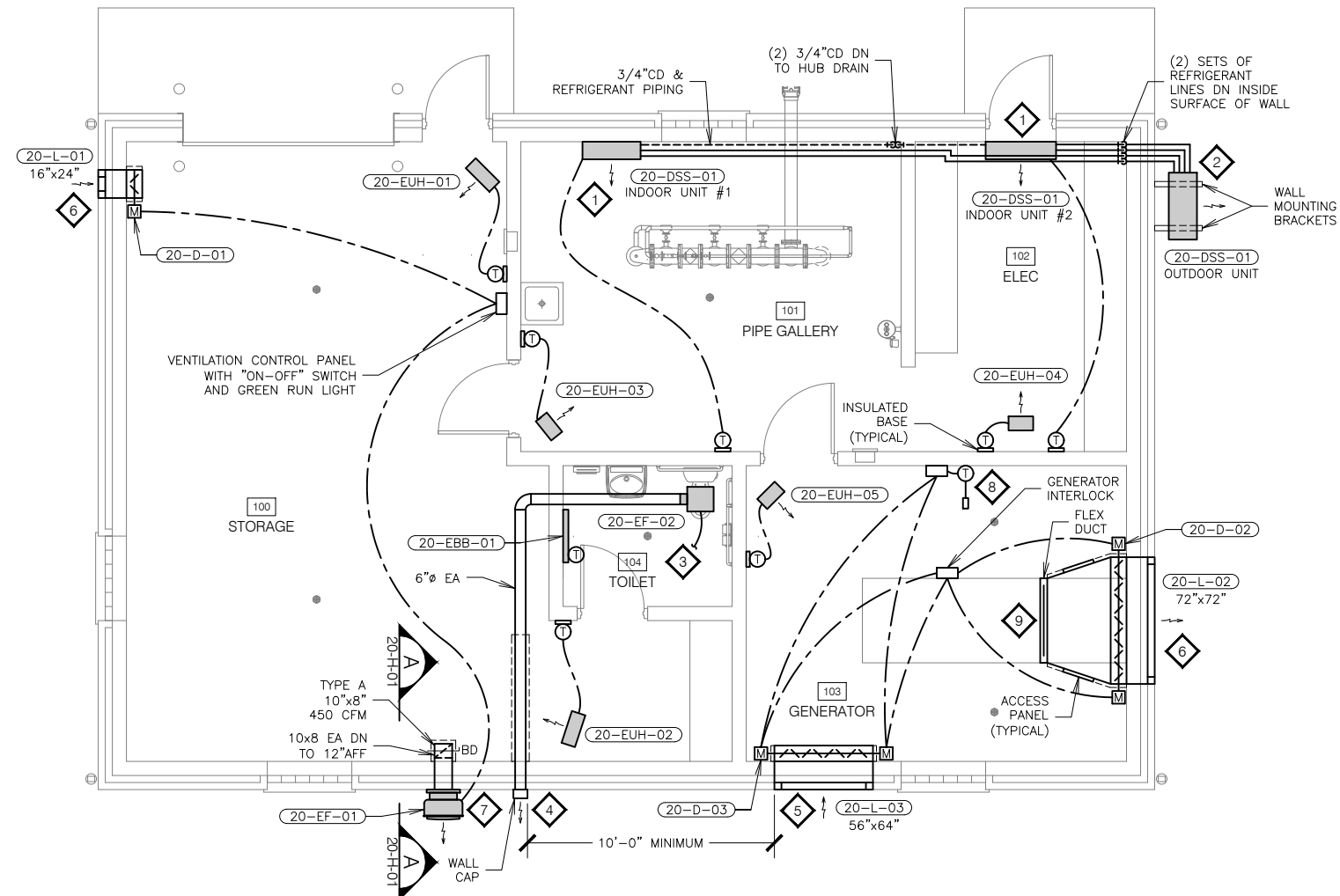
DETAIL 1
DUCTLESS SPLIT SYSTEM



- KEY NOTES**
1. MOUNT 20-DSS-01 (INDOOR UNIT) HIGH ON WALL PER MANUFACTURERS RECOMMENDATIONS. FIELD VERIFY EXACT LOCATION. REFRIGERANT PIPING SHALL DROP VERTICALLY ALONG THE INSIDE SURFACE OF THE WALL AND PENETRATE THE WALL AT THE ELEVATION OF THE OUTDOOR CONDENSING UNIT. DO NOT RUN PIPING DOWN THE OUTSIDE SURFACE OF THE WALL. SEE THE DUCTLESS SPLIT SYSTEM DETAIL ON THIS SHEET.
 2. MOUNT 20-DSS-01 (OUTDOOR UNIT) TO WALL WITH WALL MOUNTING BRACKETS. BOTTOM OF UNIT SHALL BE AT A HEIGHT OF 2'-0" ABOVE GRADE. FIELD VERIFY EXACT LOCATION, SIZE AND INSTALL REFRIGERANT PIPING PER MANUFACTURERS RECOMMENDATIONS. SEE THE DUCTLESS SPLIT SYSTEM DETAIL ON THIS SHEET. ALL EXTERIOR REFRIGERANT PIPING SHALL BE PAINTED WITH UV RESISTANT PAINT TO MATCH BUILDING COLOR.
 3. INTERLOCK OPERATION OF TOILET ROOM EXHAUST FAN WITH ROOM LIGHT SWITCH.
 4. INSTALL WALL CAP FOR TOILET EXHAUST AT A MINIMUM HEIGHT OF 8'-0" AFF. FIELD VERIFY EXACT LOCATION.
 5. TOP OF LOUVER SHALL BE AT A HEIGHT OF 8'-0" AFF.
 6. TOP OF LOUVER SHALL BE AT A HEIGHT OF 9'-4" AFF.
 7. TOP OF WALL OPENING SHALL BE AT A HEIGHT OF 8'-8" AFF.
 8. HVAC CONTROL PANEL WITH "ON-OFF-AUTO" SWITCH AND REVERSE-ACTING THERMOSTAT WITH SENSING BULB NEAR THE CEILING FOR ELECTRIC CONTROL DAMPERS. FIELD VERIFY FINAL LOCATION. SEE THE TYPICAL HVAC CONTROL PANEL DETAIL ON THIS SHEET.
 9. PROVIDE DUCTED CONNECTION FROM GENERATOR RADIATOR TO LOUVER (20-L-02). COORDINATE RADIATOR CONNECTION SIZE WITH GENERATOR MANUFACTURER. PROVIDE ACCESS PANELS IN DUCTWORK.



SECTION A



HVAC PLAN

DIFFUSERS AND GRILLES									
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30

ELECTRIC BASEBOARD									
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30

LOGGERS									
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30

ELECTRIC CONTROL DAMPERS									
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30

DUCTLESS SPLIT SYSTEMS									
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30

FANS									
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30

ELECTRIC UNIT HEATERS									
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30
12	14	16	18	20	22	24	26	28	30

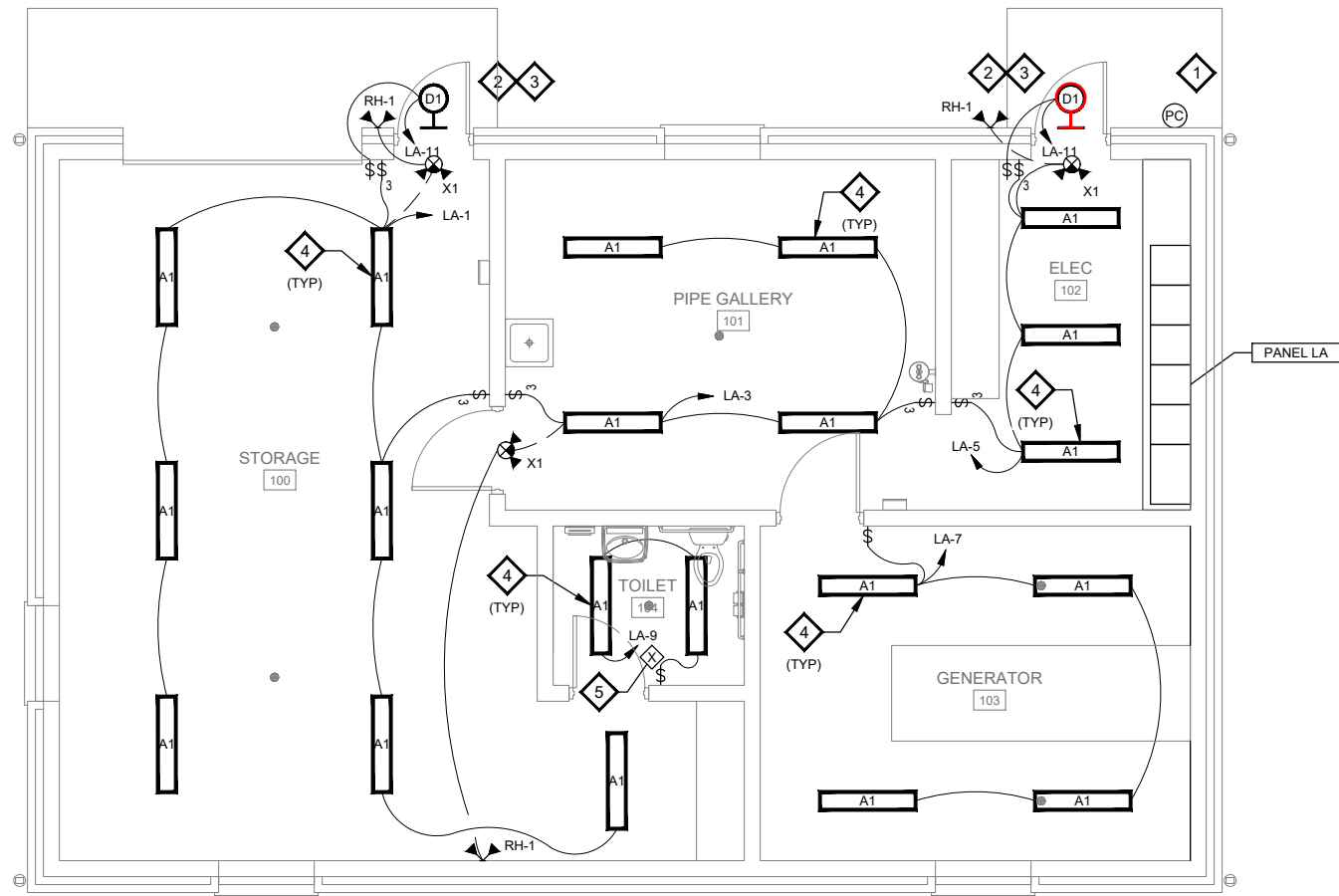
- ### HVAC GENERAL NOTES
- THESE DRAWINGS DO NOT ATTEMPT TO SHOW THE COMPLETE DETAILS OF BUILDING CONSTRUCTION, WHICH AFFECT THE MECHANICAL INSTALLATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REFER TO THE ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS WHICH AFFECT THE PROPER INSTALLATION OF THIS WORK. NO EXTRA PAYMENT WILL BE ALLOWED FOR THE FAILURE TO OBTAIN THIS INFORMATION.
 - CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES. RESOLVE ALL CONFLICTS AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
 - THESE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF WORK TO BE ACCOMPLISHED AND AS SUCH DO NOT SHOW ALL REQUIRED OFFSETS OF DUCTWORK AND PIPING. MECHANICAL CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT AS TO CONFORM TO THE STRUCTURE, EQUIPMENT CONNECTIONS AND MAINTAIN HEADROOM AND PASSAGEWAY.
 - KEY NOTES PERTAIN ONLY TO THE DRAWING THEY ARE LOCATED ON.
 - DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
 - ALL BRANCH DUCTS SHALL MATCH DIFFUSER NECK SIZES UNLESS OTHERWISE NOTED.
 - ALL CONTROL WIRING SHALL BE RUN IN CONDUIT.
 - MAINTAIN 10' MINIMUM DISTANCE FROM OUTSIDE AIR INTAKES TO ANY EXHAUST OR TOILET VENTS.

HVAC ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
BD	BALANCING DAMPER
BOD	BOTTOM OF DUCT
CAI	COMBUSTION AIR INTAKE
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
DIA	DIAMETER
DN	DOWN
EA	EXHAUST AIR
EF	EXHAUST FAN
MIN	MINIMUM
MAX	MAXIMUM
OA	OUTSIDE AIR
RA	RETURN AIR
SA	SUPPLY AIR
UG	UNDERGROUND

HVAC LEGEND

	HVAC EQUIPMENT
	DUCTWORK
	INSULATED DUCTWORK
	THERMOSTAT
	REVERSE-ACTING THERMOSTAT
	DUCT UP
	DUCT DOWN
	FLEX DUCT
	MOTORIZED DAMPER
	BALANCING DAMPER
	ELBOW WITH TURNING VANES
	AIR FLOW INDICATOR
	DOOR UNDER CUT
	BALL VALVE
	PIPE ELBOW/TEE DOWN
	PIPE ELBOW/TEE UP
	CAPPED PIPE END



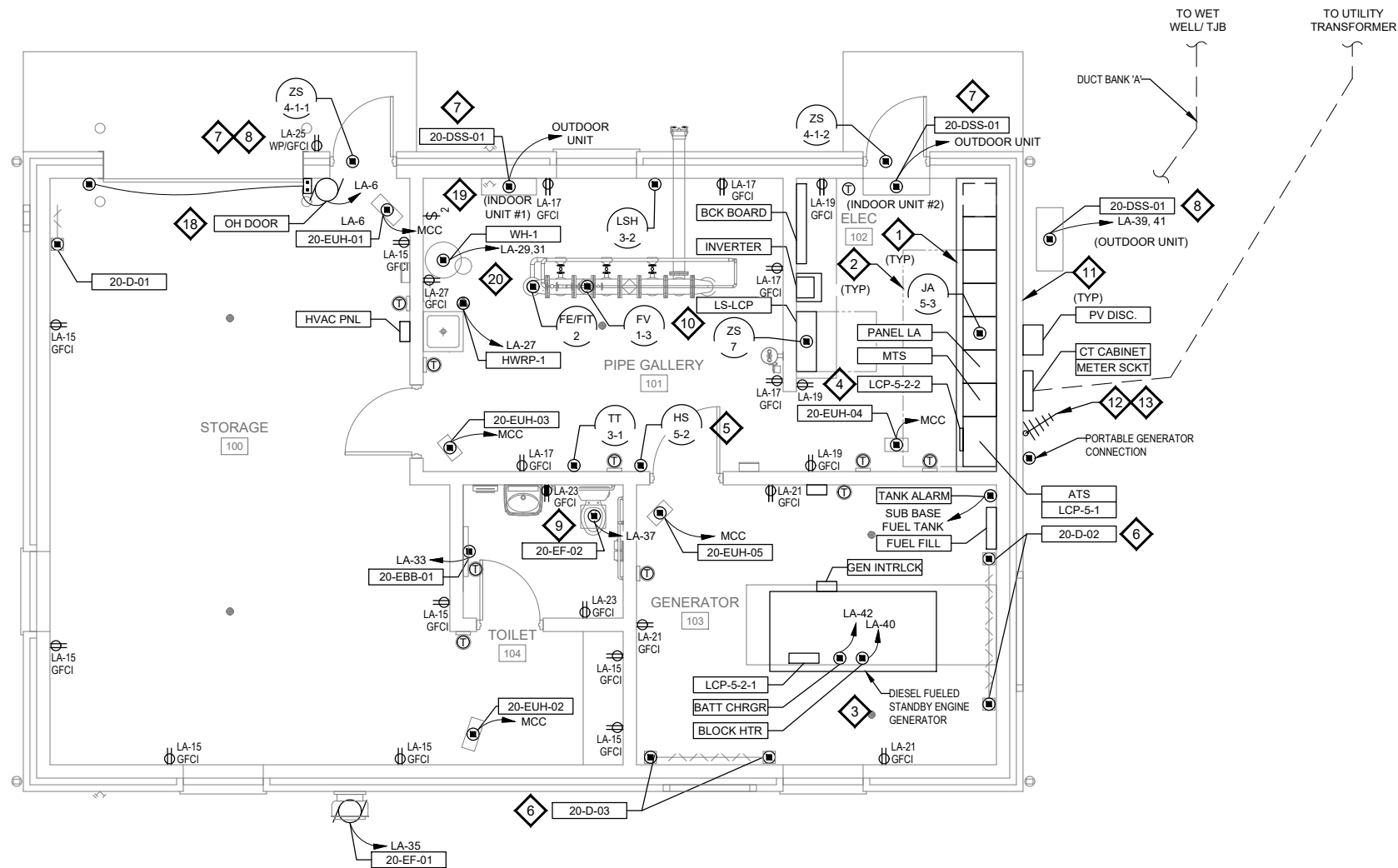
ELECTRICAL LIGHTING PLAN

GENERAL NOTES

- DO NOT SCALE DRAWINGS TO DETERMINE EXACT LOCATION OF ELECTRICAL EQUIPMENT AND CONNECTIONS.
- 120V HOMERUN WIRING SHALL BE A MINIMUM OF (2) #12 & #12G IN 3/4" UNLESS OTHERWISE NOTED. SIZE FOR VOLTAGE DROP.
- SEE ONE-LINE DIAGRAM, PANEL SCHEDULE, AND FIELD DEVICE WIRING SCHEDULE FOR WIRING OF ALL PROCESS AND INSTRUMENTATION.
- PROVIDE RACEWAY FOR ALL HVAC EQUIPMENT. PROVIDE WIRING FOR LINE VOLTAGE AND ABOVE POWER AND CONTROL WIRING.
- INSTALL FIELD INSTRUMENTS PER DETAIL REFERENCED IN FIELD DEVICE WIRING SCHEDULE.
- ALL CONDUIT STUBBED UP THROUGH CONCRETE SHALL BE PVC COATED GRS.
- SEE SCADA OVERVIEW FOR COMMUNICATIONS CABLING REQUIREMENTS.

KEY NOTES

- PROVIDE PHOTOCELL, TORK MODEL #2001, OR EQUAL, TO CONTROL EXTERIOR WALL PACK FIXTURES.
- WIRE EXTERIOR TYPE "D1" FIXTURES TO BE CONTROLLED FROM PHOTOCELL AND INTERNAL MOTION SENSOR WHEN SWITCH IS IN THE ON POSITION. CIRCUIT AS INDICATED.
- MOUNT TYPE "D1" FIXTURES 12" ABOVE HEIGHT OF DOOR OPENING.
- MOUNT TYPE "A1" FIXTURES TIGHT TO CEILING AT LOCATIONS SHOWN.
- PROVIDE VACANCY SENSOR.



ELECTRICAL POWER AND INSTRUMENTATION PLAN

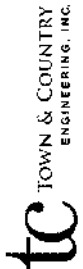
GENERAL NOTES

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- 120V HOMERUN WIRING SHALL BE A MINIMUM OF (2) #12 & #12G IN 3/4" UNLESS OTHERWISE NOTED. SIZE FOR VOLTAGE DROP.
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- PROVIDE RACEWAY FOR ALL HVAC EQUIPMENT. PROVIDE WIRING FOR LINE VOLTAGE AND ABOVE POWER AND CONTROL WIRING.
- INSTALL FIELD INSTRUMENTS PER DETAIL REFERENCED IN FIELD DEVICE WIRING SCHEDULE.
- ALL CONDUIT STUBBED UP THROUGH CONCRETE SHALL BE PVC COATED GRS.
- SEE SCADA OVERVIEW FOR COMMUNICATIONS CABLING REQUIREMENTS.
- SEE SECTION 01000 FOR DIVISION OF WORK BETWEEN THE ELECTRIC UTILITY AND THE CONTRACTOR.

KEY NOTES

- PROVIDE 4" CONCRETE HOUSEKEEPING PAD FOR MCC. SEE ARCHITECTURAL/STRUCTURAL DETAILS FOR REQUIREMENTS. PAD TO EXTEND 4" IN FRONT OF AND 2" TO THE SIDES OF EQUIPMENT. COORDINATE SIZE WITH EQUIPMENT TO BE SUPPLIED.
- NEC REQUIRED MINIMUM WORKING SPACE (TYP.)
- INSTALL GENERATOR PER DETAIL E4-03 ON SHEET 100-E-04 AND PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE CONCRETE HOUSEKEEPING PAD PER ARCHITECTURAL/STRUCTURAL REQUIREMENTS.
- INSTALL GENERATOR REMOTE ANNUNCIATOR ON THE DOOR OF THE AUTOMATIC TRANSFER SWITCH.
- INSTALL GENERATOR E-STOP SWITCH ON WALL.
- INTERLOCK DAMPERS WITH GENERATOR OPERATION AND THERMOSTAT CONTROL. REFER TO HVAC PLANS AND ELECTRICAL CONTROLS DESCRIPTIONS.
- INDOOR UNIT POWERED BY OUTDOOR UNIT.
- PROVIDE 2-#10 AND 1-#10 GROUND PER MANUFACTURER'S RECOMMENDATIONS FOR POWER CONDUCTORS TO DSS.
- INTERLOCK OPERATION OF TOILET ROOM EXHAUST FAN WITH ROOM LIGHT SWITCH.
- MOUNT INTERIOR CONTROL PANEL PER DETAIL E2-01.
- PROVIDE CONDUIT ENTRANCE PER E2-14.
- PROVIDE ANTENNA AND INSTALL PER DETAILS E6-02 AND E6-03 IN LOCATION AND AT HEIGHT AS DIRECTED BY SYSTEM INTEGRATOR.
- MOUNT TELEMETRY RADIO ANTENNAS PER DETAIL E6-02 AND E6-03 AT HEIGHT AS DETERMINED BY SYSTEM INTEGRATOR. PROVIDE 1-1/2" FOR ANTENNA CABLE TO RADIO LOCATION IN LCP.
- PROVIDE GFCI RECEPTACLES WITH METALLIC WEATHERPROOF WHEN IN USE COVERPLATES.
- PROVIDE STAINLESS STEEL, WEATHERPROOF-WHEN-IN-USE-PAD-LOCKABLE RECEPTACLE COVER, CALBRITE S6000FVCD OR EQUAL.
- PROVIDE 2" CONDUIT PENETRATION FROM ROOF MOUNTED PHOTOVOLTAIC SYSTEM TO INVERTER.
- PROVIDE 2" CONDUIT PENETRATION TO BUILDING EXTERIOR FOR FUTURE PHOTOVOLTAIC SYSTEM.
- PROVIDE RACEWAY AND CONDUCTOR FOR LOCAL CONTROL STATION AND SAFETY SYSTEM OF OVERHEAD DOOR OPERATOR PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
- PROVIDE 2-POLE TOGGLE SWITCH TO SERVE AS LOCAL DISCONNECT FOR WH-1.
- RECEPTACLE DEDICATED TO HWRP-1 LOCATED ADJACENT TO CORD AND PLUG CONNECTED PUMP. COORDINATE EXACT LOCATION WITH PLUMBING CONTRACTOR.

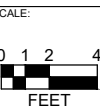
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.townandcountryeng.com



POWER AND INSTRUMENTATION PLAN
STRUCTURE 20

2023 LIFT STATION 2 IMPROVEMENTS
Marsh Woods Drive
Village of McFarland, Wisconsin

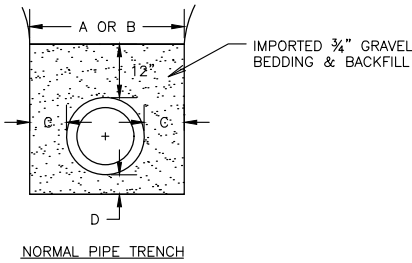
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DRAWING FILE:	20-E
DRAWN BY:	N.W.W.
CHECKED BY:	S.R.M.
DATE:	11-17-23
REVISIONS:	



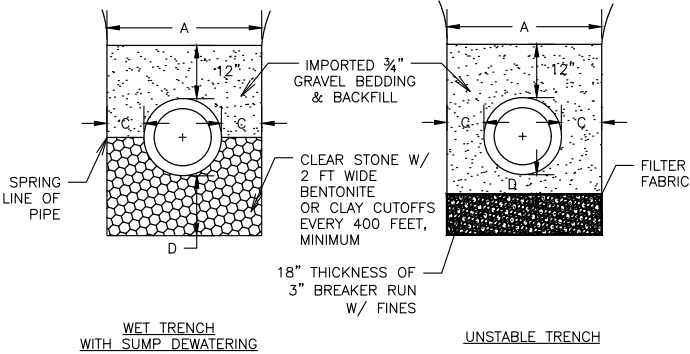
SHEET:

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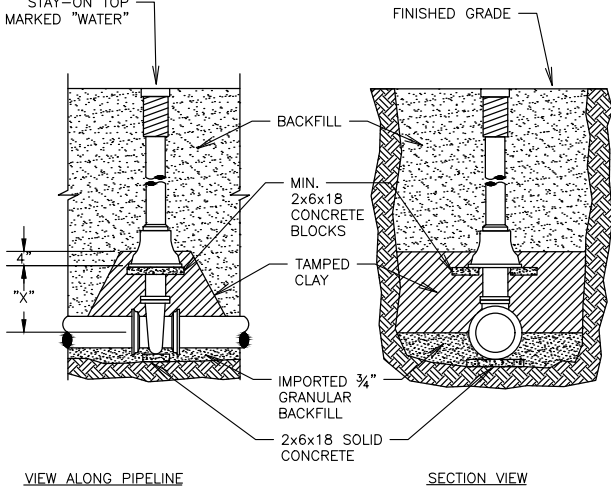
DIMENSIONS:
A: OUTSIDE DIAMETER OF PIPE PLUS 24" MAXIMUM, EXCEPT NEED NOT BE LESS THAN 36". TRENCH SHIELDS NARROWER THAN 4 FEET INSIDE WIDTH WILL NOT BE REQUIRED UNLESS SPECIFICALLY REQUIRED IN THE PROJECT SPECIFICATIONS.
B: FOR ROCK, OUTSIDE DIAMETER OF PIPE PLUS 18" MAXIMUM, EXCEPT NEED NOT BE LESS THAN 36".
C: MINIMUM - 6"
D: MINIMUM 4" BELOW BARREL AND 3" BELOW BELL.



NORMAL PIPE TRENCH



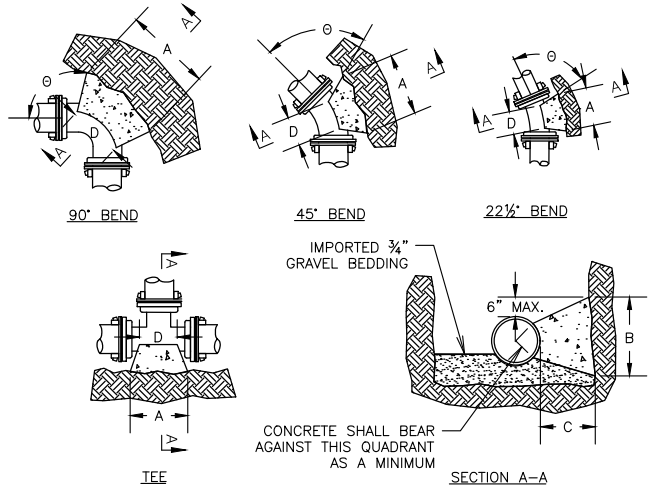
DETAIL 100
TRENCH WIDTH AND BEDDING



PIPE DIA., INCHES	6	8	10	12	14	16
"x" DIMENSION, INCHES	12	13	17	21	25	30

NOTES:
- SOLID CONCRETE BLOCKS MUST BE USED.
- VALVES SHALL BE SECURED WITH RODDING OR MEGALUGS TO THE NEAREST "TEE" FITTING OR TO THE FIRST JOINT CONNECTING A FULL SECTION OF WATER MAIN PIPE. SEE RODDING DETAIL "OFFSET AND RODDING".

DETAIL 101
VALVE BOX SETTING



WOOD BLOCKING MAY NOT BE USED. ONLY SOLID CONCRETE BLOCKS ARE ALLOWED.
DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.
DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "theta" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

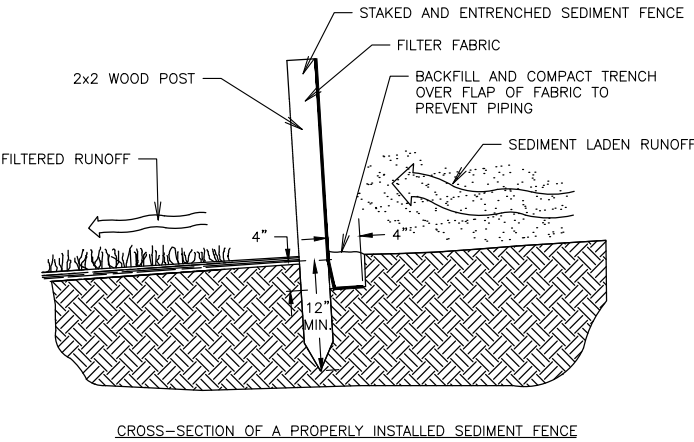
CONCRETE SHALL BE CLASS "CC". SEE SECTION 03301.

PIPE SIZE *		BUTTRESS DIMENSIONS					
		TEES		22.5° BEND		45° BEND	
A	B	A		A		A	
		B		B		B	
6	1'-3"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8	1'-6"	1'-4"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
10/12	2'-0"	2'-0"	1'-4"	2'-0"	1'-10"	2'-8"	2'-3"
14/18	2'-6"	2'-6"	1'-10"	2'-6"	2'-4"	3'-10"	2'-10"
18/24	3'-0"	3'-0"	2'-4"	3'-0"	2'-10"	5'-0"	3'-4"
22/24	3'-4"	3'-4"	2'-10"	3'-4"	3'-3"	6'-4"	3'-10"
30	4'-3"	4'-3"	3'-6"	4'-3"	3'-10"	8'-0"	4'-8"

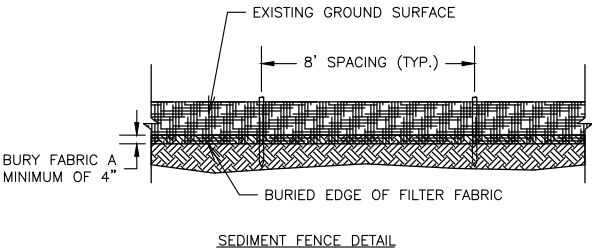
* = FOR TEE THIS WILL BE THE BRANCH PIPE

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 200 LBS/SQ.FT.

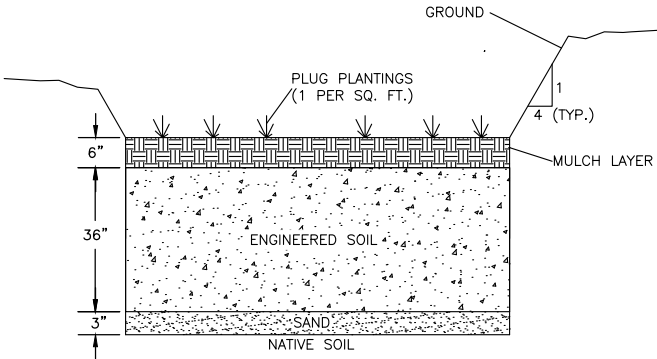
DETAIL 102
BUTTRESS



CROSS-SECTION OF A PROPERLY INSTALLED SEDIMENT FENCE



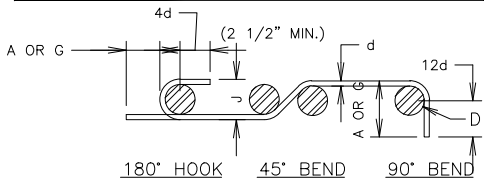
DETAIL 103
SEDIMENT FENCE



DETAIL
BIORETENTION AREA

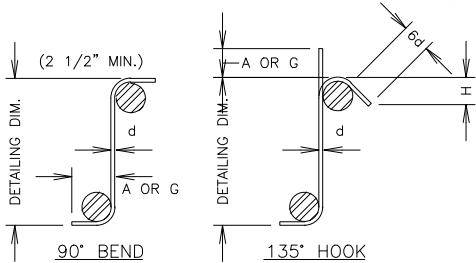
BAR SIZE	D	180°		90°
		A OR G	J	A OR G
#3	2 1/4"	6d	5"	3"
#4	3"		6"	4"
#5	3 3/4"		7"	5"
#6	4 1/2"		8"	6"
#7	5 1/4"		10"	7"
#8	6"	8d	11"	8"
#9	9 1/2"		15"	11 3/4"
			16"	

NOTE: "D" DENOTES FINISHED BAR BEND DIAMETER.

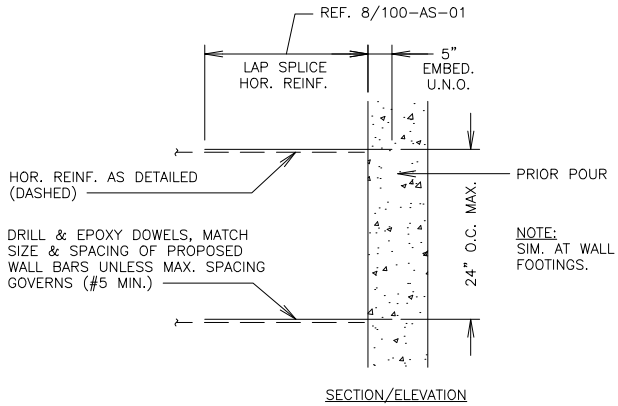


BAR SIZE	D	90° HOOK		135° HOOK
		A OR G	A OR G	H
#3	1 1/2"	4"	4 1/4"	3"
#4	2"	4 1/2"	4 1/2"	3"
#5	2 1/2"	6"	5 1/2"	3 3/4"

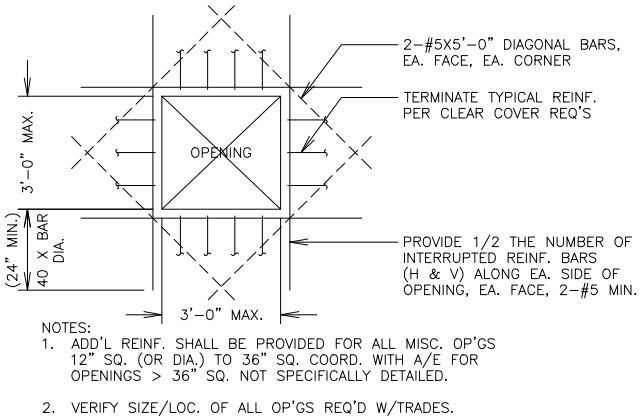
NOTE: "D" DENOTES FINISHED BAR BEND DIAMETER.



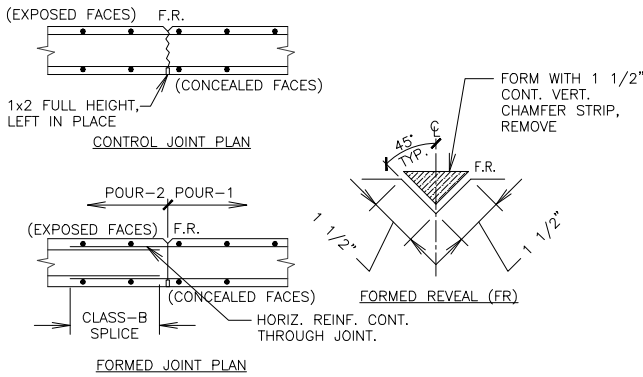
DETAIL 3 NTS
MILD REINFORCING BENDS



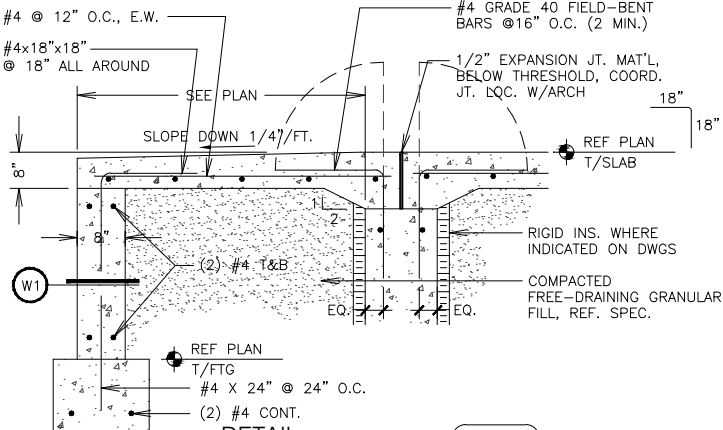
DETAIL 7 NTS
SEQUENCED CONCRETE PLACEMENT



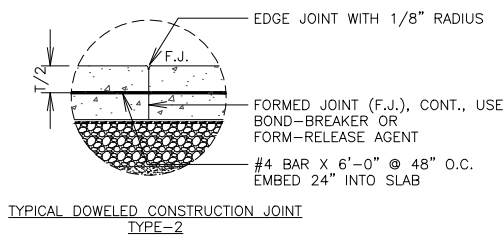
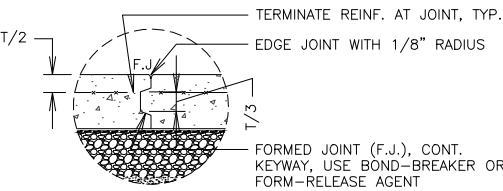
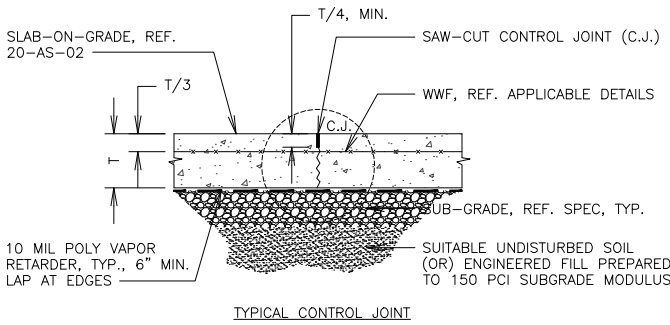
DETAIL 10 NTS
ADD'L REINF. AT CONC. WALL OPENINGS



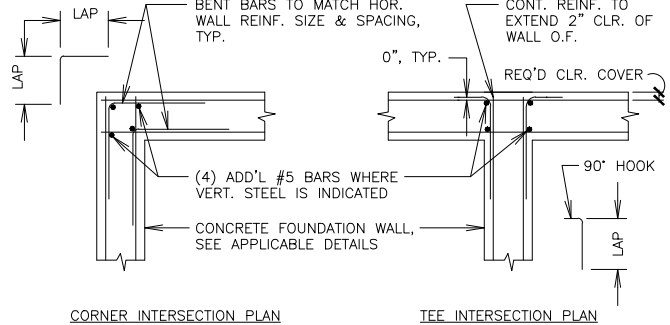
DETAIL 1 NTS
FOUNDATION WALL CONTROL JOINT



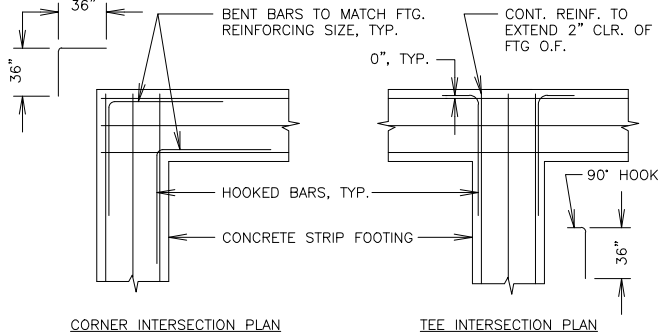
DETAIL 4 NTS
STRUCTURAL CONCRETE STOOP



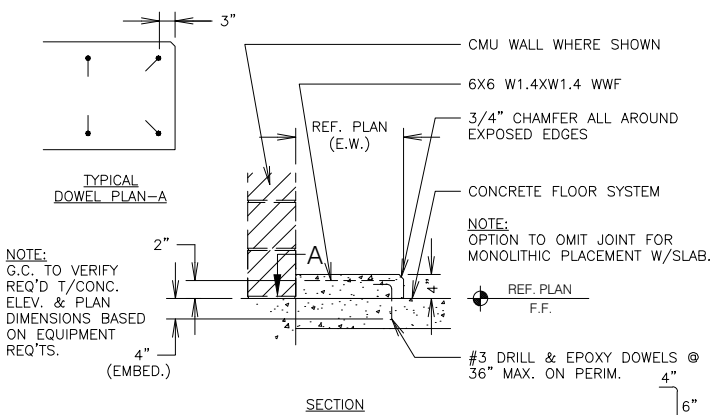
DETAIL 5 NTS
SLAB-ON-GRADE JOINTS



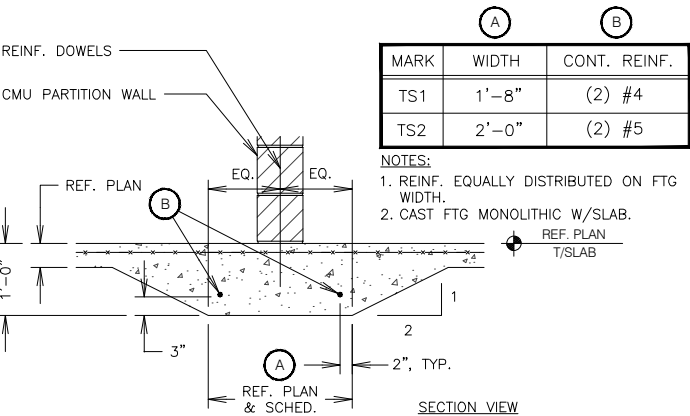
DETAIL 2 NTS
CONC. WALL INTERSECTION REINFORCING (TYP. UNLESS NOTED OTHERWISE)



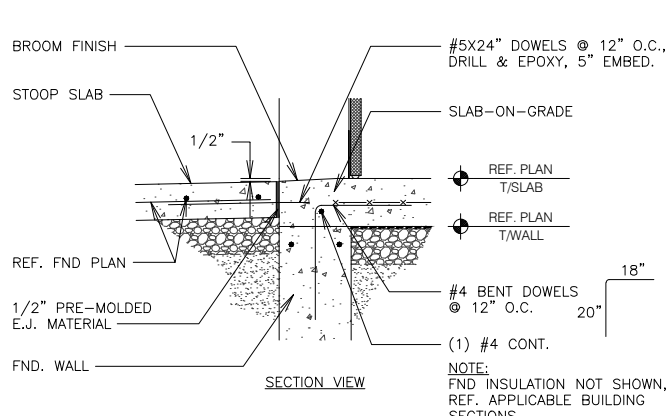
DETAIL 6 NTS
FOOTING INTERSECTION REINFORCING



DETAIL 9 NTS
NON-ISOLATED EQUIPMENT PAD



DETAIL 12 NTS
THICKENED SLAB FOOTING



DETAIL 13 NTS
THRESHOLD AT OVERHEAD DOOR

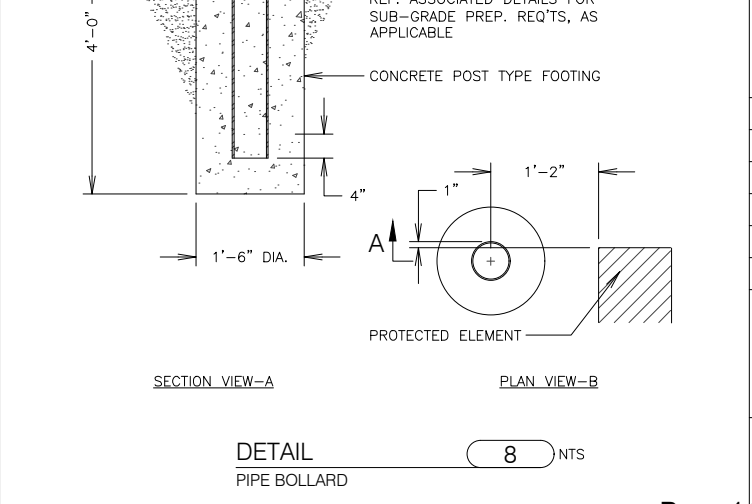
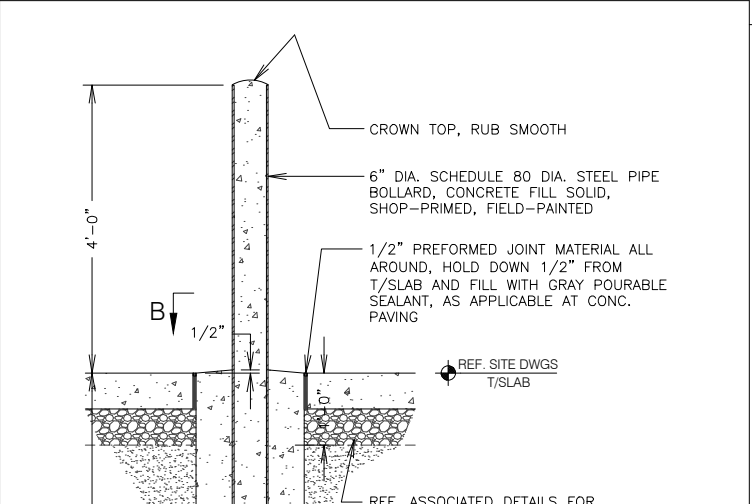
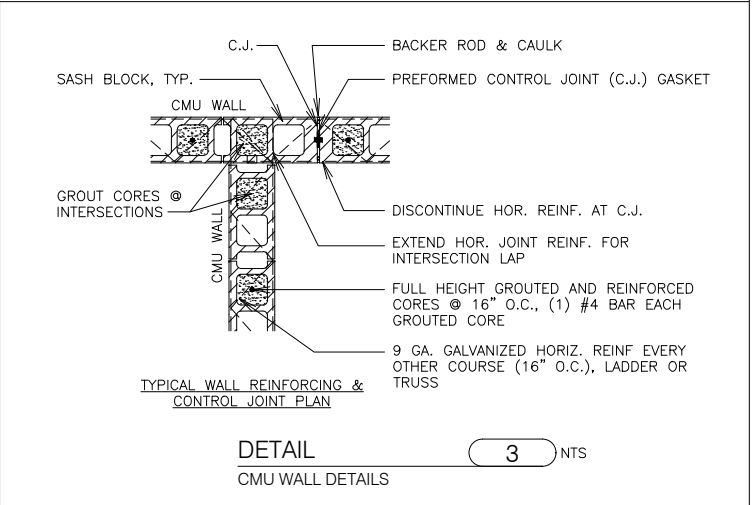
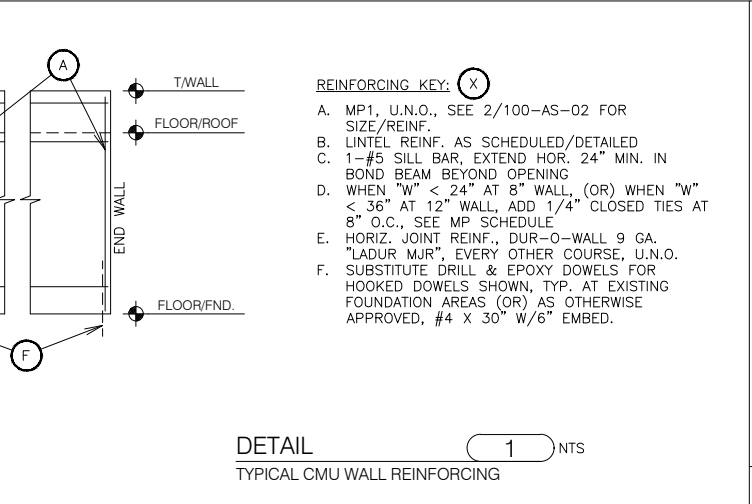
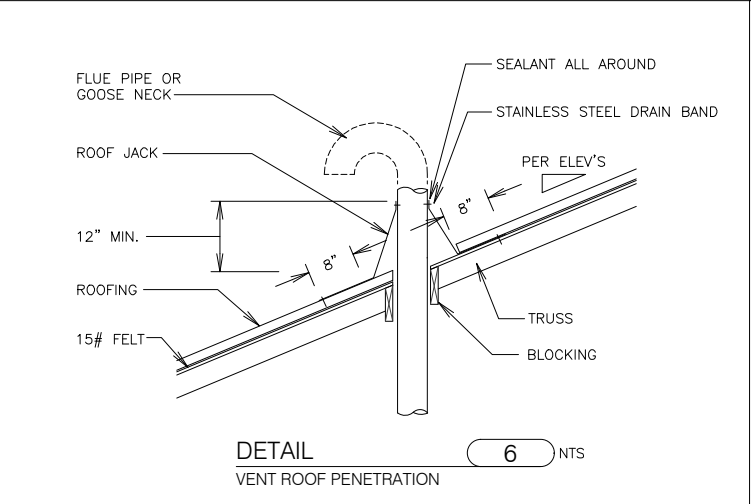
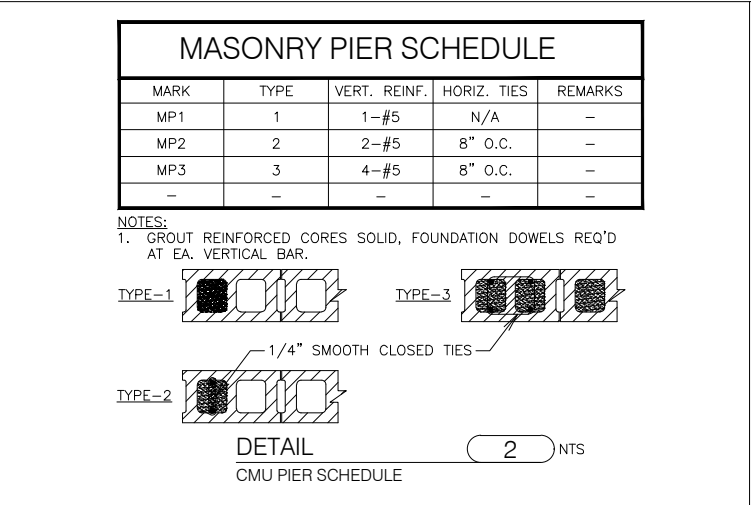
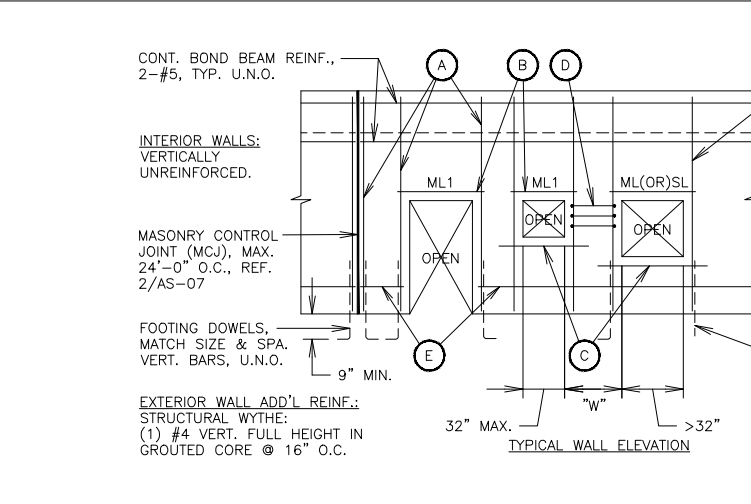
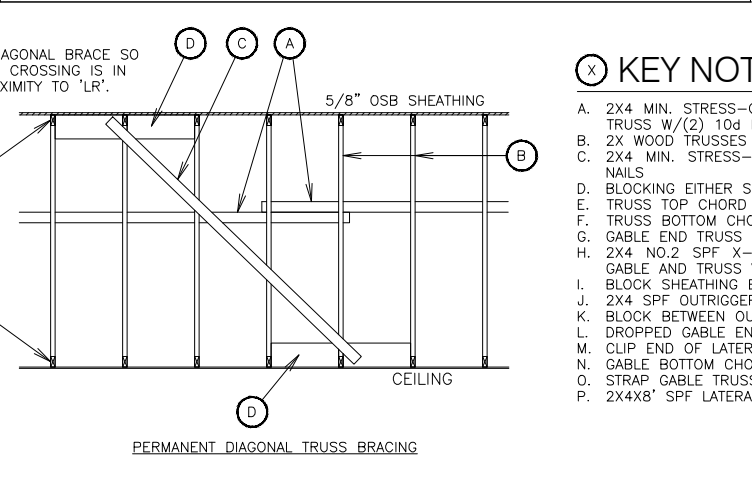
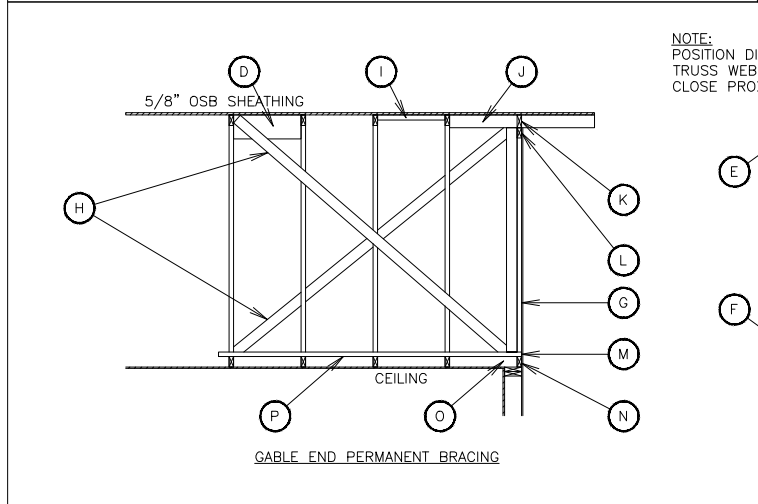
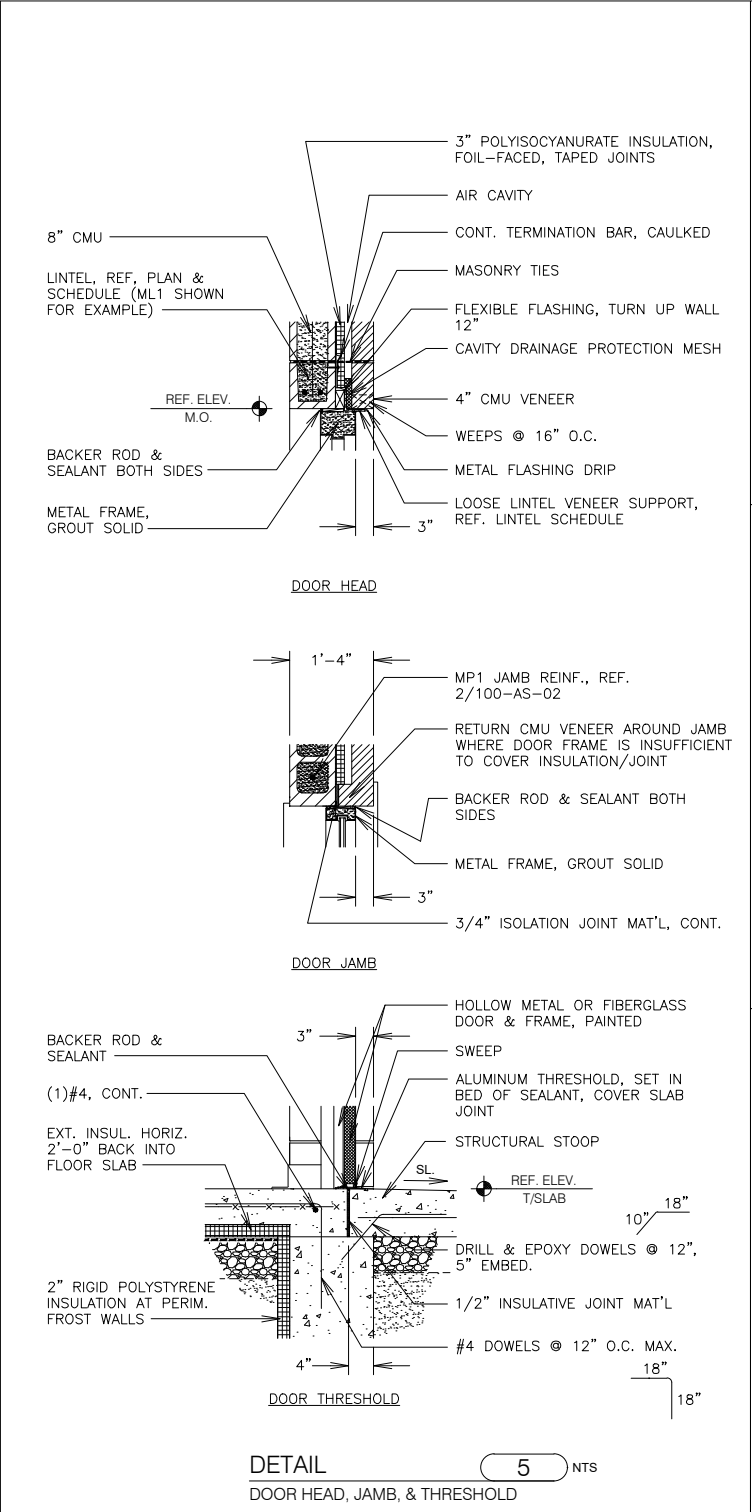
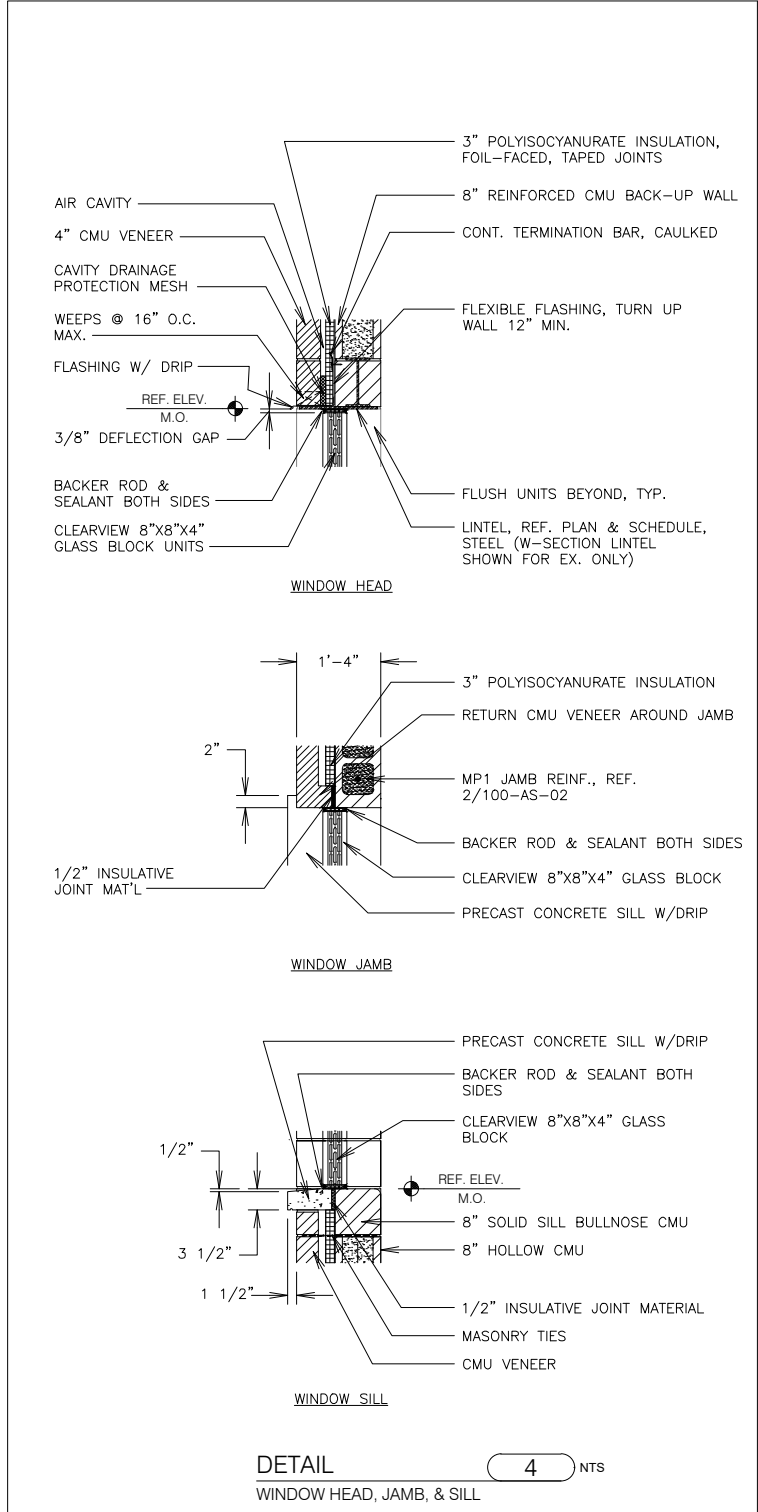
CLASS-B TENSION LAP SPLICE SCHEDULE												
CLASS BAR SIZE	COL. (N/A)		FOUNDATIONS				SLABS					
			f'c = 4 KSI		f'c = 5 KSI		f'c = 4 KSI		f'c = 5 KSI		f'c = 5 KSI	
	f'c = 4 KSI	f'c = 5 KSI	BOT. BARS	TOP *BARS	BOT. BARS	TOP *BARS	BOT. BARS	TOP *BARS	BOT. BARS	TOP *BARS	BOT. BARS	TOP *BARS
#3	16	16	16	18	16	16	16	18	16	16	16	21
#4	19	17	19	24	17	22	19	24	17	22	19	28
#5	23	21	23	30	21	27	23	30	21	27	23	35
#6	28	25	28	36	25	33	28	36	25	33	28	42
#7	33	29	33	42	29	38	33	42	30	39	33	51
#8	39	35	39	51	35	46	39	51	35	46	39	67
#9	50	44	50	64	44	58	50	64	44	58	50	84
#10	88	79	88	107	79	96	88	107	79	96	88	120
#11	108	97	108	131	97	117	108	131	97	117	108	151

NOTES:
1. * DENOTES EPOXY-COATED REINFORCING, AS APPLICABLE WHERE INDICATED ON DWGS ONLY.

CONCRETE REINFORCING SHALL HAVE THE FOLLOWING MINIMUM COVER, TYPICAL UNLESS DETAILED OTHERWISE:

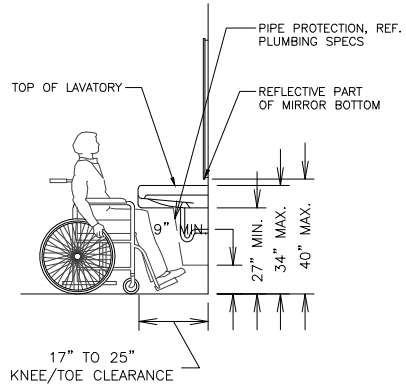
- CONCRETE IN CONTACT AND/OR PLACED AGAINST EARTH (3")
- CONCRETE EXPOSED TO WEATHER: #5 & SMALLER (2")
- CONCRETE WITH INTERIOR EXPOSURE (1 1/2")

DETAIL 8 NTS
REINF. LAP SPLICE & PROTECTIVE COVER

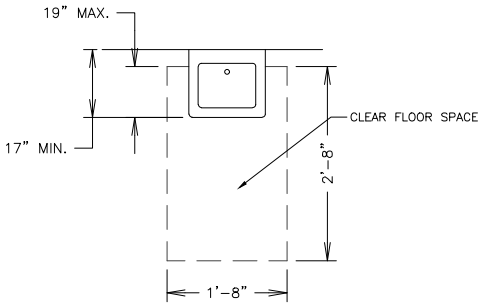


KEY NOTES

- A. 2X4 MIN. STRESS-GRADED LUMBER CONT. LATERAL RESTRAINT (LR), MIN. (1) TRUSS OVERLAP, ATTACH TO EA. TRUSS W/(2) 10d NAILS
- B. 2X WOOD TRUSSES @ 24" O.C.
- C. 2X4 MIN. STRESS-GRADED LUMBER DIAGONAL BRACE @ 16'-0" O.C., ATTACH TO EACH TRUSS W/(2) 10d NAILS
- D. BLOCKING EITHER SIDE DIAGONAL LOCATION
- E. TRUSS TOP CHORD
- F. TRUSS BOTTOM CHORD
- G. GABLE END TRUSS
- H. 2X4 NO.2 SPF X-BRACING AT MIDSPAN AND AT 48" O.C., EXTEND BACK 8'-0" FROM GABLE, ATTACH TO GABLE AND TRUSS VERTICALS WITHIN 4'-0" OF GABLE TRUSS
- I. BLOCK SHEATHING EDGES WITHIN 4'-0" OF GABLE TRUSS
- J. 2X4 SPF OUTRIGGER AT 24" O.C., CLIP TO GABLE TOP CHORD W/SIMPSON HB, (2) 8D NAILS
- K. BLOCK BETWEEN OUTLOOKERS, FASTEN TO GABLE TOP CHORD W/10d TOENAILS AT 8" O.C.
- L. DROPPED GABLE END TRUSS TOP CHORD
- M. CLIP END OF LATERAL RESTRAINT TO GABLE BOTTOM CHORD W/SIMPSON H2.5 W/(8) 8d
- N. GABLE BOTTOM CHORD, FASTEN TO TOP PLATE W/10d TOENAILS AT 8" O.C.
- O. STRAP GABLE TRUSS TO STUD WALL W/SIMPSON MSTA12 W/(8) 10d, SPACING 48" O.C., AS APPLICABLE
- P. 2X4X8' SPF LATERAL RESTRAINT AT 48" O.C., FASTEN TO EACH TRUSS W/(2) 16d COMMON NAILS

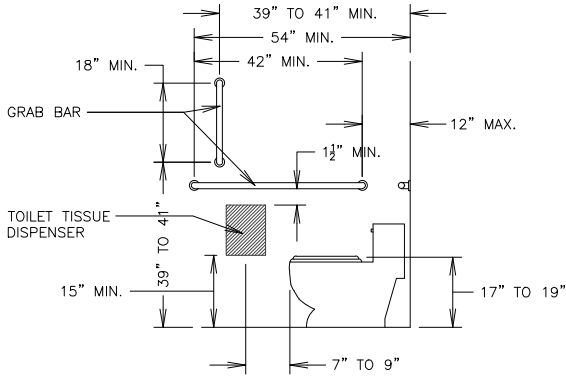


SIDE ELEVATION VIEW

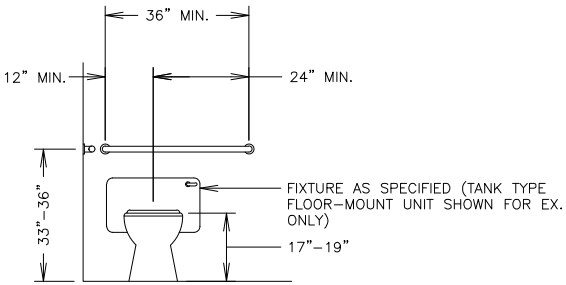


PLAN VIEW

DETAIL 1 NTS
ACCESSIBILITY AT LAVATORY

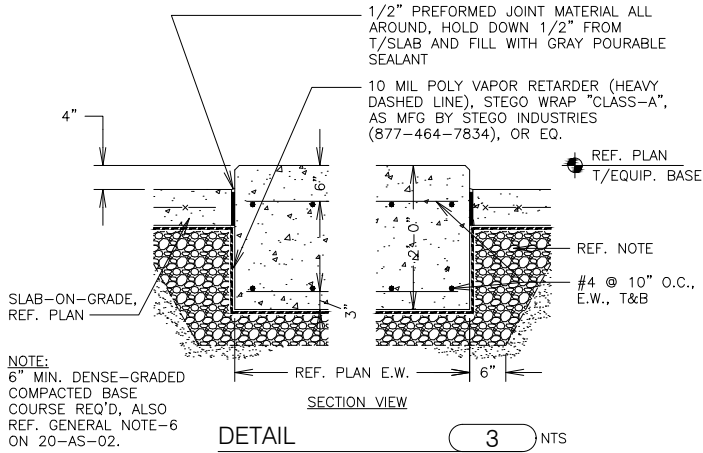


SIDE ELEVATION VIEW

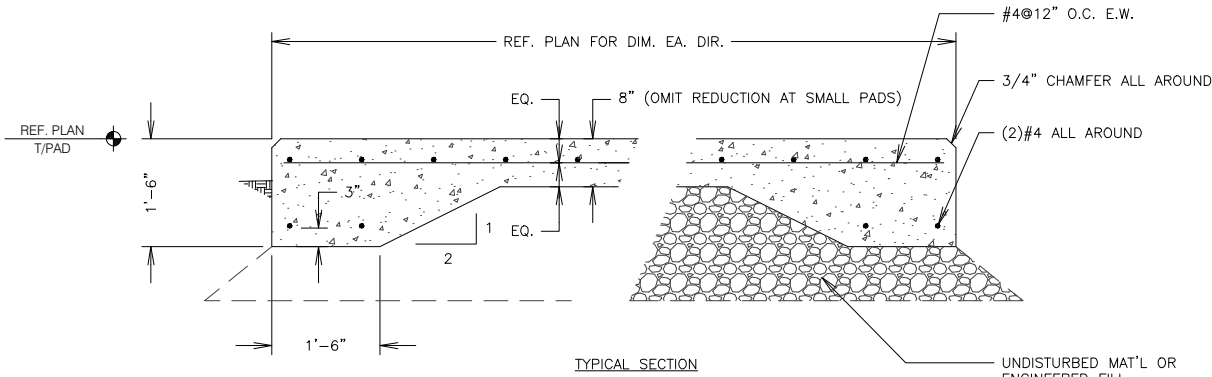


FRONT ELEVATION VIEW

DETAIL 2 NTS
ACCESSIBILITY AT WATER CLOSET



DETAIL 3 NTS
ISOLATED EQUIPMENT BASE



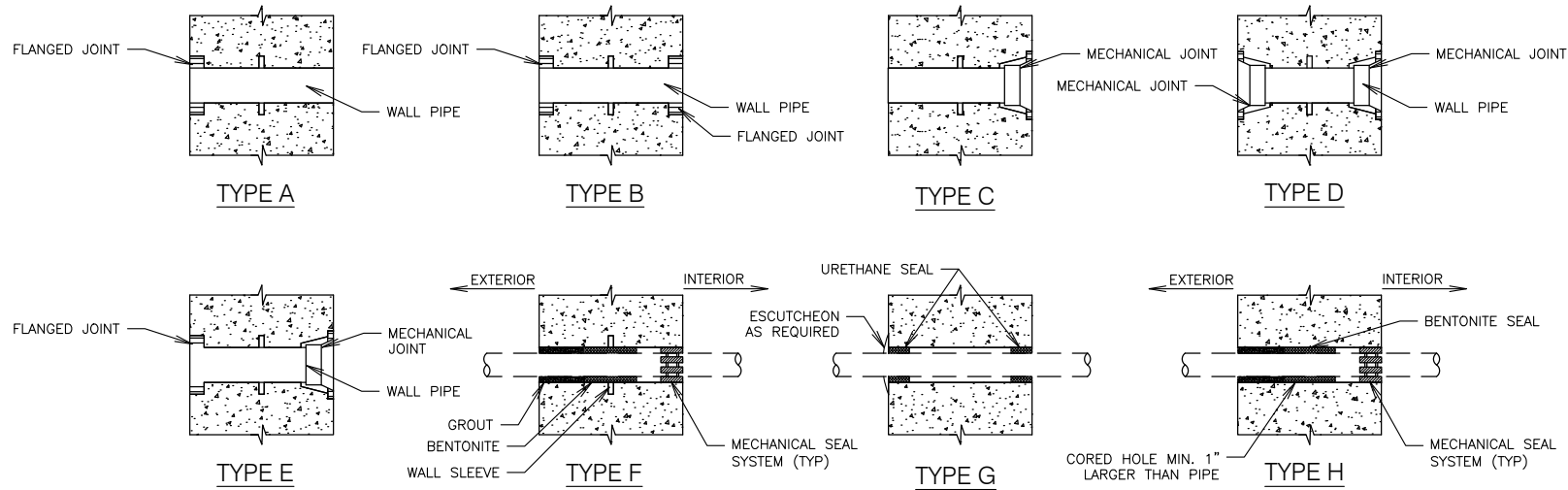
DETAIL 4 NTS
THICKENED EDGE EQUIPMENT SLAB

STANDARD DETAILS

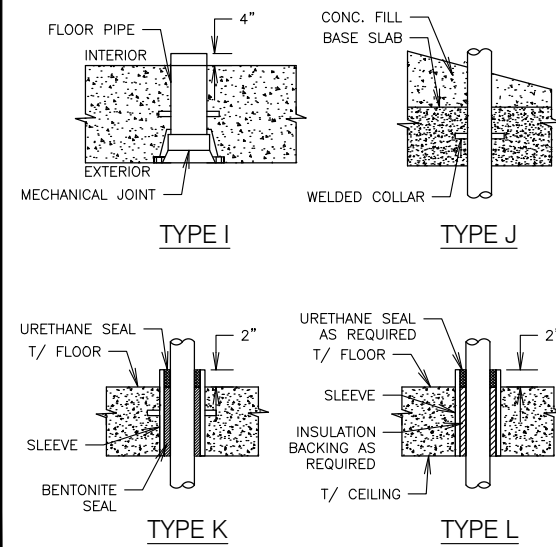
2023 LIFT STATION 2 IMPROVEMENTS
Marsh Woods Drive
Village of McFarland, Wisconsin

PROJECT NO.: MC 198
DRAWING FILE:
DRAWN BY: WTS
CHECKED BY:
DATE: 6/28/23
REVISIONS:
SCALE:
SHEET:

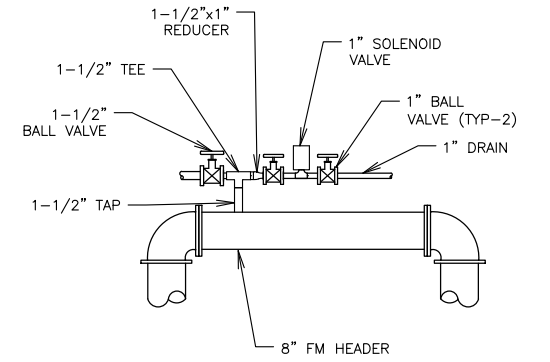
100-AS-03



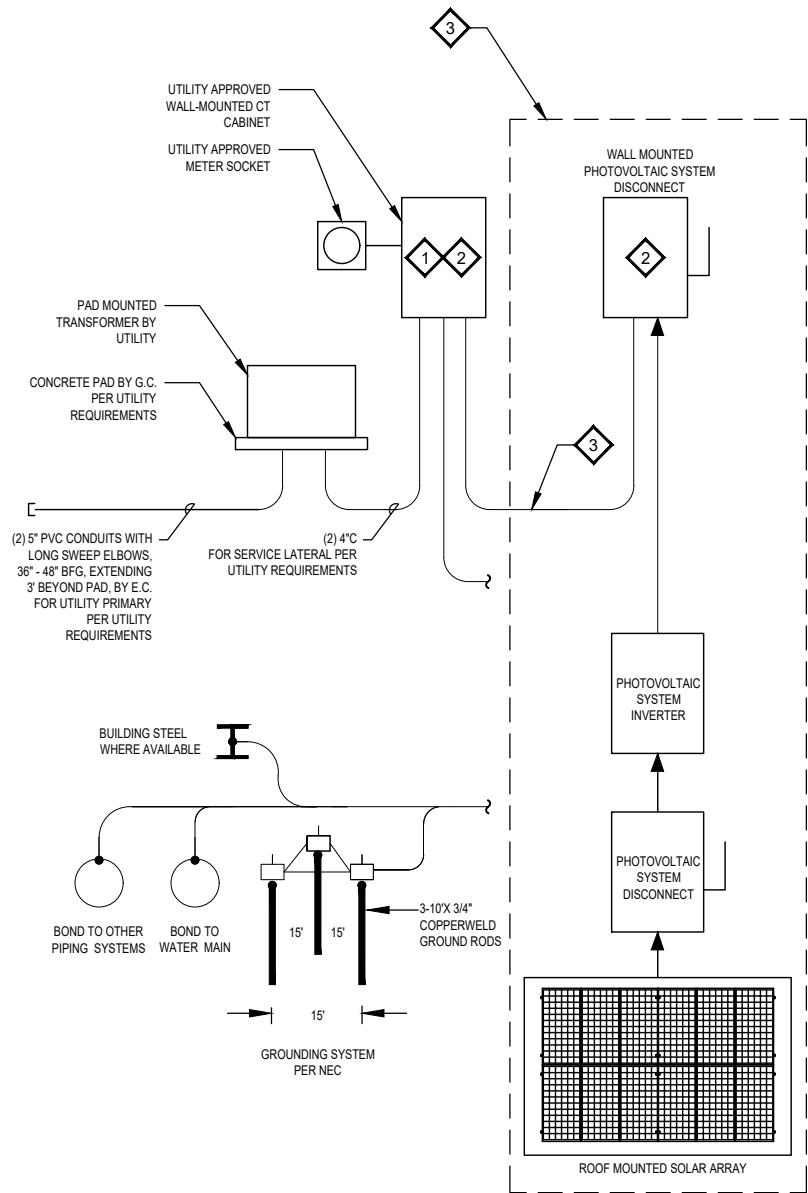
DETAIL 414
WALL PIPING PENETRATION (SEE SPECS FOR USE)



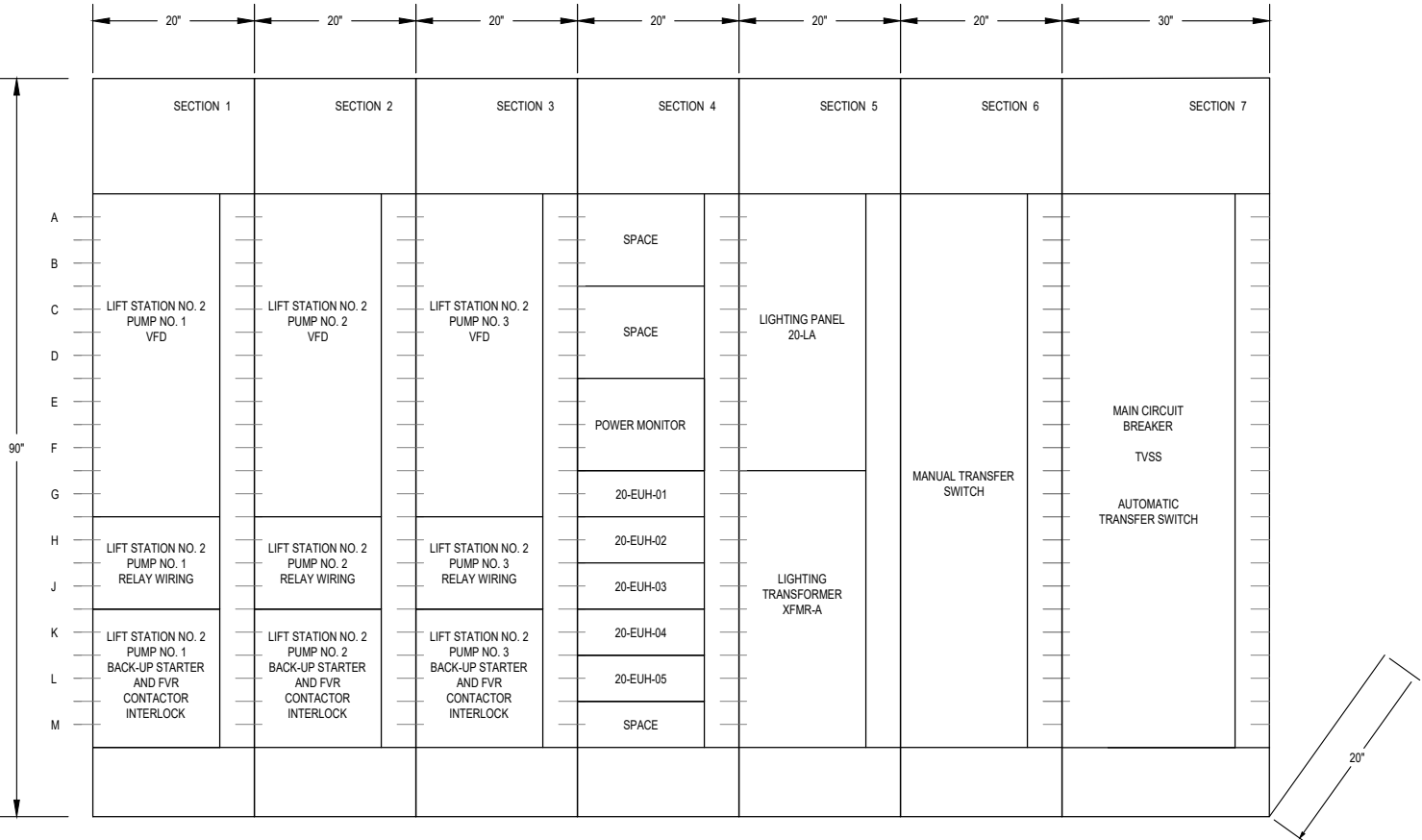
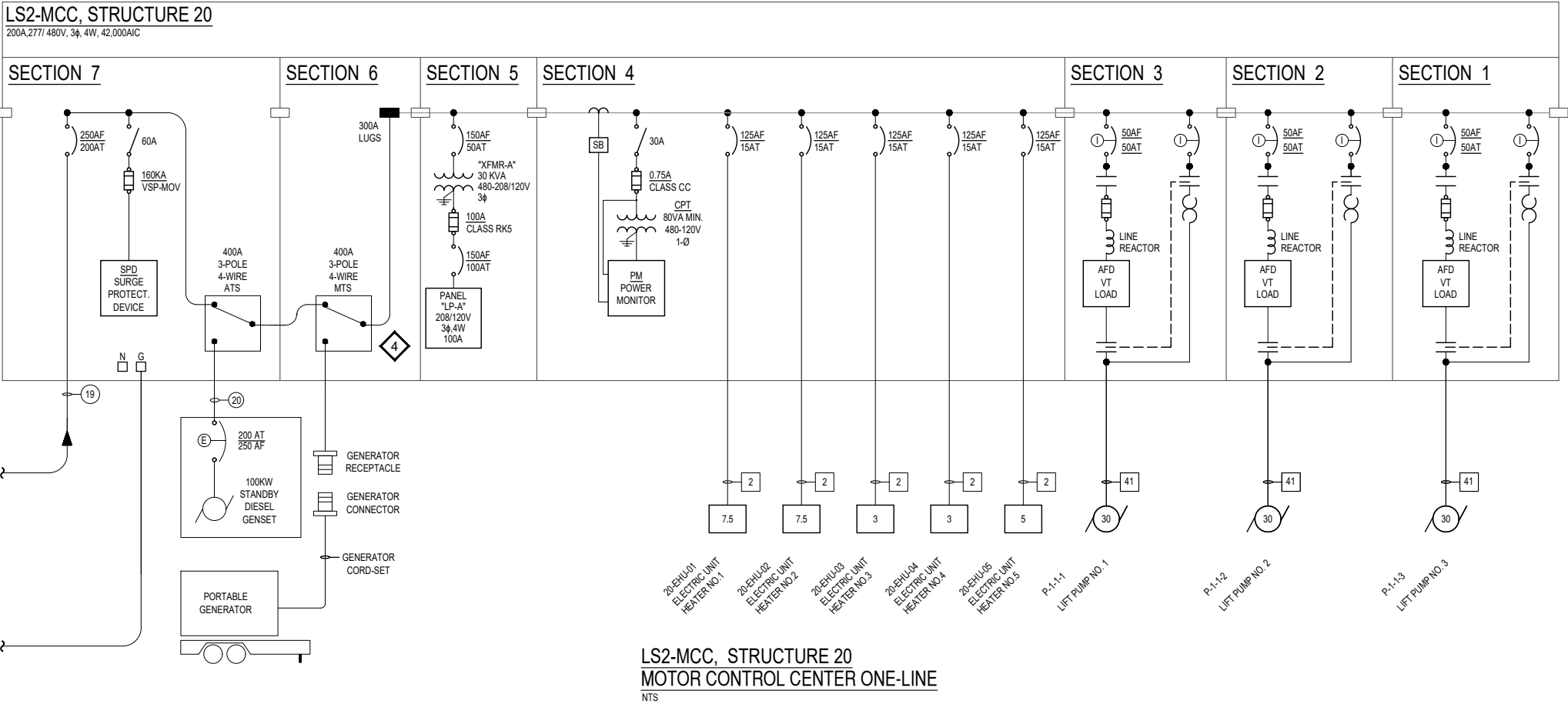
DETAIL 415
BASE/FLOOR PIPING PENETRATION (SEE SPECS FOR USE)



DETAIL 416
AIRE RELEASE SOLENOID VALVE



- KEY NOTES**
1. PROVIDE CT CABINET AS SPECIFIED AND PER UTILITY REQUIREMENTS. INSTALL CT'S PROVIDED BY UTILITY. PROVIDE LOAD SIDE LUGS SUFFICIENT TO ACCOMMODATE FUTURE PHOTOVOLTAIC FEEDER IN ADDITION TO UTILITY FEEDER.
 2. PROVIDE PLACARDING TO INDICATE THAT EQUIPMENT IS FED BY TWO POWER SOURCES, AND THE LOCATIONS OF THE DISCONNECTS.
 3. PHOTOVOLTAIC SYSTEM FURNISHED AND INSTALLED BY PHOTOVOLTAIC SYSTEM SUPPLIER.
 4. MANUAL TRANSFER SWITCH WITH MECHANICALLY INTERLOCKED CIRCUIT BREAKERS.



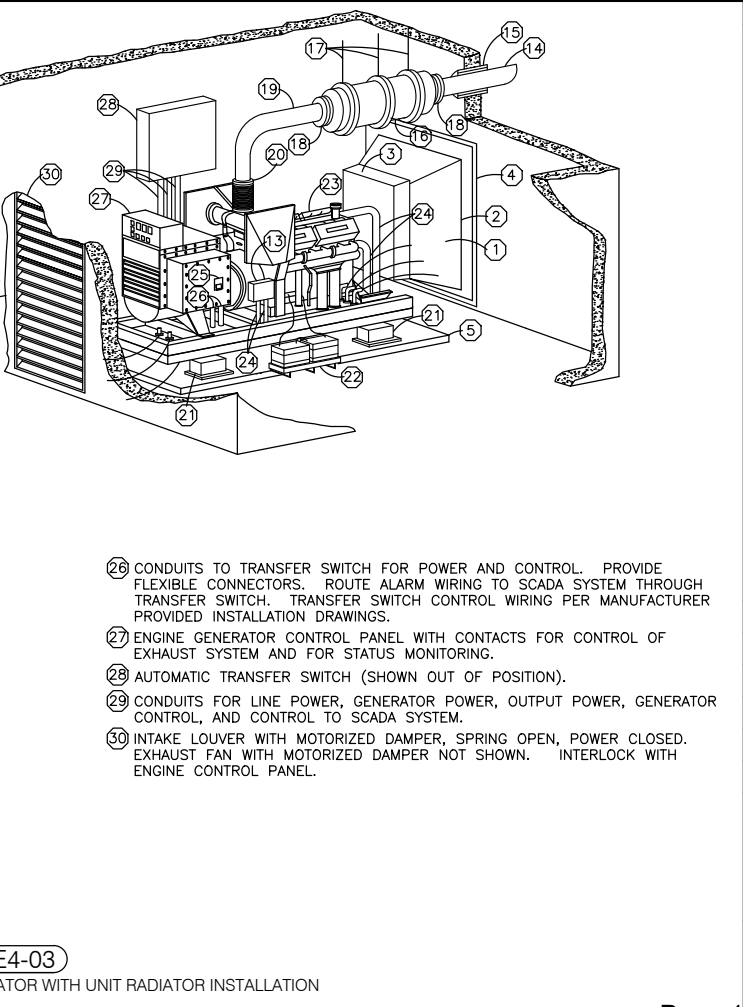
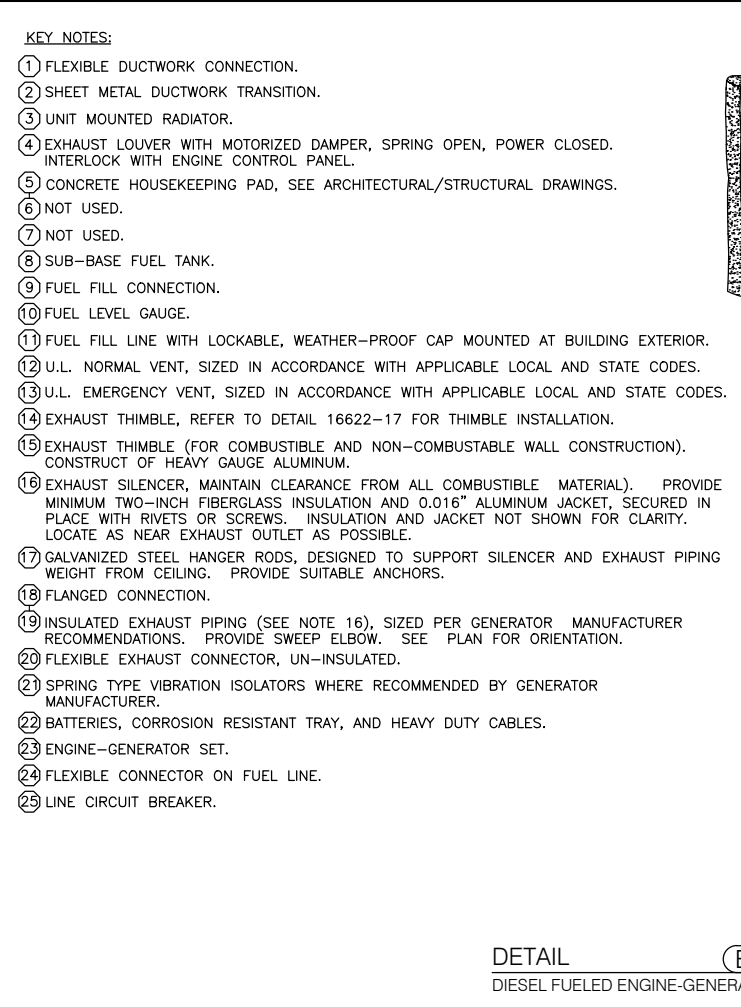
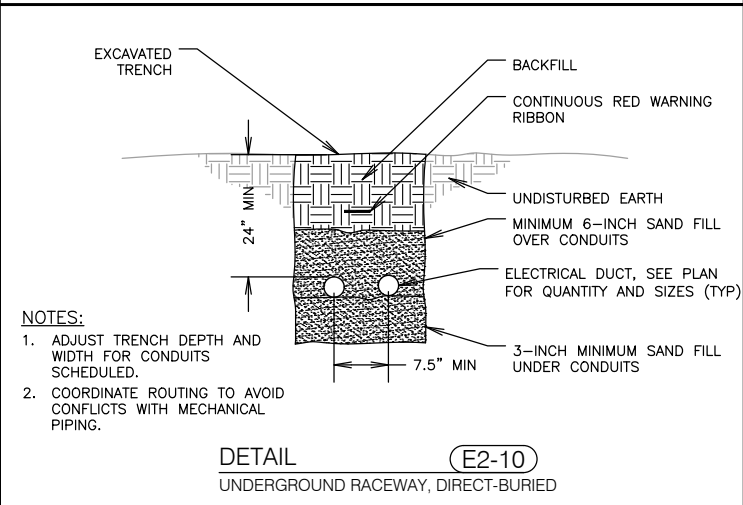
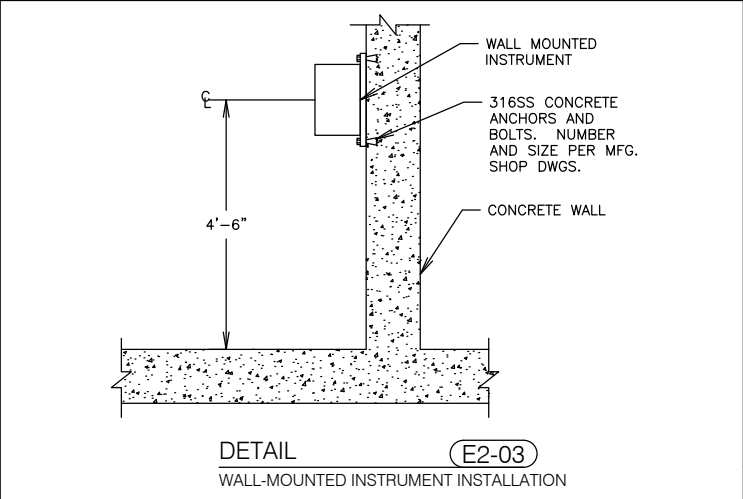
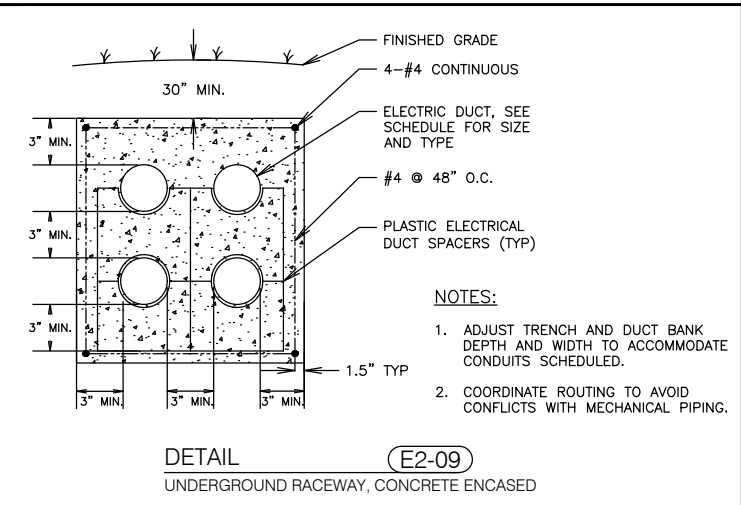
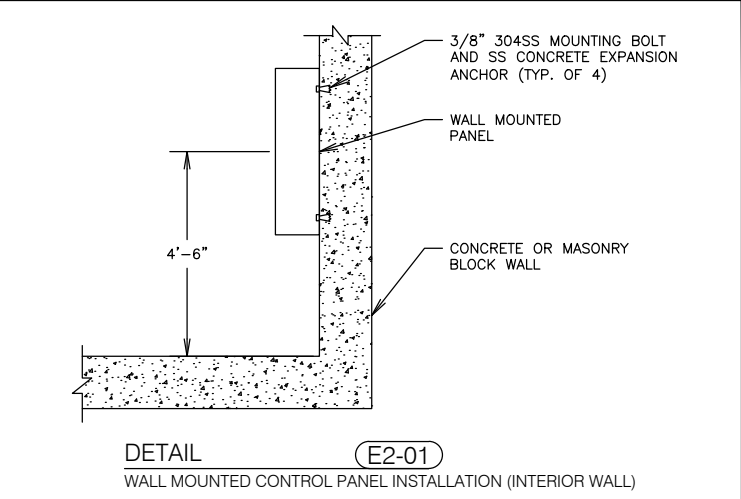
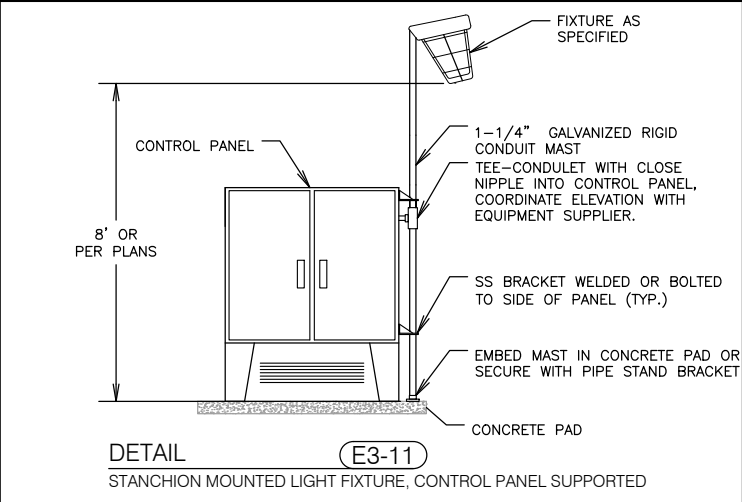
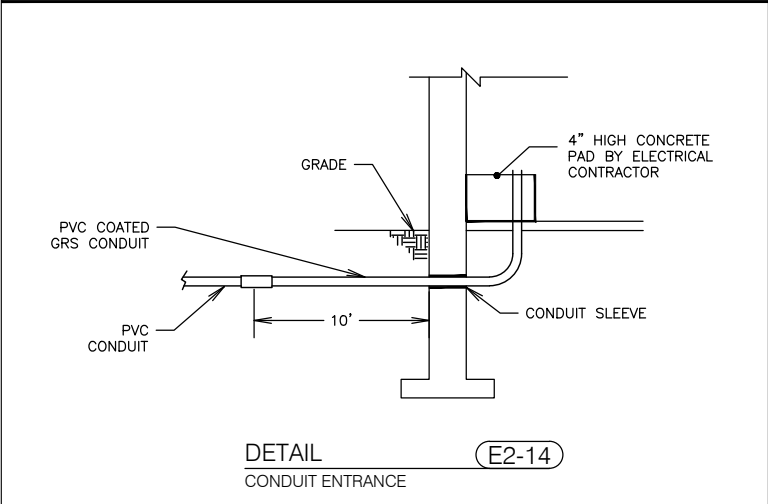
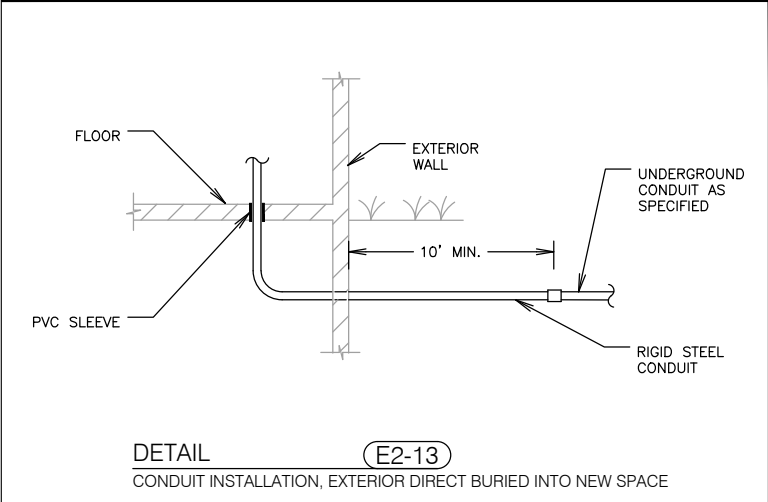
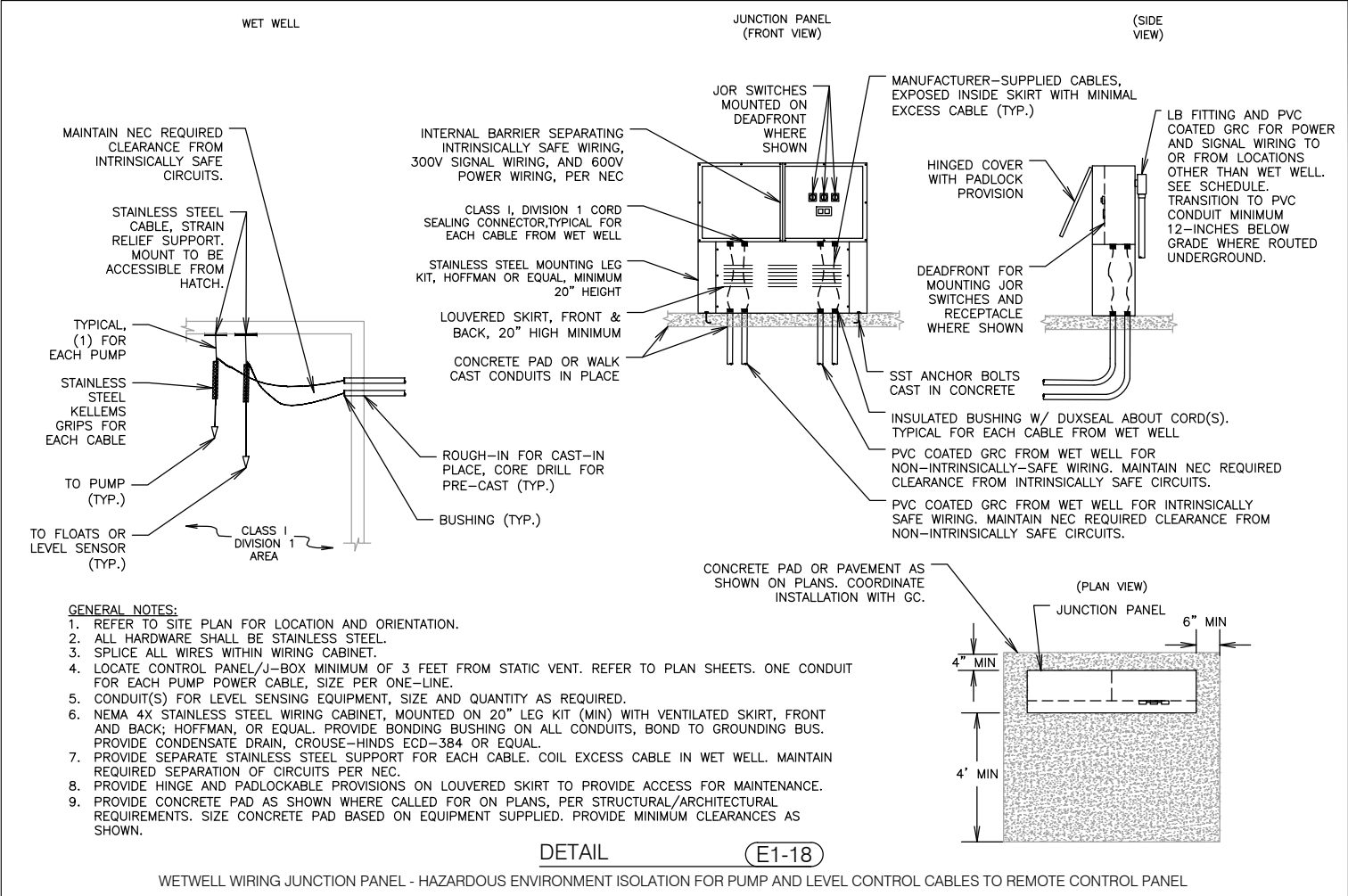
THREE PHASE PANEL SCHEDULE										20-LA									
TYPE		LIGHTING & APPLIANCE		BUS CONSTRUCTION		BUS AMPLACITY		225A		225A		225A		225A		225A		225A	
VOLTAGE		120/208V		GROUND BUS		YES		YES		YES		YES		YES		YES		YES	
MOUNT		SURFACE		ISOLATED GROUND BUS		NO		NO		NO		NO		NO		NO		NO	
SINGLE PHASE		SINGLE PHASE		SINGLE PHASE		SINGLE PHASE		SINGLE PHASE		SINGLE PHASE		SINGLE PHASE		SINGLE PHASE		SINGLE PHASE		SINGLE PHASE	
DESCRIPTION		LOAD		BKR		A		B		C		BKR		LOAD		DESCRIPTION		LOCAL CONTROL PANEL	
1 LIGHTS STORAGE RM 100		3.25		201		4.3		---		---		201		1.00		LOCAL CONTROL PANEL		2	
3 LIGHTS PIPE GALLERY RM 101		1.75		201		---		2.3		---		201		0.50		FE#112		4	
5 LIGHTS ELEC RM 102		1.50		201		---		---		6.5		201		5.50		OH DOOR OPERATOR		6	
7 LIGHTS GENERATOR RM 103		1.75		201		1.8		---		---		201		---		SPACE		8	
9 LIGHTS TOILET RM 104		1.50		201		---		---		---		201		---		SPACE		10	
11 LIGHTS EXTERIOR		2.50		201		---		---		0.5		201		---		SPACE		12	
13 LIGHTS L.B-1		2.50		201		0.5		---		---		201		---		SPACE		14	
15 RECEPT STORAGE RM 100		12.00		201		---		---		12.0		201		---		SPACE		16	
17 RECEPT PIPE GALLERY RM 101		6.00		201		---		---		6.0		201		---		SPACE		18	
19 RECEPT ELEC RM 102		4.50		201		4.5		---		---		201		---		SPACE		20	
21 RECEPT GENERATOR RM 103		4.50		201		---		4.5		---		201		---		SPACE		22	
23 RECEPT TOILET RM 104		3.00		201		---		---		3.0		201		---		SPACE		24	
25 RECEPT EXTERIOR		1.50		201		1.5		---		---		201		---		SPACE		26	
27 HWY-1		1.00		201		---		---		---		201		---		SPACE		28	
29 WH-1		21.00		302		---		---		21.0		---		---		SPACE		30	
31 WH-1		21.00		302		---		---		21.0		---		---		SPACE		32	
33 CO-EBB-01		4.50		201		---		4.5		---		201		---		SPACE		34	
35 CO-FF-01 20-F-01		6.00		201		---		---		7.6		201		---		SPACE		36	
37 CO-FF-02		1.00		201		1.0		---		---		201		---		SPACE		38	
39 CO-SS-01		18.40		302		---		18.4		---		201		---		SPACE		40	
41		18.40		302		---		18.4		---		201		---		SPACE		42	
TOTAL AMPS / PHASE:		34.5		44.2		82.4													
KVA / PHASE:		4.1		5.3		7.5												TOTAL CONNECTED KVA: 17.0	

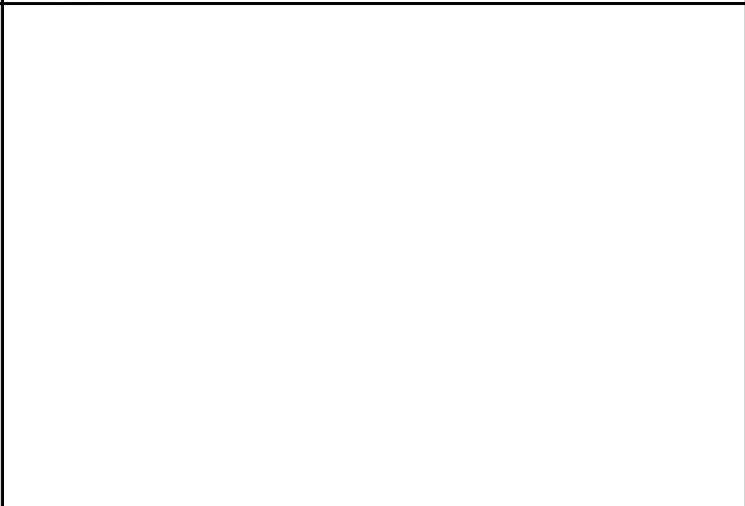
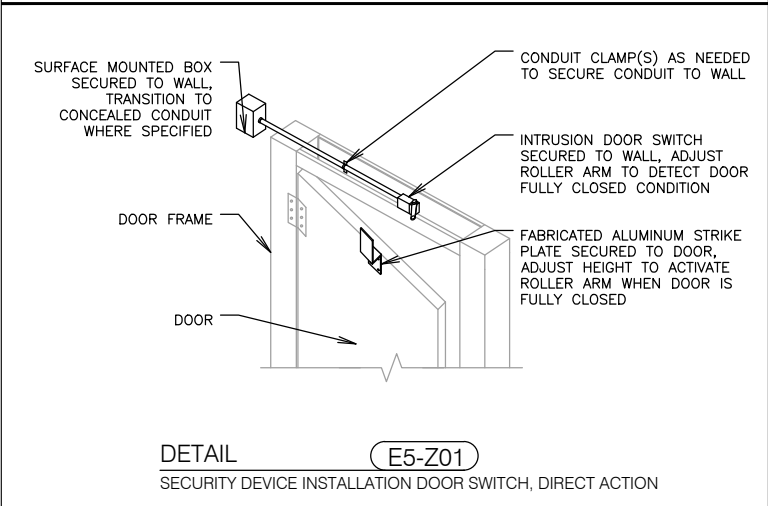
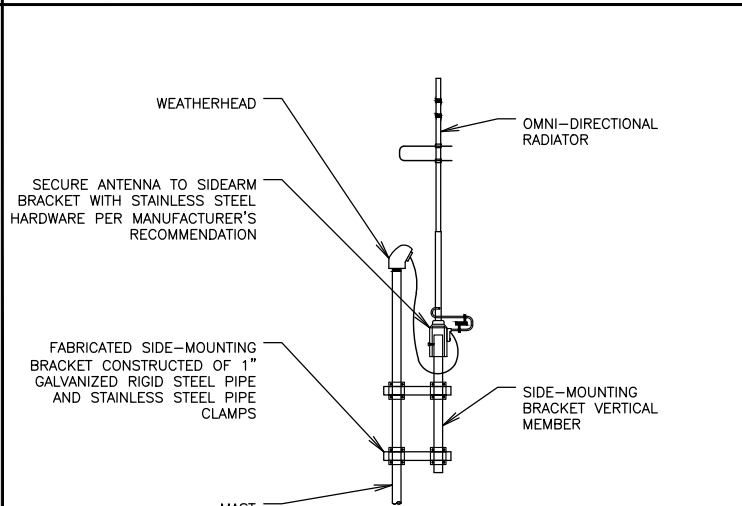
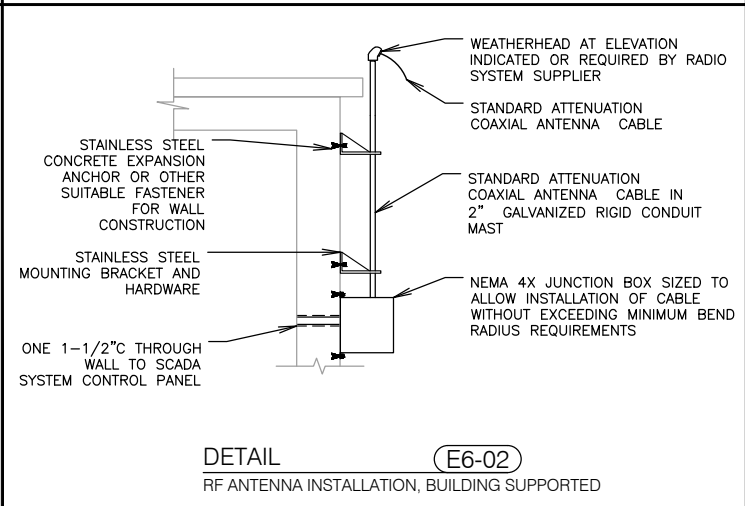
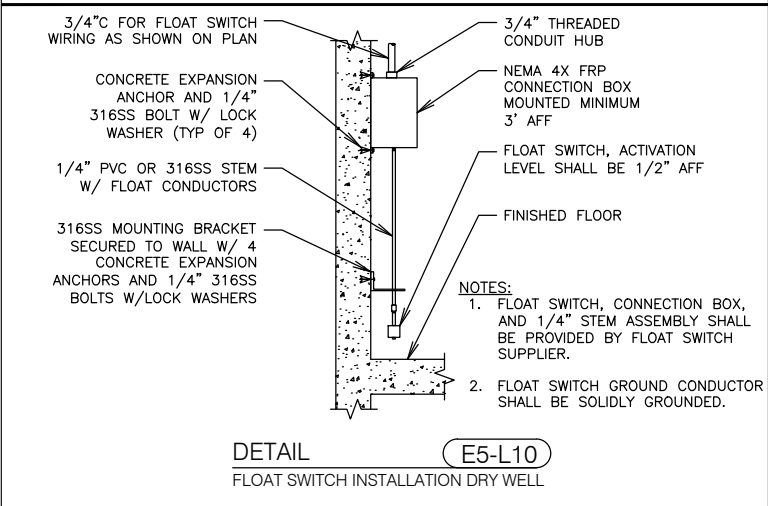
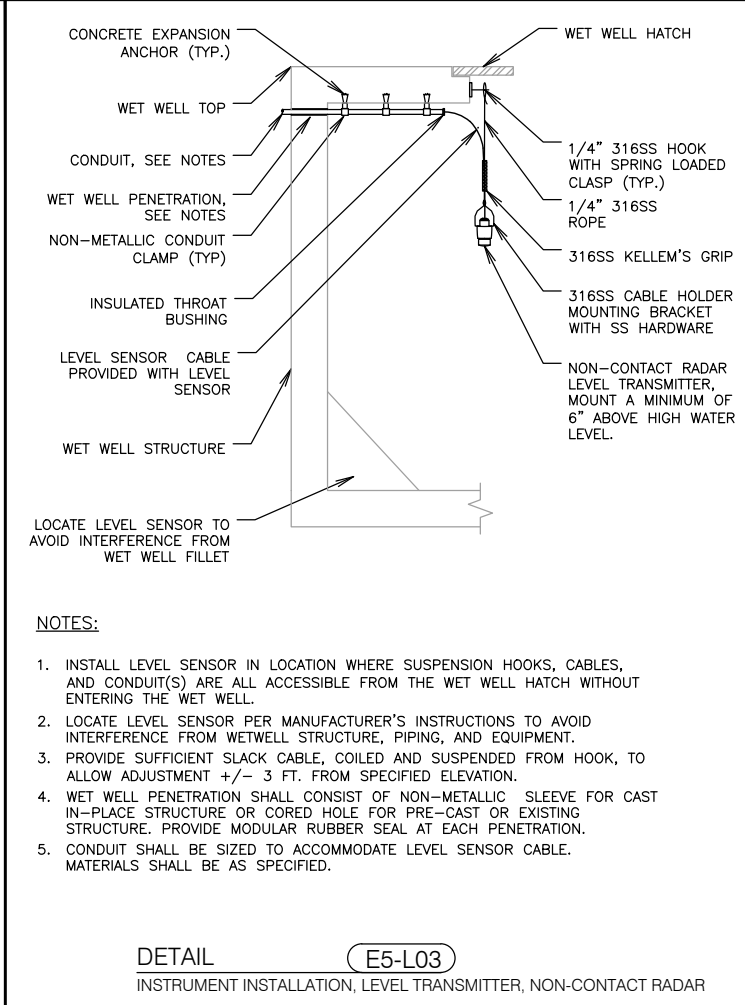
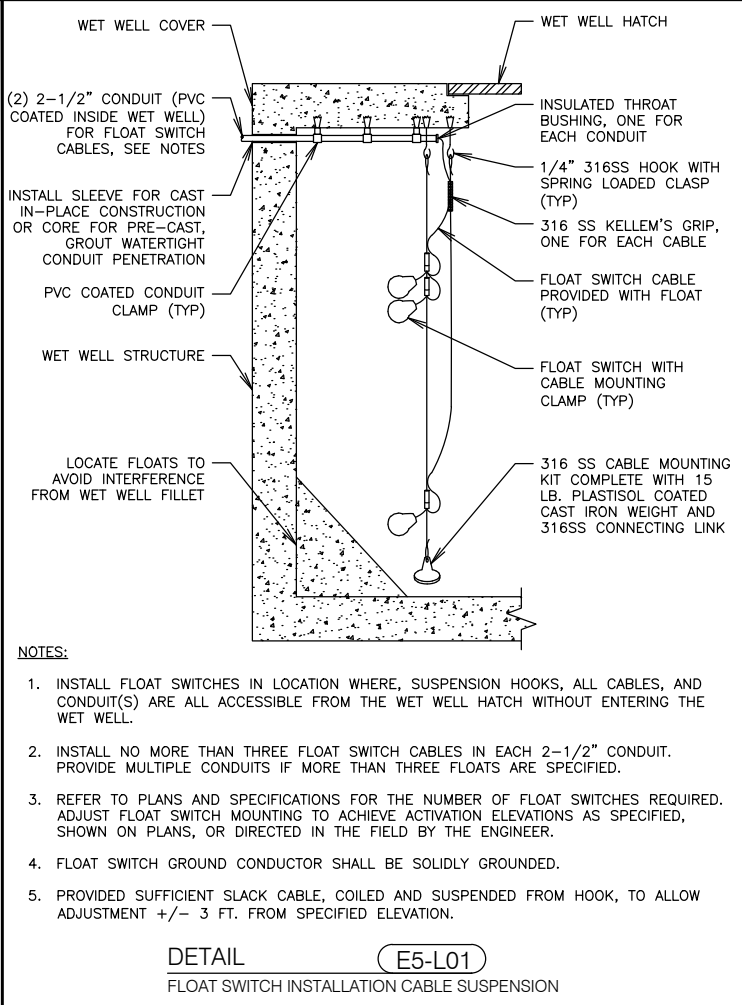
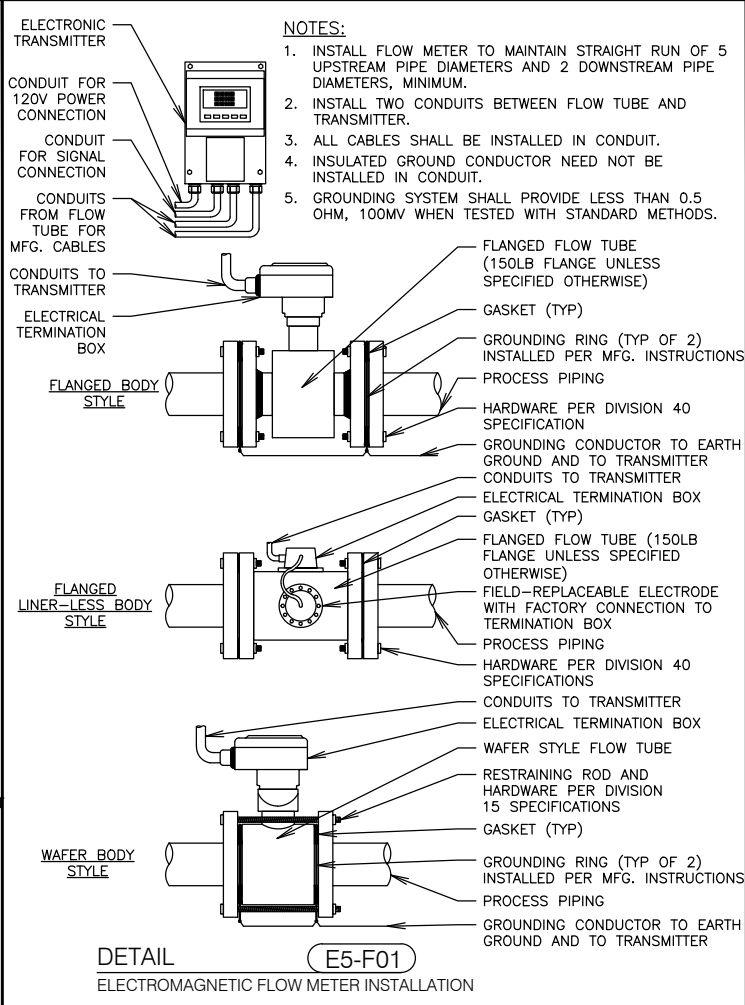
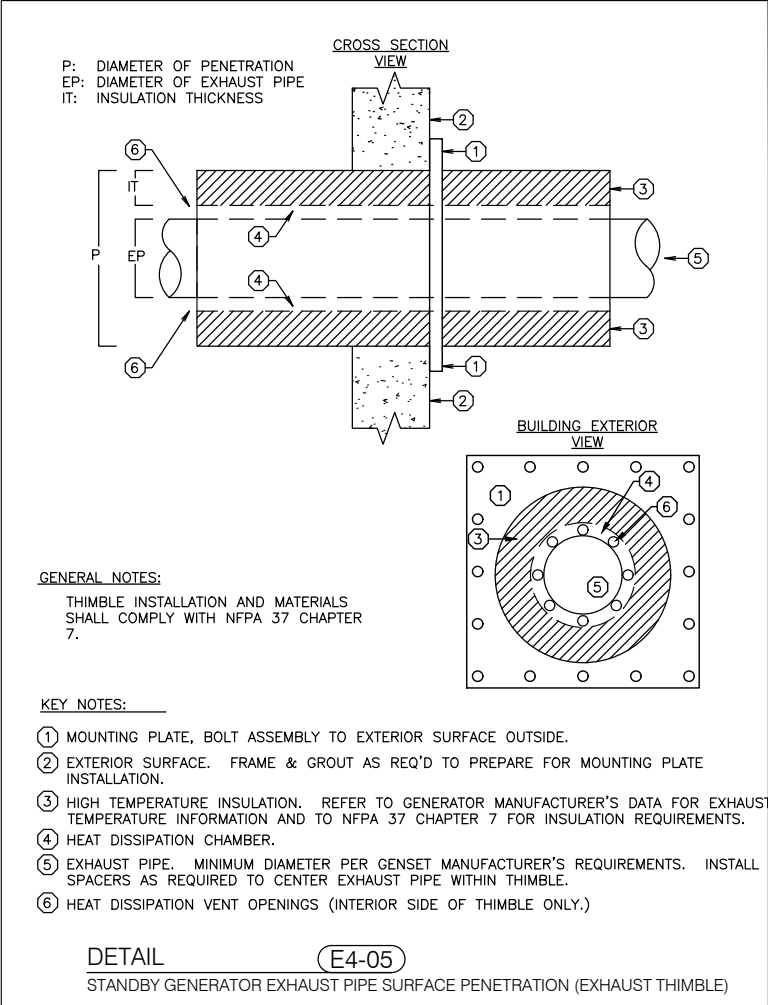
FIXTURE SCHEDULE						
TYPE	DESCRIPTION	LAMP TYPE	WATTS	MANUFACTURER	CATALOG NUMBER	NOTE
A	1X4 LENSED INDUSTRIAL STRIP	LED - 4000K	52	METALUX	15N-LED-LD5-55L-LW-U-W-L840-001-J	
D1	WALL PACK EXTERIOR	LED - 3000K	52	GARCO	121-32L-530-WW-G44-UNV-9L4KR3-BZ	
D2	POLE MOUNTED EXTERIOR	LED - 4000K	45	CROUSE-HINDS	VMV_5P_UKV1-568*	
X1	EXT FXTURE	LED	N/A	SURE-LITES	LPXC-25-R3	
RH-1	FXT FXTURE - REMOTE HEADS	LED	N/A	SURE-LITES	SRM-25-D	
GENERAL NOTES						
1. ALL BALLASTS SHALL BE LOW HARMONIC ELECTRONIC						
2. HUBBELL AND DAYBTE SHALL BE CONSIDERED EQUAL						
FIXTURE NOTES						

FEEDER SCHEDULE															
IDENTIFIER	THERMAL-MAGNETIC CIRCUIT BREAKER	BREAKER PICKUP AMPS (80%)	SINGLE-PHASE TWO-WIRE CIRCUIT		SINGLE OR THREE-PHASE THREE-WIRE CIRCUIT		THREE-PHASE FOUR-WIRE CIRCUIT		ALL	MAX. DISTANCES (FT) 480V 3-PHASE		MAX. DISTANCES (FT) 240V 3-PHASE		MAX. DISTANCES (FT) 208V 3-PHASE OR 120/240V 1-PHASE	
			CONDUIT	CIRCUIT CONDUCTORS	CONDUIT	CIRCUIT CONDUCTORS	CONDUIT	CIRCUIT CONDUCTORS		FEEDER (2% DROP)	BRANCH (3% DROP)	FEEDER (2% DROP)	BRANCH (3% DROP)	FEEDER (2% DROP)	BRANCH (3% DROP)
1	10	8	3/4"	(2) #12	3/4"	(3) #12	3/4"	(4) #12	#12	335	502	167	251	145	218
2	15	12	3/4"	(2) #12	3/4"	(3) #12	3/4"	(4) #12	#12	223	335	112	167	97	145
3	20	16	3/4"	(2) #12	3/4"	(3) #12	3/4"	(4) #12	#12	167	251	84	126	73	109
4	25	20	3/4"	(2) #10	3/4"	(3) #10	3/4"	(4) #10	#10	212	317	106	159	92	138
5	30	24	3/4"	(2) #10	3/4"	(3) #10	3/4"	(4) #10	#10	176	264	88	132	76	115
6	35	28	3/4"	(2) #8	3/4"	(3) #8	3/4"	(4) #8	#10	241	361	120	181	104	157
7	40	32	3/4"	(2) #8	3/4"	(3) #8	3/4"	(4) #8	#10	211	316	105	158	91	137
8	45	36	3/4"	(2) #8	3/4"	(3) #8	3/4"	(4) #8	#10	187	281	94	140	81	122
9	50	40	3/4"	(2) #8	3/4"	(3) #8	3/4"	(4) #8	#10	169	253	84	126	73	110
10	60	48	3/4"	(2) #6	3/4"	(3) #6	3/4"	(4) #6	#10	224	336	112	168	97	146
11	70	56	1"	(2) #4	1"	(3) #4	1-1/4"	(4) #4	#8	305	457	152	228	132	198
12	80	64	1"	(2) #4	1"	(3) #4	1-1/4"	(4) #4	#8	266	400	133	200	115	173
13	90	72	1"	(2) #3	1"	(3) #3	1-1/4"	(4) #3	#8	290	436	145	218	126	189
14	100	80	1"	(2) #3	1"	(3) #3	1-1/4"	(4) #3	#8	261	392	131	196	113	170
15	110	88	1"	(2) #2	1"	(3) #2	1-1/2"	(4) #2	#6	307	461	154	230	133	200
16	125	100	1-1/4"	(2) #1	1-1/2"	(3) #1	1-1/2"	(4) #1	#6	340	510	170	256	147	221
17	150	120	1-1/4"	(1) #10	1-1/2"	(3) #10	2"	(4) #10	#6	355	533	178	266	154	231
18	175	140	N/A	N/A	2"	(3) #20	2"	(4) #20	#6	377	566	189	283	163	245
19	200	160	N/A	N/A	2"	(3) #30	2"	(4) #30	#6	413	619	206	310	179	268
20	225	180	N/A	N/A	2"	(3) #40	2-1/2"	(4) #40	#4	459	688	229	344	199	298
21	250	200	N/A	N/A	2-1/2"	(3) 250KCMIL	3"	(4) 250KCMIL	#4	484	725	242	363	210	314
22	300	240	N/A	N/A	3"	(3) 350KCMIL	3"	(4) 350KCMIL	#4	552	829	276	414	239	359
23	350	280	N/A	N/A	3"	(3) 500KCMIL	3-1/2"	(4) 500KCMIL	#3	647	970	323	485	280	420
24	400	320	N/A	N/A	3-1/2"	(3) 600KCMIL	4"	(4) 600KCMIL	#3	661	992	331	496	285	430
25	450	360	N/A	N/A	(2) 2"	2 SETS OF (3) #40	(2) 2-1/2"	2 SETS OF (4) #40	#2	459	688	229	344	199	298
26	500	400	N/A	N/A	(2) 2-1/2"	2 SETS OF (3) 250KCMIL	(2) 3"	2 SETS OF (4) 250KCMIL	#2	484	725	242	363	210	314

STR-10: PROCESS INSTRUMENTATION AND EQUIPMENT WIRING SCHEDULE													
TAG NUMBER	DESCRIPTION	FIRST SIGNAL/CONTROL HOMERUN			SECOND SIGNAL/CONTROL HOMERUN			POWER HOMERUN				DETAIL	NOTES
		DESTINATION	WIRING TYPE	WIRING	DESTINATION	WIRING TYPE	WIRING	CIRCUIT	VOLTAGE	CKT. BKR.	WIRING		
TJB-1	TERMINAL JUNCTION BOX	LS-LCP	120VAC DISCRETE	D16	LS-LCP	24VDC ANALOG	A1					E1-18	
TJB-1	TERMINAL JUNCTION BOX							LA-XX	120V/1-PH	20A/1-POLE	2#12 & #12G		
TSH-1-1-1	TEMPERATURE SWITCH, HIGH, LIFT PUMP NO.1 MOTOR	TJB-1	120VAC DISCRETE	D2									
ME-1-1-1	MOISTURE SWITCH, HIGH, LIFT PUMP NO.1 MOTOR	TJB-1	120VAC DISCRETE	D2									
HS-1-1-1-1	JOG-OFF-REMOTE, LIFT PUMP NO.1	LS-LCP	120VAC DISCRETE	D3									
TSH-1-1-2	TEMPERATURE SWITCH, HIGH, LIFT PUMP NO.2 MOTOR	TJB-1	120VAC DISCRETE	D2									
ME-1-1-2	MOISTURE SWITCH, HIGH, LIFT PUMP NO.2 MOTOR	TJB-1	120VAC DISCRETE	D2									
HS-1-1-2-1	JOG-OFF-REMOTE, LIFT PUMP NO.2	LS-LCP	120VAC DISCRETE	D3									
TSH-1-1-3	TEMPERATURE SWITCH, HIGH, LIFT PUMP NO.3 MOTOR	TJB-1	120VAC DISCRETE	D2									
ME-1-1-3	MOISTURE SWITCH, HIGH, LIFT PUMP NO.3 MOTOR	TJB-1	120VAC DISCRETE	D2									
HS-1-1-3-1	JOG-OFF-REMOTE, LIFT PUMP NO.3	LS-LCP	120VAC DISCRETE	D3									
LSH-1-2	LEVEL SWITCH, BACK UP REQUIRED, WET WELL	TJB-1	I.S. DISCRETE	D2								E5-L01	
LSHH-1-2	LEVEL SWITCH, HIGH HIGH, BACK-UP REQUIRED, WET WELL	TJB-1	I.S. DISCRETE	D2								E5-L01	
LSC-1-2	LEVEL SWITCH, LEAD PUMP ON, WET WELL	TJB-1	I.S. DISCRETE	D2								E5-L01	
LSL-1-2	LEVEL SWITCH, LOW, PUMPS OFF, WET WELL	TJB-1	I.S. DISCRETE	D2								E5-L01	
LSLL-1-2	LEVEL SWITCH, LOW WETWELL LEVEL, WET WELL	TJB-1	I.S. DISCRETE	D2								E5-L01	
LSHH-1-2	LEVEL SWITCH, HIGH ALARM, WET WELL	TJB-1	I.S. DISCRETE	D2								E5-L01	
LT-1-2	LEVEL TRANSDUCER, RADAR, WET WELL LEVEL	TJB-1	I.S. ANALOG	A1								E5-L03	

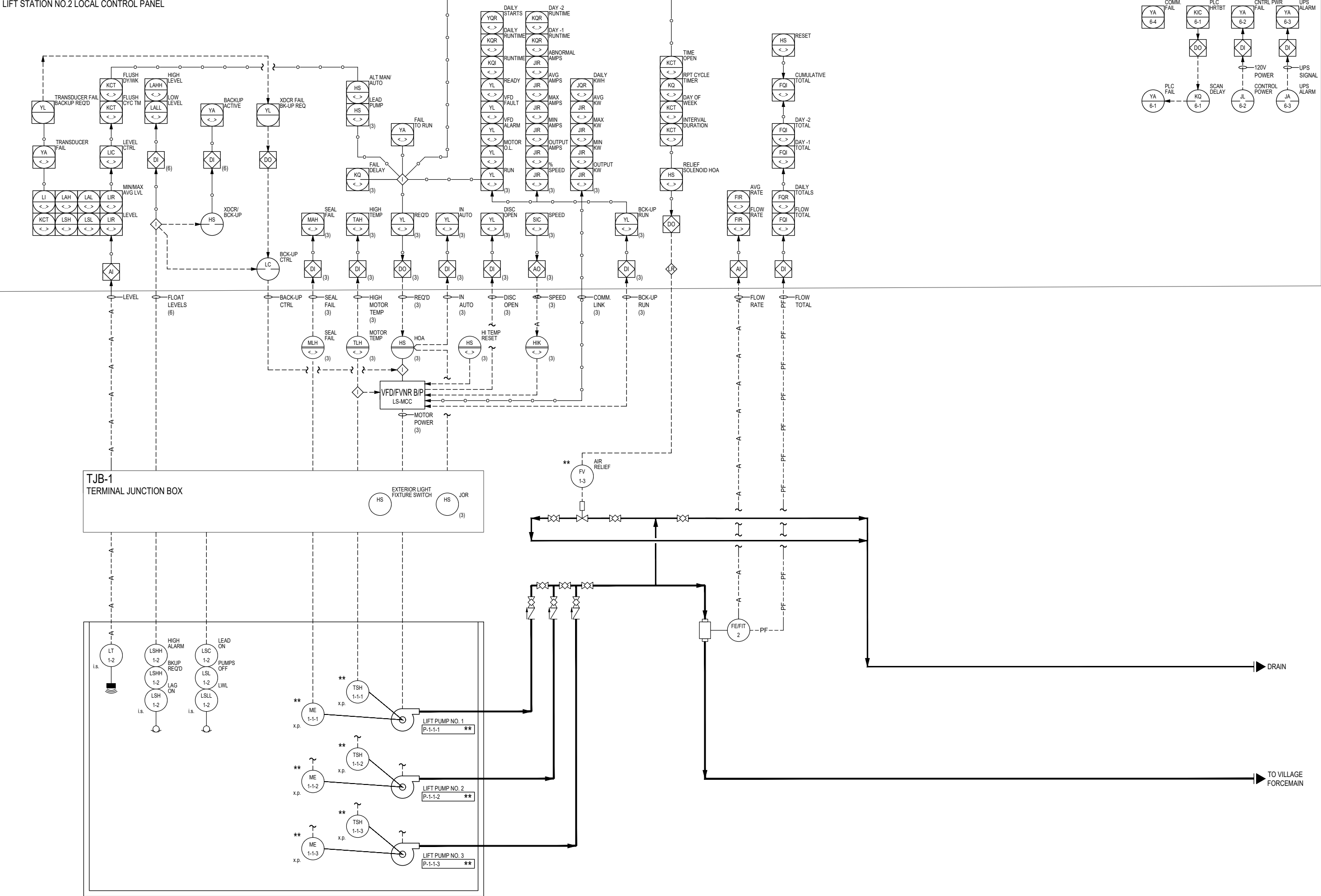
STR-20: PROCESS INSTRUMENTATION AND EQUIPMENT WIRING SCHEDULE													
TAG NUMBER	DESCRIPTION	FIRST SIGNAL/CONTROL HOMERUN			SECOND SIGNAL/CONTROL HOMERUN			POWER HOMERUN				DETAIL	NOTES
		DESTINATION	WIRING TYPE	WIRING	DESTINATION	WIRING TYPE	WIRING	CIRCUIT	VOLTAGE	CKT. BKR.	WIRING		
FV-1-3	AIR RELIEF VALVE	LS-LCP	120VAC DISCRETE	D2									
FE/FIT-2	FLOW ELEMENT/INDICATING TRANSMITTER, LIFT STATION NO.2	LS-LCP	24VDC ANALOG	A1	LS-LCP	PULSE FREQUENCY	A1	LA-XX	120V/1-PH	20A/1-POLE	2#12 & #12G	E5-F01	
TT-3-1	TEMPERATURE TRANSMITTER, PIPE GALLERY	LS-LCP	24VDC ANALOG	A1								E2-03	
LSH-3-2	FLOODING SWITCH, PIPE GALLERY	LS-LCP	120VAC DISCRETE	D2								E5-F12	
ZS-4-1-1	DOOR SWITCH, STORAGE ROOM	LS-LCP	120VAC DISCRETE	D2								E5-Z01	
ZS-4-1-2	DOOR SWITCH, ELECTRICAL ROOM	LS-LCP	120VAC DISCRETE	D2								E5-Z01	
LCP-5-1	AUTOMATIC TRANSFER SWITCH	LS-LCP	120VAC DISCRETE	D12									
HS-5-2	GENERATOR E-STOP	LCP-5-2-1	120VAC DISCRETE	D2								E2-03	
LCP-5-2-1	GENERATOR CONTROL PANEL	LS-LCP	120VAC DISCRETE	D4	LCP-5-1	120VAC DISCRETE	D2						
LCP-5-2-2	GENERATOR REMOTE ANUNCIATOR	LS-LCP	MANUFACTURER'S CABLE	M1									
JA-5-3	POWER MONITOR	LS-LCP	COPPER ETHERNET600V	EH1									
LS-LCP	LIFT STATION NO.2 LOCAL CONTROL PANEL							LA-XX	120V/1-PH	20A/1-POLE	2#12 & #12G	E2-01	
LS-MCC	LIFT STATION MOTOR CONTROL CENTER	LS-LCP	24VDC ANALOG	A3									
LS-MCC	LIFT STATION MOTOR CONTROL CENTER	LS-LCP	120VAC DISCRETE	D50	LS-LCP	ETHERNET	E3						





LS-LCP
LIFT STATION NO.2 LOCAL CONTROL PANEL

LIFT STATION PUMP CONTROL AND ALTERNATION STRATEGY



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tc TOWN & COUNTRY
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PID No.1
STRUCTURE 10

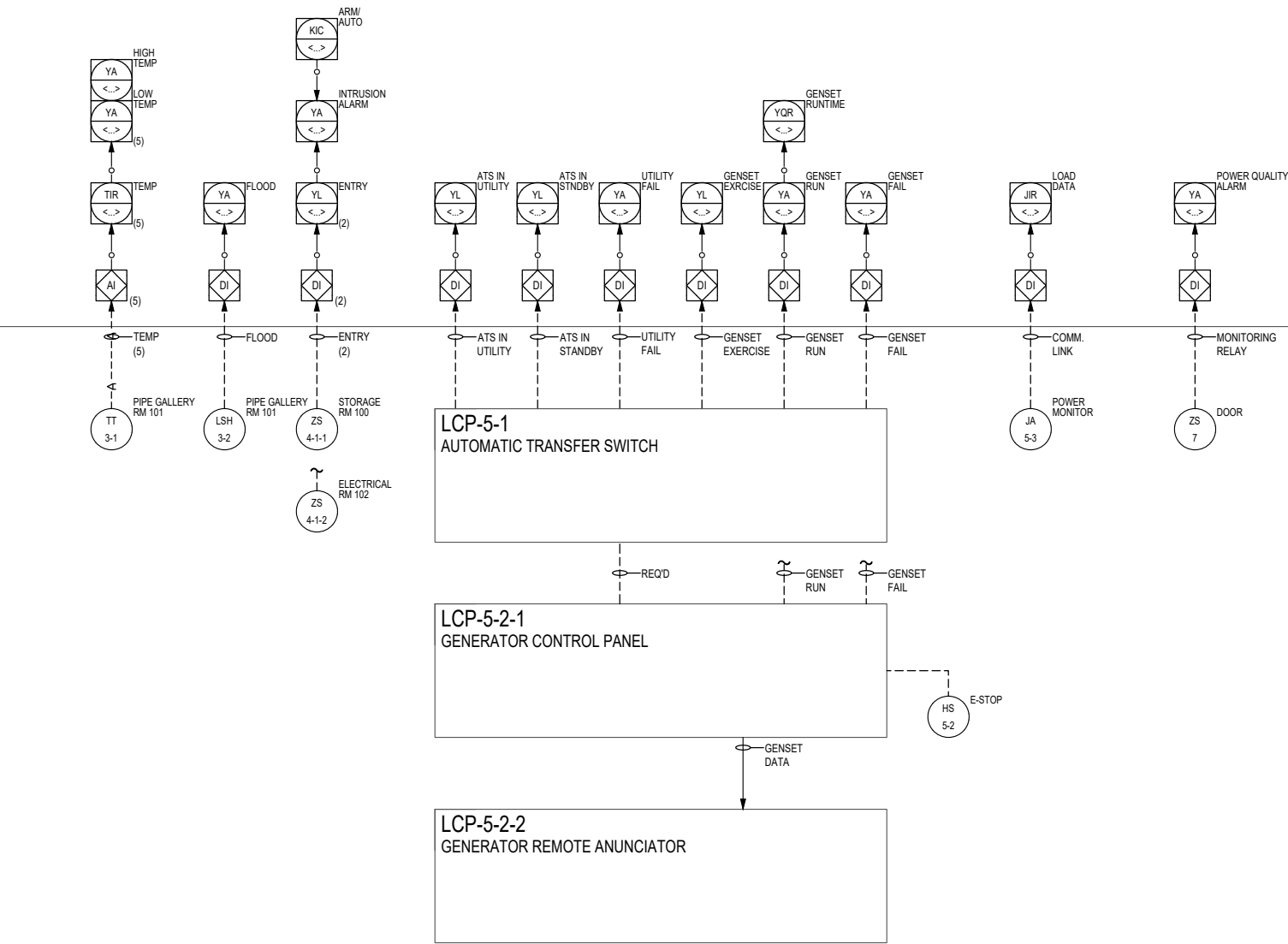
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Marsh Woods Drive
Village of McFarland, Wisconsin

PROJECT NO.: MC 198
DRAWING FILE: 100-W-01 PID No.1
DRAWN BY: N.W.W.
CHECKED BY: S.R.M.
DATE: 11-17-23
REVISIONS:

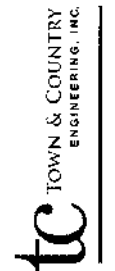
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FEET

SHEET:
100-W-01
PID No.1

LS-LCP
LIFT STATION NO.2 LOCAL CONTROL PANEL



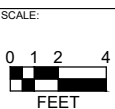
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PID No.2
STRUCTURE 10

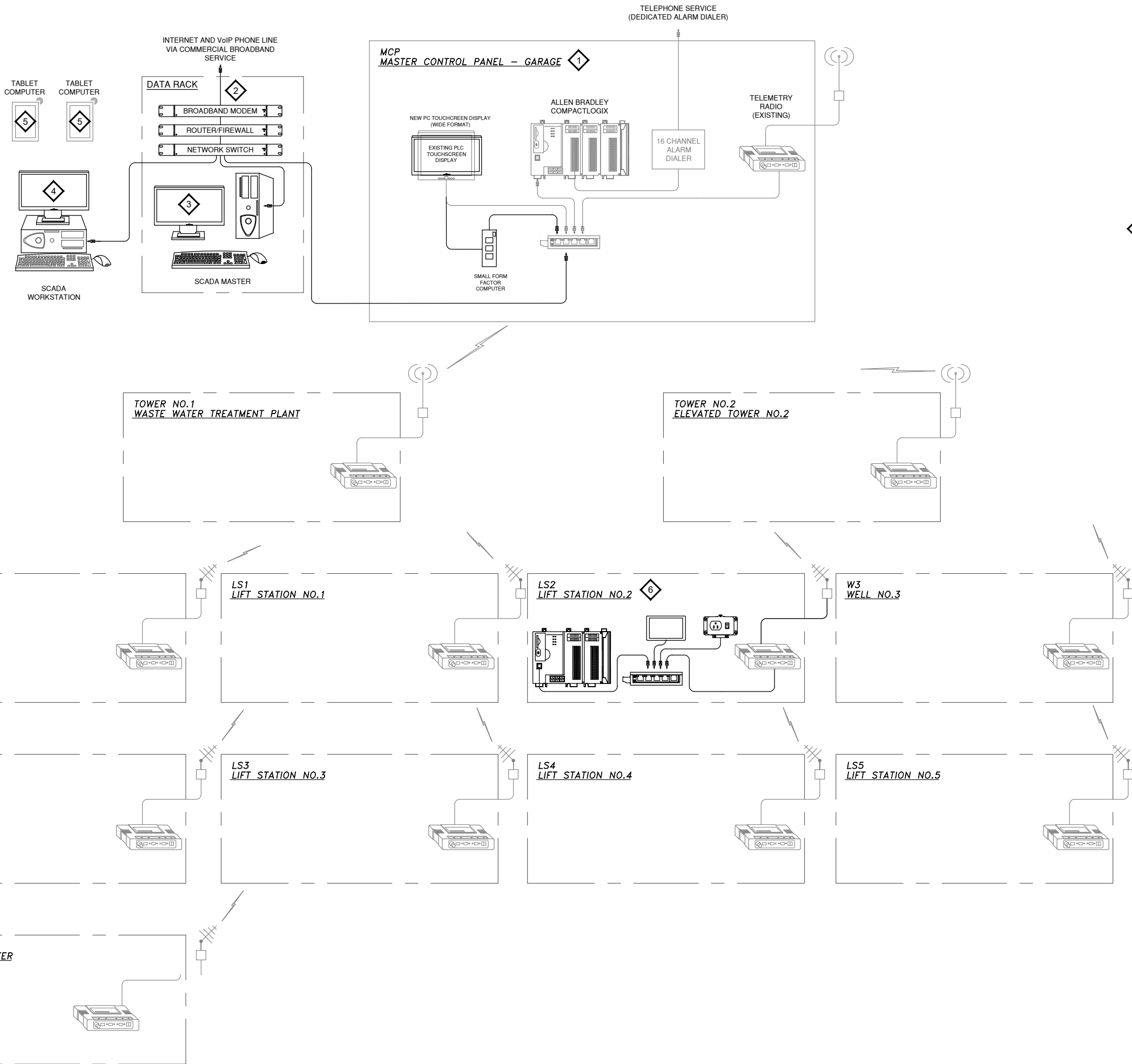
2023 LIFT STATION 2 IMPROVEMENTS
Marsh Woods Drive
Village of McFarland, Wisconsin

PROJECT NO.: MC 198
DRAWING FILE: 100-W-02 PID No.2
DRAWN BY: N.W.W.
CHECKED BY: S.R.M.
DATE: 11-17-23
REVISIONS:



SHEET:

100-W-02



- GENERAL NOTES**
- 1. THIS DRAWING INCLUDES PLAN NOTES THAT ARE REFERENCED ON THE SCADA SYSTEM ARCHITECTURE DRAWING.
 - 2. ALL EQUIPMENT SHOWN IS NEW, UNLESS OTHERWISE NOTED.
 - 3. REFER TO SCADA SYSTEM P&IDS FOR I/O REQUIREMENTS OF NEW PLC SYSTEM. PROVIDE A MINIMUM OF 10% SPARE I/O FOR EACH TYPE IN USE AT EACH PANEL.
 - 4. THE SYSTEM INTEGRATOR SHALL CONFIGURE ALL ETHERNET SWITCHING EQUIPMENT TO PROVIDE OPTIMAL NETWORK PERFORMANCE.
 - 5. CONFIGURE ROUTER/FIREWALL AS GATEWAY BETWEEN SCADA NETWORK AND OFFICE NETWORK.
 - 6. ETHERNET CABLES SHALL BE INDUSTRIAL UTP CAT 6 CABLE. PROVIDE ALL CABLE REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
 - 7. PROVIDE A GRAPHIC OPERATOR MANUAL. INCLUDE SCREEN PRINTOUTS OF EACH SCREEN, AND A NARRATIVE FOR WHAT IS DISPLAYED, ALL OPERATOR ADJUSTABLE SET-POINTS, AND PERMISSIBLE RANGES OF VALUES.
 - 8. SCADA GRAPHIC DESIGN, ALARM POINT ENABLE/DISABLE FUNCTIONALITY, AND ALARM AND EVENT LOGGING AND REPORTING SHALL COMPLY WITH TYPICAL TOWN & COUNTRY PROJECT REQUIREMENTS.

- KEY NOTES**
- 1. PLC BASED MASTER SCADA SYSTEM CONTROL PANEL WITH THE FOLLOWING:
 - 1.1. COMPACTLOGIX PLC - EXISTING
 - 1.2. ETHERNET SWITCH - EXISTING
 - 1.3. HARDWIRED 16-CHANNEL BACK-UP ALARM DIALER - EXISTING
 - 1.4. TELEMETRY RADIO - EXISTING
 - 1.5. REPLACE EXISTING PLC TYPE TOUCHSCREEN WITH PC TYPE, PANEL MOUNTED, WIDE FORMAT TOUCHSCREEN.
 - 1.6. SMALL FORM-FACTOR, FANLESS PC WINDOWS 10 PRO WORKSTATION. PROVIDE AVEVA INTOUCH RUN-TIME WITH I/O, 10K TAG COUNT.
 - 1.7. 2 TB EXTERNAL BACK-UP SOLID STATE HARD DRIVE W/ ACRONIS BACK-UP SOFTWARE.
 - 1.8. CAT 6 PATCH CORDS.
 - 1.9. USB CABLES.
 - 1.10. AC UPS - EXISTING
 - 2. DATA RACK - SIZED TO FIT BETWEEN THE BOTTOM OF CABINETS AND TOP OF COUNTER TOP.
 - 2.1. BROADBAND MODEM - EXISTING
 - 2.2. ROUTER/FIREWALL.
 - 2.3. NETWORK SWITCH.
 - 2.4. AC UPS.
 - 3. SCADA SERVER
 - 3.1. HARDWARE
 - 3.1.1. SERVER CLASS COMPUTER.
 - 3.1.2. CAT 6 PATCH CORDS.
 - 3.1.3. USB CABLES.
 - 3.1.4. 2 TB EXTERNAL BACK-UP SOLID STATE HARD DRIVE WITH ACRONIS BACK-UP SOFTWARE.
 - 3.2. SOFTWARE
 - 3.2.1. WINDOWS 10 PRO OPERATING SYSTEM. PROVIDE AVEVA INTOUCH SCADA APPLICATION WITH 10K TAG COUNT; (1) COPY WITH I/O, (2) COPIES WITHOUT I/O, "FLOATING LICENSES"
 - 3.2.2. INTOUCH GRAPHIC SCREENS
 - 3.2.2.1. RE-USE EXISTING SCREENS EXCEPT FOR LIFT STATION NO.2 WHICH SHALL BE REVISED TO REFLECT UPGRADES.
 - 3.2.3. MICROSOFT OFFICE PRODUCTIVITY SOFTWARE.
 - 3.2.4. TOP VIEW DIALER SOFTWARE - UPGRADE EXISTING
 - 3.2.5. DATA MANAGEMENT APPLICATION (HACH WIMS).
 - 3.2.6. MAINTENANCE MANAGEMENT SOFTWARE - (ALLMAX ANTERO)
 - 3.2.7. SEE SECTION 26 90 00 SPECIFICATIONS FOR ADDITIONAL DETAIL.
 - 4. SCADA DESK COMPUTER
 - 4.1. WORKSTATION CLASS COMPUTER.
 - 4.2. WINDOWS 10 OPERATING SYSTEM.
 - 4.3. MICROSOFT OFFICE PRODUCTIVITY SOFTWARE.
 - 4.4. CONFIGURE TO ACCESS SCADA SERVER INTOUCH APPLICATION FLOATING LICENSE VIA AN RDP CONNECTION.
 - 4.5. INSTALL HACH WIMS CLIENT.
 - 4.6. INSTALL ALLMAX ANTERO CLIENT.
 - 5. CONFIGURE OWNER'S EXISTING TABLET COMPUTERS AND SMARTPHONES FOR INTOUCH ACCESS ANYWHERE SCADA SYSTEM ACCESS.
 - 6. LOCAL CONTROL PANEL WITH THE FOLLOWING:
 - 6.1. COMPACTLOGIX PLC W/EMBEDDED I/O.
 - 6.2. PANELVIEW TOUCHSCREEN.
 - 6.3. ETHERNET SWITCH.
 - 6.4. RE-USE EXISTING TELEMETRY RADIO.
 - 6.5. DC UPS.
 - 6.6. GRACEPORT.



Gardco LED wall sconce 121 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to add an element of style to your application by pairing straight lines with rounded edges, the form of the 121 is timeless, yet contemporary, and will complement a wide assortment of architectural styles and designs, while delivering high light levels and functional distributions. 121 sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 12,400 lumens. Energy saving control options help to increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path-of-egress and is integral to the luminaire.

Project:	
Location:	
Cat.No:	
Type:	
Lamps:	Qty:
Notes:	

Ordering guide

example: 121-32L-700-NW-G4-3-120-BL-IMRI2-BZ

Prefix		Number of LEDs		Drive Current		LED Color-Generation		Distribution		Emergency		Voltage	
121													
121	LED wall sconce	16L	16 LEDs (1 module)	200	200mA	CW-G4	Cool White 5000K, 70 CRI Generation 4	2	Type 2	EBPC	Emergency Battery Pack Cold Weather ^{1,3,12} Leave blank to omit an emergency option	UNV	120-277V
				400	400mA							HVU	347-480V
				530	530mA							120	120V
				700	700mA							208	208V
				1000	1000mA							240	240V
				1200	1200mA							277	277V
		32L	32 LEDs (2 modules)	530	530mA	WY-G4	Warm Yellow 2700K, 80 CRI Generation 4 ²			347	347V		
				700	700mA					BW-G4	Balanced White 3500K 80CRI Generation 4 ²	480	480V
				1000	1000mA					AM-G4		Direct Amber (590nm) Generation 4 ²	

Options													
Dimming controls				Motion sensing lens		Photo sensing		Electrical		Finish			
DD	0-10V External dimming (controls by others) ⁴			IMRI2	Integral with #2 lens ¹⁰	PCB	Photocontrol Button ^{7,8}		Fusing	Textured			
DCC	Dual Circuit Control ^{4,5,6,9}			IMRI3	Integral with #3 lens ¹⁰				F1	Single (120, 277, 347VAC) ⁸		BK	Black
FAWS	Field Adjustable Wattage ^{4,5}								F2	Double (208, 240, 480VAC) ⁸		WH	White
LLC	Integral wireless module ^{4,6,7,11}								F3	Canadian Double Pull (208, 240, 480VAC) ⁸		BZ	Bronze
BL	Bi-level functionary with motion sensor ^{4,7,11}											DGY	Dark Gray
	DynaDimmer: Automatic Profile Dimming ^{4,7}									MGY		Medium Gray	
CS50	Security 50% Dimming, 7 hours								Surge Protection (10kA standard)	Customer specified			
CM50	Median 50% Dimming, 8 hours								SP2	Increased 20kA		RAL	Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)
CS30	Security 30% Dimming, 7 hours											CC	Custom color (Must supply color chip for required factory quote)
CM30	Median 30% Dimming, 8 hours												

¹ Only 16L up to 700mA can be used with battery backup (EBPC) configuration.

² Extended lead times apply. Contact factory for details.

³ Available in 120V or 277V only.

⁴ Not available with other dimming control options.

⁵ Not available with motion sensor.

⁶ Not available with photocontrol.

⁷ Not available in 347 or 480V.

⁸ Must specify input voltage.

⁹ Available with two modules (32L) at 530mA.

¹⁰ Not available with DD, DCC, and FAWS dimming control options.

¹¹ Must specify a motion sensor lens.

¹² Not available with DCC, FAWS, and LLC.

121 LED wall sconce

Luminaire Accessories¹ (order separately)

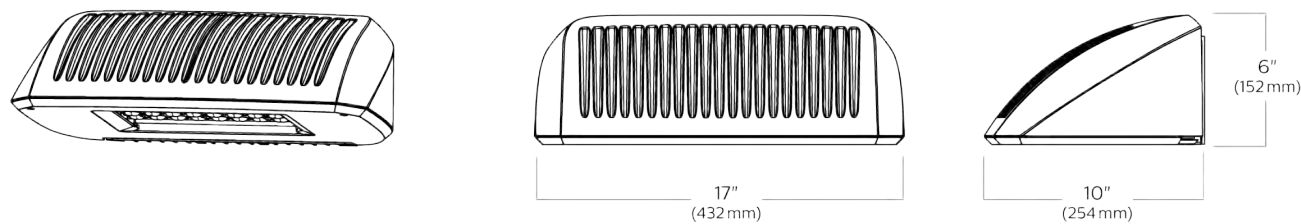
Mounting Accessories	System accessories
Wall Mount	Wireless system remote mount module
WS Wall Mounted Box for Surface Conduit	LLCR2-(F) #2 lens - specify finish in place of (F)
	LLCR3-(F) #3 lens - specify finish in place of (F)

1. Consult Signify to confirm whether specific accessories are BAA-compliant.

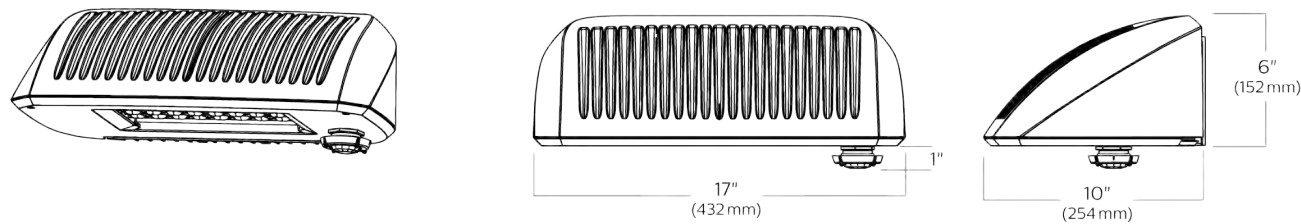
Wireless system remote controller accessory
Wireless system offers a remote radio/sensor module that allows to connected to a Limelight system (sold by other). Remote module can be mounted to wall or pole with j-box supplied. May be specified by choosing one of two different lenses to accommodate a variety of mounting heights/ sensor detection ranges. Must specify option DD on luminaires that are planned to be used with remote mount controllers. See page 4 for Wireless system details.

Dimensions

Standard Luminaire



Motion Response

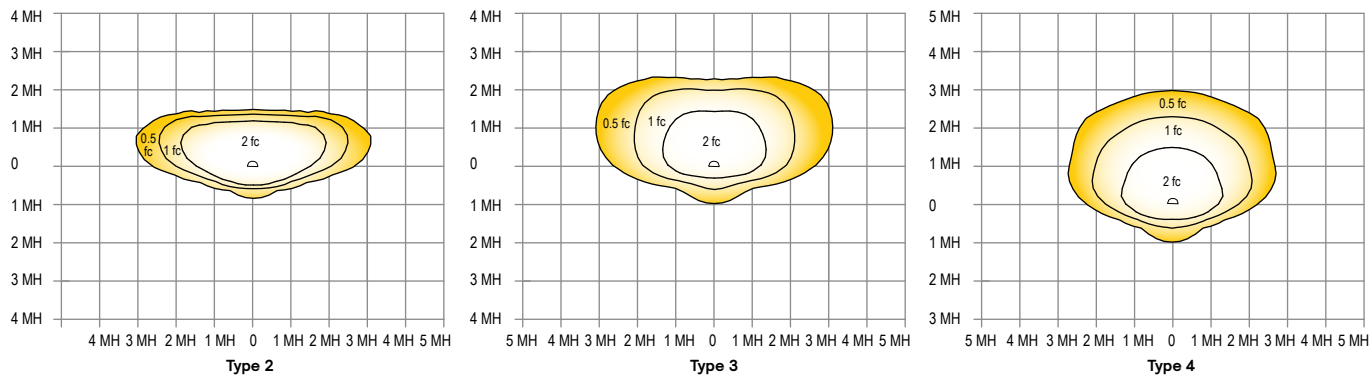


Luminaire Weights

LED wall sconce 121	Weight
Luminaire	15.0 lbs
Luminaire - EBPC (EM battery pack)	18.5 lbs
Luminaire - Integrated system controls	17.0 lbs

Optical Distributions

Based on configuration 121-32L-530-NW-G4 (52W) mounted at 15ft.



121 LED wall sconce

3000K LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts (W)	Type 2			Type 3			Type 4		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
121-16L-200-WW-G4-x	16	200	3000	12	1350	109	B0-U0-G1	1248	101	B0-U0-G1	1252	101	B0-U0-G1
121-16L-400-WW-G4-x	16	400	3000	22	2576	116	B1-U0-G0	2382	107	B1-U0-G0	2389	108	B1-U0-G0
121-16L-530-WW-G4-x	16	530	3000	28	3119	111	B1-U0-G0	2885	103	B1-U0-G1	2893	103	B1-U0-G1
121-16L-700-WW-G4-x	16	700	3000	38	4091	107	B1-U0-G1	3785	99	B1-U0-G1	3795	99	B1-U0-G1
121-16L-1000-WW-G4-x	16	1000	3000	55	5313	97	B2-U0-G1	4915	90	B1-U0-G1	4928	90	B1-U0-G2
121-16L-1200-WW-G4-x	16	1200	3000	66	5935	90	B2-U0-G1	5490	84	B1-U0-G2	5505	84	B1-U0-G2
121-32L-530-WW-G4-x	32	530	3000	52	6551	126	B2-U0-G1	6061	117	B1-U0-G2	6076	117	B1-U0-G2
121-32L-700-WW-G4-x	32	700	3000	70	8336	119	B2-U0-G1	7711	110	B1-U0-G2	7732	110	B1-U0-G2
121-32L-1000-WW-G4-x	32	1000	3000	107	11179	105	B3-U0-G2	10341	97	B2-U0-G2	10369	97	B2-U0-G2

4000K LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts (W)	Type 2			Type 3			Type 4		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
121-16L-200-NW-G4-x	16	200	4000	12	1500	121	B0-U0-G1	1387	112	B0-U0-G1	1391	112	B0-U0-G1
121-16L-400-NW-G4-x	16	400	4000	22	2862	129	B1-U0-G0	2647	119	B1-U0-G0	2654	120	B1-U0-G0
121-16L-530-NW-G4-x	16	530	4000	28	3465	123	B1-U0-G0	3205	114	B1-U0-G1	3214	114	B1-U0-G1
121-16L-700-NW-G4-x	16	700	4000	38	4546	118	B1-U0-G1	4206	110	B1-U0-G1	4217	110	B1-U0-G1
121-16L-1000-NW-G4-x	16	1000	4000	55	5903	108	B2-U0-G1	5461	100	B1-U0-G2	5476	100	B1-U0-G2
121-16L-1200-NW-G4-x	16	1200	4000	66	6594	101	B2-U0-G1	6100	93	B1-U0-G2	6117	93	B1-U0-G2
121-32L-530-NW-G4-x	32	530	4000	52	7279	140	B2-U0-G1	6734	130	B1-U0-G2	6751	130	B1-U0-G2
121-32L-700-NW-G4-x	32	700	4000	70	9262	132	B2-U0-G1	8568	122	B1-U0-G2	8591	122	B2-U0-G2
121-32L-1000-NW-G4-x	32	1000	4000	107	12421	116	B3-U0-G2	11490	108	B2-U0-G2	11521	108	B2-U0-G2

5000K LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts (W)	Type 2			Type 3			Type 4		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
121-16L-200-CW-G4-x	16	200	5000	12	1500	121	B0-U0-G1	1387	112	B0-U0-G1	1391	112	B0-U0-G1
121-16L-400-CW-G4-x	16	400	5000	22	2862	129	B1-U0-G0	2647	119	B1-U0-G0	2654	120	B1-U0-G0
121-16L-530-CW-G4-x	16	530	5000	28	3465	123	B1-U0-G0	3205	114	B1-U0-G1	3214	114	B1-U0-G1
121-16L-700-CW-G4-x	16	700	5000	38	4546	118	B1-U0-G1	4206	110	B1-U0-G1	4217	110	B1-U0-G1
121-16L-1000-CW-G4-x	16	1000	5000	55	5903	108	B2-U0-G1	5461	100	B1-U0-G2	5476	100	B1-U0-G2
121-16L-1200-CW-G4-x	16	1200	5000	66	6594	101	B2-U0-G1	6100	93	B1-U0-G2	6117	93	B1-U0-G2
121-32L-530-CW-G4-x	32	530	5000	52	7279	140	B2-U0-G1	6734	130	B1-U0-G2	6751	130	B1-U0-G2
121-32L-700-CW-G4-x	32	700	5000	70	9262	132	B2-U0-G1	8568	122	B1-U0-G2	8591	122	B2-U0-G2
121-32L-1000-CW-G4-x	32	1000	5000	107	12421	116	B3-U0-G2	11490	108	B2-U0-G2	11521	108	B2-U0-G2

LED Wattage and Lumen Values (Emergency Mode)				Lumen Outputs by Optic Type							
				Avg. System Watts		Type 2		Type 3		Type 4	
Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode
121-16L-200-NW-G4-x-EBPC	16	200	5000	12	14	1500	1654	1387	1510	1391	1543
121-16L-400-NW-G4-x-EBPC	16	400	5000	22	14	2862	1654	2647	1510	2654	1543
121-16L-530-NW-G4-x-EBPC	16	530	5000	28	14	3465	1654	3205	1510	3214	1543
121-16L-700-NW-G4-x-EBPC	16	700	5000	38	14	4546	1654	4206	1510	4217	1543

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown. Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

For emergency EBPC option, published values are based on initial lumens.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours

Ambient Temperature °C	Drive current	Calculated L70 Hours	L70 per TM-21	Lumen Maintenance % at 60,000 hrs
40°C	up to 1200 mA	>100,000 hours	>42,000 hours	>99%

121 LED wall sconce

Specifications

Housing

Main body cast housing and back plate made of a low copper die cast Aluminum alloy for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness. Hinged door allows access to driver and LED compartment.

Light Engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 1 and 2 modules or 16 and 32 LEDs. Module is RoHS compliant. Standard color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. Also available in 2700K, 3500K, and Amber (590nm) with extended lead times. Contact factory for details. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy Saving Benefits

System efficacy up to 140 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire width and 3.5" above the luminaire bottom (lens down position). Luminaire ships fully assembled, ready to install.

Optical System

Type 2, 3, and 4 distributions available. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Control Options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of 2 modules each at 530mA (32L models), controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Automatic Profile Dimming (CS/CM): Standard dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. Dimming profiles include two dimming settings including dim to 30% or 50% of the total lumen output. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

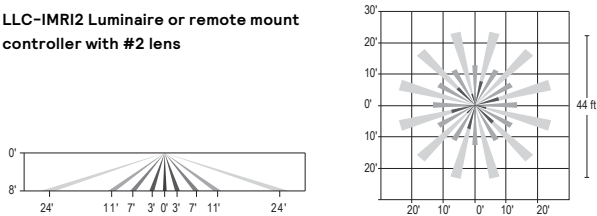
- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM – 6 AM)
- **CM50/CM30:** Median for 8 hours night duration (Ex., 10 PM – 6 AM)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 2, or 3 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

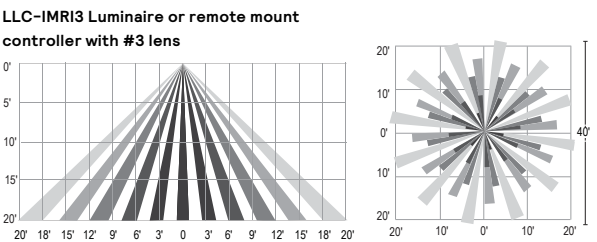
Emergency Battery Backup Cold Pack (EBPC): Emergency battery pack is cold weather rated down to -20oC (-4oF) and integral to the luminaire, allowing for a consistent look between emergency and non-emergency sconces. A separate surface mount accessory box is not required. Emergency battery pack is used with 16L configuration up to 700mA, operating in emergency mode to meet various redundancy requirements. Secondary driver with relay immediately detects AC power loss and powers luminaire for a minimum of 90 minutes from the time power is lost. Available in 120 or 277V only.

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #2 lens (LLC-IMRI2) for 8' to 15' mounting height" or #3 lens (LLC-IMRI3) for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC-IMRI2 Luminaire or remote mount controller with #2 lens



LLC-IMRI3 Luminaire or remote mount controller with #3 lens



121 LED wall sconce

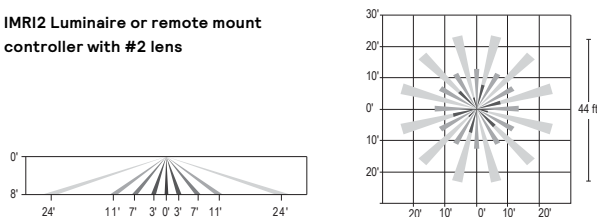
Specifications

Motion Response Options

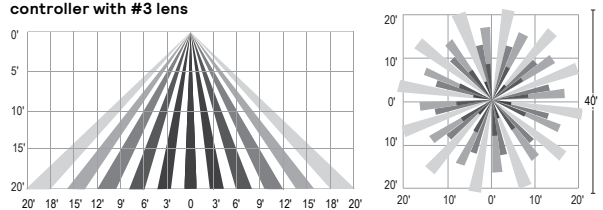
Bi-Level Infrared Motion Response (BL-IMRI3): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls (IMRI3): When used in combination with other controls (Automatic Dimming Profile), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be reprogrammed via the controller. Infrared Motion Response Lenses (IMRI2/IMRI3): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #2 (IMRI2) is designed for lower mounting heights up to 8' with larger coverage areas up to 44' diameter coverage area. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. See charts for approximate detection patterns:

IMRI2 Luminaire or remote mount controller with #2 lens



IMRI3 Luminaire or remote mount controller with #3 lens



Electrical

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Each luminaire is provided as standard with surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA. Optional 20kV is available for additional protection.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

Listings

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. Emergency Battery Pack option is tested and listed to UL924 and CSA C22.2 No. 141-10 DesignLights Consortium qualified on models as listed on DLC QPL. CCTs 3000K and warmer are Dark Sky Approved. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F)⁴.

Warranty

121 LED sconce luminaires feature a 5-year limited warranty. See [signify.com/warranties](https://www.signify.com/warranties) for complete details and exclusions

Buy American Act of 1933 (BAA):

This product is manufactured in one of our US factories and, as of the date of this document, this product was considered a commercially available off-the-shelf (COTS) item meeting the requirements of the BAA. This BAA designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies. Prior to ordering, please visit www.signify.com/baa to view a current list of BAA-compliant products to confirm this product's current compliance.



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McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, February 20, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on an extension of a conditional use permit for Kwik Trip gas station and convenience store located at 4015 Terminal Drive.

PREVIOUS ACTION:

November 15, 2021 - Plan Commission held Public Hearing on this item

December 20, 2021 - Plan Commission approved Conditional Use Permit for Kwik Trip to construct a new gasoline station and convenience store at 4015 Terminal Drive.

December 20, 2022 - Plan Commission approved 1-year extension of Conditional Use Permit for Kwik Trip

ISSUE SUMMARY:

Kwik Trip is requesting an additional one-year extension of their previously approved conditional use permit for the construction of a new 24-hour gasoline station and convenience store at 4015 Terminal Drive. The original CUP was approved at the December 20, 2021 Plan Commission Meeting, with a one-year extension granted on December 20, 2022. The reasoning for the extension is related to the occupying tenant (Gordon Food Service), having not secured an alternative location to enable Kwik Trip to proceed with the start of their construction project prior to termination of Gordon's existing lease. Per Sec. 62-115. - Validity of conditional use permit, *"Where the Plan Commission has approved or conditionally approved an application for a conditional use, such approval shall become null and void within 12 months of the date of the Plan Commission's action unless the use is commenced, construction is underway or the current owner possesses a valid building permit which construction is commenced within six months of the date of issuance...Extensions of up to one year may be granted by the Plan Commission for just cause."*

For informational purposes, staff has provided a recap of the Plan Commission's prior conditions of approval for the CUP as approved on December 20, 2021:

1. Applicant to meet the recommended conditions of approval from the Village Engineer's staff report dated November 12, 2021.
2. Applicant to meet the recommended conditions of approval from the Village Fire Inspector staff report dated November 1, 2021.
3. Applicant to reimburse the Village for costs associated with the completion of a WisDOT Initial Review (IR) and subsequent Traffic Impact Analysis (TIA) necessitated by their proposed development. Applicant to be responsible for the costs of any improvements to the western leg of the intersection (Terminal Drive & USH 51)



recommended as part of the TIA due to their development proposal. Applicant to work in good faith with the Village on completion of the TIA and completion of any recommended improvements to the western leg of the intersection.

4. Applicant to provide to the Village, at no cost, a public road and utility easement along the southern side lot line of approximately 33 feet wide by 400 feet long.
5. Applicant to provide to the Village, at no cost, an easement to place a Village gateway sign, and associated landscaping features, at the corner of Terminal Drive and USH 51, including associated electrical easement to serve the sign. Applicant to work in good faith with the Village to determine the final placement and easement area based on the signage design of the Village. Costs for construction and installation of the gateway sign to be a Village expense.
6. Applicant to revise the landscaping plan to:
 - a. Include a minimum of one swamp white oak and four spruce trees, or similar species, on the east side of the proposed fleet parking area along USH 51.
 - b. Include a minimum of four swamp white oaks, or similar species, in the sod area located between the diesel canopy and the curve along Terminal Drive.
 - c. Include a decorative brick and black iron fence along the Terminal Drive frontage similar to the same feature located at Kwik Trip's Farwell Street location at the intersection of Farwell and USH 51.
 - d. Include a sidewalk connection through the proposed landscape island adjacent to the diesel canopy.
7. Applicant to revise the lighting and photometric plan to meet average illumination levels under gas canopies and mounted to buildings not to exceed 30 footcandles.
8. Applicant to revise the signage plan to:
 - a. Reduce the size of the proposed monument sign along Terminal Drive to no more than 40 square feet.
 - b. Reduce the size of the proposed dual post pylon sign along USH 51 to no more than 100 square feet.
 - c. Wrap the bases of each post of the dual post pylon along USH 51 with brick similar to the pylon supports for the gas station.

STAFF COMMENTS

Relating to #3 of the conditions of approval, the Village's Traffic Engineer completed a traffic impact analysis in August of 2022 that concluded that no improvements to the study area intersections would be necessary to accommodate site traffic. This report was reviewed and accepted by the WisDOT. Staff has not received an updated site plan and landscaping plan addressing the other conditions of approval. No building permit will be issued until the Department receives those updated plans.

In staff's opinion, the rights of the existing tenant to remain on the property until the lease terminates is a valid justification for providing another one-year extension of the CUP under Sec. 62-115.

FINANCIAL/BUDGET IMPACT:

None.



VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017 - The Future Land Use Map identifies the property as Highway and General Commercial future land use category. Figure 4.1 describes the general description of land uses allowed as *"A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services."*

ORDINANCE REFERENCE:

Sec. 62-115. - Validity of conditional use permit

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion to approve a one-year extension of a conditional use permit requested by Kwik Trip to construct a 24-hour per day gasoline station and convenience store located at 4015 Terminal Drive, including all prior conditions of approval from the December 20, 2021 Plan Commission meeting.

ATTACHMENTS:

1. 4015 Terminal Drive - Kwik Trip CUP Extension_12.20.2023



Store Engineering

1813 Kramer Street
La Crosse, WI 54603

www.kwiktrip.com

December 20, 2023

Village of McFarland
Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee Street
McFarland, WI 53558

RE: Kwik Trip #1210 – extend CUP

Dear Mr. Bremer,

Please accept this as our request to extend our approved CUP for the proposed Kwik Trip at 4015 Terminal Drive. The requested extension is needed as the existing tenant is still occupying the premise and has not yet secured an alternate location to conduct their business.

Thank you for your consideration

Sincerely,

Bradford Fry, PE
Project Manager
Store Engineering
bfry@kwiktrip.com
(608) 793-6414

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, coworkers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

**VILLAGE OF
McFarland**
SUMMARY SHEET

MEETING DATE: Tuesday, February 20, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on Ordinance 2024-06: An Ordinance Adopting an Amendment to the Village of McFarland Comprehensive Plan for parcels 061003223002 and 061003223066, collectively 5513 Bremer Road, to amend the Future Land Use designation from Two Family and Townhouse Residential to Multiple Family Residential.

PREVIOUS ACTION:

August 15, 2023 - Plan Commission held a pre-application meeting for a proposed project at 5513 Bremer Road.

ISSUE SUMMARY:

Tim Neitzel, and his development team (Matt Tilis from Knothe & Bruce Architects), are requesting to amend the Village's Comprehensive Plan Future Land Use Map for the parcels located at 5513 Bremer Road from Two Family and Townhouse Residential to Multi-Family Residential. The applicant desires to construct a town-house style duplex and a two-story, flat-roof, 28-unit garden style multi-family apartment building. The units would be market-rate and the developer anticipates monthly rents would range from \$1,300-\$1,350 for a one bedroom unit and \$1,600-\$1,900 for two bedroom units. A conceptual site plan and building elevation drawings for the proposed development is enclosed for reference purposes. This request is only for an amendment to the Comprehensive Plan Future Land Use Map. If this request is approved by the Village Board, the applicant intends to apply to rezone the property from R-1 Single Family to R-3 General Residence, obtain a Conditional Use Permit (CUP) and a Site Design Review Permit from the Village. The enclosed concept drawings are intended to illustrate the applicant's general development intention as part of the request to amend the Village's Comprehensive Plan, but do not represent a final site plan for consideration of Village approval. This staff report does include a preliminary review of the conceptual site plan to help inform the Plan Commission's recommendation regarding the requested Comprehensive Plan amendment.

Description of Current and Requested Future Land Use Designations

The Village Comprehensive Plan identifies the property for future Two Family and Townhouse Residential uses. Figure 4.1 of the plan (page 34) provides the following General Description of this category: *Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems.* Figure 4.1 lists Typical Implementing Zoning Districts to include R-2 Single and Two Family Residence, R-E Elderly Residence, PD Planned Development, and PD-I Planned Development Infill. The plan includes the following General Description of the Multiple



Family Residential category: *A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.* Figure 4.1 lists Typical Implementing Zoning Districts to include R-3 General Residence, R-E Elderly Residence, PD Planned Development, and PD-I Planned Development Infill.

What the Comprehensive Plan Regulates and Doesn't Regulate

The descriptions provided in Figure 4.1 for both the Two Family and Townhouse Residential, and the Multiple Family Residential categories, do not directly address maximum dwelling units, or dwelling units per acre. The allowable number of units, or density, is determined by the approved zoning district for a property. For example, the Village's R-3 zoning district establishes a maximum density of 15 dwelling unit per acre with a conditional use permit. For Planned Development districts, the density is determined on a case-by-case basis as approved by the Village Board, based on a recommendation from the Plan Commission. This is how the adjacent Waubesa Shores condominiums were zoned. Therefore, with Village approval, it could be possible to develop a residential townhouse development in an area planned for Two Family and Townhouse Residential, and zoned Planned Development, that has the same, less, or higher density than an apartment building in an area planned for Multiple Family Residential and zoned R-3.

The descriptions in Figure 4.1 also do not address building height, which is also regulated by zoning. The Zoning Code permits a maximum building height of 35 feet, unless a taller height is approved through a Planned Development District. Building height is measured from grade to the top of a flat roof or the mid-point between eaves and ridges of a hip roof. Therefore, it is possible to develop a residential townhouse building that could be shorter, the same height, or taller than a garden style apartment building. The descriptions in Figure 4.1 also do not dictate whether developments are owner-occupied or renter-occupied and this is not something the Village can directly regulate. Townhouses can be owner or renter occupied just like a single family home.

One of the differences between a townhouse and a garden style apartment building is how the building is designed, not the number of units, ownership, or building heights. Like apartment buildings, townhouses consist of at least three connected dwelling units. However, townhouses are typically arranged where each dwelling unit has its own direct ground level access, with no other dwelling or portion of other dwellings directly above or below, and is attached to one or more other townhouse units by at least one common vertical wall. One purpose of this type of building design is to provide an exterior appearance that integrates or blends with adjacent single family homes along a shared street. Theoretically, a townhouse building could include the same number of units as a garden style apartment building. Given the location of the proposed building envelope, in staff's opinion, whether the units are designed in a townhouse format or a garden style apartment building is less substantial from an architectural design perspective than in locations where the proposed buildings more directly front a public street.

What may be of more importance in this location is the overall building size, height, architectural and site design features as related to the site and neighborhood to achieve the transitioning intent of the Future Land Use Map.



Why a Comprehensive Plan Amendment is Required for the Development Concept as Presented

Staff concludes that because the proposed development does not consist entirely of two family and townhouse residential buildings, and, because the proposed zoning is R-3, a comprehensive plan amendment to the Multiple Family Residential category is required. However, if the proposed apartment building were instead designed as a townhouse building, with the same number of units and proposed Planned Development zoning, a comprehensive plan amendment would not likely be required; however, the project would still require approval of a rezone and site design review permit. When considering the neighborhood, the intent of the Comprehensive Plan Future Land Use Map is for development on this parcel to serve as a transition from the existing and planned higher density and intensity of uses to the south planned for Mixed Use/Flex Commercial, to properties to the north planned for Single Family Residence.

History of Prior Comprehensive Plan Amendments

The Village's current [Comprehensive Plan](#) was adopted on August 28, 2017 (Ordinance 2017-19). Per page 8, Volume Two, *"the Village's Comprehensive Plan is its blueprint for future growth, change, and preservation. The Plan is not intended as a set of mandates or requirements on the Village or anyone else. Instead, it is a guidebook for achieving the vision put forward on the cover page of this chapter."* Wis. Stat. 66.1001 and Sec. 2-313(a)(3) of the McFarland Municipal Code, require the Comprehensive Plan to be fully updated every 10 years, but both also allow consideration of smaller amendments within each 10-year period on a case-by-case basis. Sec. 2-313(a)(3) specifically states that *"any person may apply to the Plan Commission for an amendment to the Comprehensive Plan at any other time provided, however, that any proposed amendment substantially similar to a proposal previously rejected by the Plan Commission or Village Board shall not be resubmitted for a period of 12 month following the previous vote."* The Village has previously approved three separate amendments to the plan:

1. Ordinance 2019-09, approved April 8, 2019, amending the Future Land Use Map for 4703 Terminal Drive from Industrial to Mixed Use/Flex Commercial for two proposed multi-family apartment buildings and two proposed office buildings.
2. Ordinance 2022-05, approved May 24, 2022, amending the Future Land Use Map for 5979 Siggelkow Road (Waubesa School House) from Institutional and Governmental to Mixed Use/Flex Commercial for reuse of the premise from a private school to a home builder office.
3. Ordinance 2023-03, approved April 25, 2023, amending the Comprehensive Plan and Future Land Use Map to incorporate the Village's new East Side Neighborhood Plan.

Recap of the August 15, 2023, Preapplication Meeting

A pre-application meeting for the proposed development site occurred at the August 15, 2023, Plan Commission meeting. The prior development concept consisted of one flat roof, 3-story, 53-unit garden style multi-family apartment building (~26.1 dwelling units per acre), with 75 off-street parking stalls (~1.4 stalls per dwelling unit). At that meeting, no official permit application was submitted to the Village and no permit approval action was taken. Pre-application meetings are voluntary and provide an opportunity for the developer to share their initial concept plans for a property to receive non-binding feedback from the Plan Commission



and interested residents. Pre-application meetings are encouraged within the Village's Comprehensive Plan (Figure 4.2) and within the Village's Zoning Ordinance. The pre-application meeting provides an opportunity for the Plan Commission to ask questions of the development team and to provide non-binding feedback regarding the proposed use of the property, permitting requirements, conceptual site and building designs including parking and vehicle circulation, pedestrian and bicycle amenities, site amenities, stormwater management, erosion control, sewer and water utilities, building orientation, building massing, building setbacks, building materials, lighting, and landscaping. There were approximately 60 people from the public who attended the meeting in person and online. Staff recorded 25 confirmed statements in opposition to the conceptual project. Some of the concerns expressed included:

- The development size and density not being compatible with the existing neighborhood,
- Inconsistencies with the current zoning and comprehensive plan,
- Increased traffic and safety concerns (vehicles, pedestrians, and bicyclists) on Bremer Road,
- Lack of access from Terminal Drive,
- Insufficient on-street and off-street parking,
- Stormwater run-off, woodland/wildlife habitats and Lake Waubesa impacts,
- Impacts to school district classroom sizes,
- Noise and vehicle lights toward adjacent properties,
- Creating a precedent for development of adjacent woodland property to the north along Terminal Drive

Revised Conceptual Site Plan Summary

The revised concept plan includes one duplex fronting Bremer Road consisting of two three-bedroom units, each with a two-car garage. To the east of the duplex is a proposed two-story, flat-roof, 28-unit garden style multifamily apartment building that includes 9 single-bedroom and 19 two-bedroom units, bringing the grand total to 30 residential units (~14.8 dwelling units per acre). Shared common spaces for tenants in the proposed multifamily building include a gym, lobby, mailroom, outdoor patio space, and a pet play area. An elevator is located adjacent to the commons area on the building's west side with two stairwells at both ends of the building.

The proposed multifamily building includes 45 underground parking spaces and 13 surface parking stalls. There is one ADA-accessible parking stall located in the underground parking garage. The grand total for off-street parking proposed is 66 stalls (2.2 stalls per dwelling unit).

Note, that the duplexes include two 2-car garage parking with 2 cars parked on the driveway. Sec. 62-172(j) of the Zoning Code requires two off-street parking stalls per one and two bedroom units and 2.5 parking stalls per three bedroom units. Based on these requirements, the concept plan would require 61 off-street parking stalls. The total number of off-street parking stalls exceeds the requirement by five stalls. Staff notes that there are some existing on-street parking limitations on Bremer Road, including no parking restrictions on a portion of the east side of Bremer Road and multiple curb cuts on the west side of the road, which further limit opportunities to supplement off-street parking with on-street parking. Underground parking access to the apartment building is located on the building's east side while the driveway is accessed only from Bremer Road. The underground area includes the building's designated



tenant trash area and mechanicals. There is a fire truck turn-around lane at the end of the driveway and stormwater management areas at the front towards Bremer Road and the rear towards Terminal Drive. Exterior building materials include a combination of brick and fiber cement lap siding.

The following table summarizes some of the key differences between the August 2023 Concept and the February 2024 Concept.

Development Characteristics	August 2023 Concept	February 2024 Concept
Building Type	1, 3-story garden style apartment building	1 duplex + a 2-story garden style apartment building
Total Number of Dwelling Units (Density)	53 (~26.1 dwelling units / acre)	30 (~14.8 dwelling units / acre)
Unit Mix	19 one-bedroom + 24 two-bedroom	2 three-bedroom (duplex) 9 one-bedroom 19 two-bedroom
Total Number of Off-Street Parking Stalls (Ratio)	75 (~1.4 stalls / dwelling unit)	66 (~2.2 stalls / dwelling unit)
Building Height (stories, roof style)	West side = 40'2", east side = 47'4" (3 stories, flat)	Duplex = 34'6", (2.5 stories, pitched) Apt west side = 25'6", east side 34'5" (2 stories, flat)
Building Footprint	21,137 S.F.	Duplex = 1,619 S.F. Apartment = 17,196 S.F. Total = 18,815 S.F.
Lot Coverage (building footprint + paving)	~49.6%	~47.5%
Lot Area per Dwelling Unit	~1,668 S.F.	~2,946 S.F.
Setback Distance from Bremer Road	~80 feet	Duplex ~35 feet Apartment ~175 feet
Apartment Building Length	~314 feet	~260 feet

Existing Zoning, Site Conditions, and Neighborhood Characteristics

The proposed development consists of two parcels (061003223066 and 061003223002), totaling just over 2 acres. An existing Plat of Survey on file with the Department is included in the packet. Both properties are undeveloped with a single driveway from Bremer Road (parcel 061003223002) and zoned R-1 Single Family Residence. The property is primarily woodlands and includes some topographical challenges with a peak elevation of 887 feet and a low



elevation of 855 feet. Approximately two-thirds of the property surface drains southeast toward the Terminal Drive cul-du-sac, while the remaining property surface drains southwest toward Bremer Road. Surrounding land uses include a mix of single family homes, duplexes, four-plex, commercial, mixed-use (Waubesa Shores), institutional (MMSD lift station), and woodlands. The following are general characteristics of the neighboring residential properties:

- Waubesa Shores. 29 dwelling units, ~16.1 dwelling units per acre, 3-story building with flat roof but steps down to two-stories on each end, lot coverage ~58%, 2.17 parking stalls per dwelling unit. Third floor main building height is 34'6", peak of 39'. Building is essentially two buildings connected by underground parking/ground floor plaza. Each building is approximately 140 feet in length.
- 5435 Bremer Road (duplex immediately north of property). 2 dwelling units, ~6.9 dwelling units per acre, 2.5-story building with pitched roof, lot coverage ~50%, 4 parking stalls per dwelling unit.
- 5519-5525 Bremer Road (four-plex south of property). 4 dwelling units, ~11.5 dwelling units per acre, 2-story building with pitched roof, lot coverage ~63%.
- 5500 Block Bremer Road single family homes. 4 dwelling units, ~5.1 dwelling units per acre, 1-2 story buildings with pitched roofs, lot coverage ~25-50%. Noting, that these properties are zoned R-1B which requires a minimum lot size of 6,000 square feet, which translates to permitted densities of ~7.3 dwelling units per acre.
- 4600 Block of Larson Beach Road single family homes. 3 dwelling units, ~2.7 dwelling units per acre, 1-2 story buildings with pitched roofs. Noting, these properties are planned to transition to higher density/intensity uses under the Mixed Use/Flex Commercial future land use designation.

Comprehensive Plan Application Review

The packet includes the applicant's responses to the Justification for Proposed Map Amendment within the Village's Comprehensive Plan Amendment Application. Staff notes one clarification of the applicant's response to item f of the application:

f. Are transportation facilities and public utilities available, or planned to be available in the near future, to serve the proposed development? Explain. The applicant stated that Map 10 of the Village's Comprehensive Plan identifies "future intersection improvements planned for the intersection of Larson Beach and Lake Edge Road". The proposed improvement project is actually the intersection of USH 51 and Larson Beach as part of the WisDOT's planned reconstruction of USH 51 in 2026 or 2028. The legend on sheet C-1.1 references garage and surface bicycle stalls are TBD. While not required under the Village's Zoning Code, if the project proceeds further, staff encourages inclusion of bicycle parking for tenants and guests.

Staff also notes that consideration should be given to extending the driveway to Terminal Drive and incorporating sidewalks on the Bremer Road frontage. Refer to the Village Engineer and Fire Chief staff reports.

Consistency with Comprehensive Plan Figure 4.1

Figure 4-1, Future Land Use Categories and Policies, provides the following development policies for the proposed Multiple Family Residential category. Many of these are similar to the



development policies under the Two Family and Townhouse Residential category. Staff comments on the proposed conceptual development are included.

1. *Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas.* The Future Land Use Map identifies the property as a transitional parcel, blending from the Mixed Use/Flex Commercial to the south to Single Family Residence to the north. This is a common planning practice, where predicted areas of high activity (e.g. USH 51) allow for more intensive development which is then stepped back the further you get from the high intensity areas. An existing example of this transition has been developed on Larson Beach Road, east of USH 51. Land uses transition from commercial, to high density residential apartments (20 to 36 units per acre), to duplex housing, and then to single family residences. In this example, the duplexes at Preston Place are planned in the Village's Comprehensive Plan as Two Family and Townhouse. This development is zoned R-3 with 22 units and a site density of ~7.3 dwelling units per acre. Another example is the Burma Road Condominiums behind the Maple Tree Restaurant. This development is planned as Two Family and Townhouse, is zoned R-3 with 18 units and a site density of ~7.9 units per acre. Near the Preston Place development on Lexington Street are several townhouse developments planned as Two Family and Townhouse, zoned Planned Development, with site densities ranging from ~11-20 units per acre.
2. *Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance.* The Applicant's proposed project includes a single duplex building along the street frontage, integrating a more consistent street frontage with the adjacent duplex to the north and the single family home to the south. Off-street parking areas are limited from the street view with the majority of parking located underground. While the proposed duplex does a good job of integrating with the fabric of the surrounding neighborhood, aspects of the proposed apartment building could be revised to better meet this development policy, as further discussed in this staff report.
3. *Hold new multiple family housing to similar standards for quality and livability expected of single-family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or under building parking, and responsible management.* A comprehensive plan amendment submittal is not required to include a detailed architectural building plan. The applicant's submittal includes conceptual renderings of the two building's exteriors with the majority of the proposed parking spaces located under the building. The duplex building shows the parking garage located under the living space. With the exception of the duplex to the north, most of the homes on Bremer Road have garages that face the street or are in the front yard (water front lots). Both buildings include a base foundation of brick with first and second story fiber cement siding. Both buildings include variations in building height and architectural features.
4. *Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders.* This development policy is not applicable for new development requests.



5. *Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2. See below for Staff review of Figure 4-2.*

Consistency with Comprehensive Plan Figure 4.2

Figure 4.2 of the plan (page 44) includes a suggested approach and standards for infill development and redevelopment in such settings. It also includes and illustrates several urban design principles appropriate to some of these settings. Figure 4.2 includes 12 guiding design principles and procedural standards for infill redevelopment, noting that all 12 may not be applicable to all development sites. The following is a summary of the concept plan for the 12 design principles.

- a. Maintain compatible setbacks. The front yard setback for the proposed duplex building is set just beyond 35'. The adjacent duplex to the north is setback approximately 32 feet from the right-of-way while the single family residence to the south is setback approximately 65 feet from the right-of-way. Properties across Bremer Road, including Waubesa Shores, have principal building setbacks ranging from 22-45 feet at their closest point from the right-of-way. The proposed duplex along the street's frontage maintains continuity with the adjacent duplex property to the north, while transitioning to the deeper setback for the single-family home to the south. Noting that the Comprehensive Plan assumes this property will redevelop at some point in the future under the Mixed-Use/Flex Commercial category.
- b. Use scale transitions. The multifamily building will be 2 stories with a flat roof while the duplex is 2 1/2 stories with a hip roof. The approximate peak height for the duplex is 34'-6" and the apartment building is 25'-6" (west side) and 34'-5" (east side). The adjacent duplex to the north is two-stories with a hip roof and the single family home to the south is a single story with a hip roof. Properties across Bremer Road are generally two-stories with hip roofs. Waubesa Shores is three stories with a flat roof, stepping down to two stories on each end. The height of both proposed buildings is in keeping with the character of the neighborhood and intent to transition from taller buildings to the south and shorter single family homes to the north. Using the duplex to screen the apartment building is also a good design choice. Some consideration could be given to reducing the overall length of the apartment building, similar to how Waubesa Shores was designed, and the condominiums and townhouses recently constructed near the intersection of Holscher and Brodhead. For example, the apartment building could have one continuous underground parking garage but include a break between the building to reduce the overall scale of the building. The proposed patio space on the west side of the apartment could be relocated in between the two sides of the building. This area could also be used to address issues with the proposed surface parking discussed below. This type of design modification would aid in reducing the visual impact to the single family homes south of the property on Larson Beach. The building grade of these homes is ~13-22 lower than the proposed finished grade of the apartment building. While these properties have deep rear yards, ~80-153 deep, the proposed length of the apartment building maybe most impactful on these properties vs. those on Bremer Road or Terminal Drive. While these homes are planned in the Comprehensive Plan to transition to higher density/intensity uses than the proposed apartment building, designing for



enhanced compatibility in the short term.

- c. Back-to-back is best. Not applicable to the location as there are no adjacent lots to its rear.
- d. Provide gathering and focal points. The submittal includes shared common areas within the building and an outdoor patio space on the west side of the apartment building.
There is a designated dog park or pet play area in the rear, locating pet activities away from street view. Given the proximity of homes to the south and the proposed duplex to the west, the patio space should be properly landscaped as part of the landscaping plan for any future site design review submittal.
- e. Manage uses. Not applicable to the submittal.
- f. Keep it green. A comprehensive plan amendment submittal is not required to include a detailed landscaping plan, this will be required as part of any future site design review permit. If R-3 is the approved zoning, the landscaping plan will need to meet or exceed the minimum landscaping points required for the R-3 General Residence District. Staff also recommends the development team identify any mature oak trees on the property that may be impacted by the development project and other existing mature trees that would not be removed during construction. Detailed landscaping plans should include proper landscaping in the front yard to screen the patio space. Significant landscaping should also be included along the south lot line to screen views from properties to the south. Although not mentioned within Figure 4.2, staff recommends considerations for the inclusion of other green features including rooftop solar, underground and surface bicycling parking, underground EV charging stations (minimum Level 2) for either of the conceptual buildings.
- g. Use stormwater as a design feature. A comprehensive plan amendment submittal is not required to include a detailed stormwater management plan, this will be required as part of any future site design review permit. The submittal includes two conceptual locations for a designated stormwater management area near the entrance on Bremer Road and in the rear towards Terminal Drive. It is unclear at this time whether the stormwater management will include progressive stormwater management techniques that improve water quality or design stormwater features as an aesthetic and natural element. Given the proximity of the property to Lake Waubesa, managing stormwater, including meeting or exceeding Village stormwater management requirements, should be an important consideration of the design team. Also noting the Village Engineer's comments regarding off-site stormwater improvements that will be required by the developer along Terminal Drive.
- h. Limit driveway access. The submittal does not include commercial uses. There are three proposed residential driveways from Bremer Road. Extending the apartment driveway from Bremer Road to Terminal Drive may be beneficial in dispersing some of the new vehicle movements from the apartment building onto Terminal Drive; however, staff suspect most tenants will utilize the Bremer Road access for more convenient access to US 51, but it may be a matter of personal choice. The additional access point to Terminal Drive may be more beneficial for emergency access and fire truck movements through the site. Refer to Chief Dennis's staff report.
- i. On-site circulation. Based on the conceptual site plan, landscaping to screen vehicle headlights should be installed where vehicle headlights may frequently point towards windows of adjacent properties. Suggested locations include exiting the underground



parking garage and surface parking lot. One of the concerns expressed at the August 2023 pre-application meeting was potential impacts from vehicle headlights exiting to Bremer Road. Staff notes that most of the properties across Bremer Road include front yard garages that aid in screening vehicle headlights. Although not specifically addressed within Figure 4-2, other important circulation considerations not shown in the conceptual site plan include providing sidewalks along the frontage of the property and walkways from the public sidewalk to the building's entrances. This should be considered similar to how Waubesa Shores was developed as part of any future site design review submittal. Refer to the Village Engineer's staff report.

- j. Hide parking. The proposed project includes 45 underground parking stalls and 15 surface parking stalls for a total of 66 stalls or 2.2 stalls per dwelling unit. The first configuration of surface parking includes a cluster of five perpendicular parking stalls, along the building's northwest side, with the first stall approximately 190 feet from the road. Landscaping along the south side of these stalls should be addressed in future concept updates to screen headlights for the adjacent single family home to the south. There are an additional 8 parallel parking stalls along the driveway on the north side of the apartment building. Staff is not in favor of this design. Practical parking behaviors would have exiting vehicles completing U- or Y- turns in the driveway. This additional turn maneuver may create increased on-site congestion. Assuming some drivers complete this turn maneuver beforehand, parked facing the northwest driveway exit, vehicles would have to cross two lanes to properly exit. The use of 90 degree parking stalls is preferred.
- k. Details matter. This section establishes screening of mechanicals, loading areas, dumpsters, lighting and signage. These design features are typically not shown in the concept design phase. The underground parking area includes a designated dumpster area and mechanical.
- l. Consider non-physical solutions. This standard is more relevant to commercial uses. The standards would not be applicable to the proposed submittal.

Per page 42 (Volume II Comprehensive Plan), in addition to the guidelines in Figure 4-2, each redevelopment or infill development proposal will be subject to more detailed standards elsewhere in Volume 2, the Village's zoning ordinance, and other regulations. The goal is to enable quality redevelopment projects, while still protecting the integrity of the surrounding neighborhood and water quality. Other significant zoning ordinance provisions include, but are not limited to, the standards and criteria found within Sec. 62-70 (R-3 Bulk Requirements) and Sec. 62-310 (Site Design Review).

Other Department Head Comments

- The Village Engineer did not have any concerns with the proposed Comprehensive Plan amendment. The packet includes the Village Engineer's letter highlighting suggested site design improvements including the addition of a 30-foot-wide east-west easement along the northerly property line for future sewer and water connections, serving other properties on the south end of Terminal Drive; adding sidewalk along Bremer Road; the need for storm sewer built under the existing bike path on Terminal Drive to discharge



the proposed eastern stormwater basin; concerns regarding retaining walls; driveway connections to Terminal Drive and parallel parking spaces. These concerns will need to be addressed as part of any future site design review permit application.

- The Fire Chief and Police Chief did not have any concerns with the proposed Comprehensive Plan amendment. The packet includes the Fire Chief's letter highlighting concerns related to compliance with the International Fire Code including access road width, dead-end fire apparatus access road design and building fire suppression systems. These concerns will need to be addressed as part of any future site design review permit application.

School District Comments

Staff provided a copy of the application to the McFarland School District Superintendent and Director of Business for comment. Staff also inquired about the impact of the proposed units on the School District and its classroom sizes. The Director of Business stated that current 4K and K level enrollments have continued to show declines compared with the current graduating class closer to 200. Additionally, lower birth rates and housing affordability in the school community is limited for first time residents. The school district is exploring strategies to increase their enrollment.

Public Comments

The packet includes written comments submitted to the Plan Commission from adjacent property owners opposing the request for a comprehensive plan amendment. Many of the comments are similar to those expressed at the August 2023 pre-application meeting.

CED Department Summary Comments

The intent of the Comprehensive Plan Future Land Use Map is to encourage infill development of this development site. The Village's 2023 Housing Needs Assessment also describes a need for more rental housing units in the Village. The current Two-Family and Townhouse Residential future land use designation of the property is intended to provide a transitional parcel which blends the more intensive Mixed Use/Flex Commercial classification to the south with the less intensive Single Family Residential designation to the north. The proposed duplex achieves this intent, as does utilizing a flat-roof two-story approach to the apartment building.

However, further improvements to the building and site design of the apartment building are worthy of discussion. In Staff's opinion, whether this building is designed as a townhouse or an apartment building is less material to the discussion, given the context of the development property and proposed building envelope.

In terms of site density, the Comprehensive Plan does not provide a specific policy. To guide the Plan Commission's discussion, this staff report includes references to site densities of adjacent properties and other properties in the Village similarly planned Two Family and Townhouse Residential located in a transitional area near USH 51. In staff's opinion, a general reasonable approach is somewhere between 7.3-16.1 dwelling units per acre. The former is the permitted density for single family homes in the R-1B district and the latter is the density of the Waubesa Shores Condominium, a property developed under the more intensive Mixed Use/Flex Commercial future land use designation. Recognizing that density can be a misleading zoning



regulation as a one-bedroom unit has the same density as a four-bedroom unit. They are both one dwelling unit, but the units will differ in total impact on the site/neighborhood.

The proposed concept is on the higher end of the neighborhood range at 14.8 DU/acre. This correlates to the developer's desire to apply to rezone the property from R-1 Single Family to R-3 General Residence, which allows up to 15 DU/acre with approval of a conditional use permit.

Sec. 62-68(i) of the Zoning Code (Statement of Purpose) states "*The R-3 General Residence District is established to stabilize and protect certain medium density residential areas in the Village and to promote and encourage a suitable environment for family life where children are members of most families. Development in the R-3 District is limited primarily to smaller multiple-family dwellings, boarding homes, convalescent homes and recreational facilities to serve residents of the district.*" The term "smaller multiple-family dwellings" is not a defined term and can vary based on individual interpretations. Given this purpose statement, and general intent of the Comprehensive Plan Future Land Use Map, there is merit in considering breaking up the apartment building into two or more smaller buildings. The Village has seen this type of design utilized in other portions of the Village including Waubesa Shores, Prairie Creek Apartments (Holscher/Broadhead), and the Condos at Prairie Place (Holscher/Broadhead). This could result in some reduction in the number of proposed dwelling units, while also addressing some of the site design concerns of various Village staff. These types of revisions may not remove the requirement to amend the Comprehensive Plan Future Land Use Map for the prior reasons stated (i.e. townhouse vs. garden style apartment, and requested zoning). It also may not reduce the number of dwelling units either to make the project financial viable. The primary goal is to design the property to best fit within both existing and future development in the neighborhood. Sometimes that requires a Comprehensive Plan amendment given the context of any particular site, which is why both Wis. Stat. 66.1001 and Village Ordinance Sec. 2-313(a)(3) allow a process to consider periodic amendments to the plan outside of the full 10-year plan updates. The developer has made several significant changes from the concept presented in August 2023, but further enhancements or alternative design could be considered based on staff's review, Plan Commission and the public hearing discussion.

Additional Permit Requirements & Next Steps

The purpose of this meeting is for a public hearing only on the proposed Comprehensive Plan amendment application. A recommendation regarding this application will be scheduled for the March 19th Plan Commission meeting unless the developer requests more time to consider revisions to the proposed concept based on feedback obtained during the public hearing. The Plan Commission's recommendation would then be forwarded to the Village Board for their consideration at their March 26th meeting.

If the Comprehensive Plan amendment is approved, the following official zoning applications will be required before building construction can occur:

1. Rezoning (Zoning Map Amendment). The developer will be required to petition the Village to rezone the property from R-1 Single Family Residence to R-3 General Residence. The rezone petition will require a public hearing by the Plan Commission, recommendation to the Village Board, and approval by the Village Board.



2. Conditional Use Permit. Within the R-3 zoning district, any density exceeding 8 dwelling unit per acre, but no more than 15 dwelling units per acre, will require approval of a conditional use permit from the Plan Commission. The CUP will require a public hearing.
3. Site Design Review Permit. A site design review permit will be required for any development of residential projects consisting of three or more dwelling units. This permit is reviewed and approved by the Plan Commission.
4. Certified Survey Map. Any future applications to rezone the parcels 061003223066 and 061003223002 from R-1 to R-3 shall include a separate application and Certified Survey Map to combine the parcels into one lot. Based on the existing Plat of Survey, the developer shall be required to dedicate sufficient public right-of-way, including a minimum of 33 feet from the center line of Bremer Road and Terminal Drive. The CSM will require a public hearing by the Plan Commission and approval by the Plan Commission. CSM's do not require Village Board approval under Chapter 56 of the Municipal Code.

FINANCIAL/BUDGET IMPACT:

The developer would be responsible for all construction costs. The developer estimates a total construction cost of approximately \$6.5-\$7M. Based on this figure, a rough estimate of the anticipated property assessment is \$4M-\$5M. This translates to approximately \$65K-\$81K in annual property tax payments. The development site is not identified for future public park space in the Village's Comprehensive Plan or Outdoor Recreation & Open Space Plan.

Therefore, staff recommends park land impact fees in lieu of parkland dedication for each dwelling unit. The following is a summary of impact fees applicable to new duplex/multi-family dwellings. Note, the type and actual amount of any impact fees will be determined at the time a building permit is submitted according to the current impact fee types and rates established by the Village Board under Appendix A Fees, of the McFarland Municipal Code of Ordinances.

- Public Well = \$2,234 (duplex) + \$8,936 (apartment, assuming 2" meter) = \$11,170
- Public Water Tower = \$746 (duplex) + \$2,984 (apartment, assuming 2" meter) = \$3,730
- Park Improvement Impact Fee = \$2,124.95 per DU x 30 = \$63,749
- Fees in Lieu of Parkland Dedication = \$3,276.52 per DU x 30 = \$98,296
- Library Impact Fee = \$431.00 per DU = \$12,930
- Public Safety Center = \$1,564 per DU x 30 = \$46,920

Estimated total impact fees = ~\$236,795 (excludes building permit fees)

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017

Chapter 3 Land Use, pages 29-43 provide relevant goals, objectives, policies, and initiatives. Objective #2 states *"guide development for an efficient land use pattern."* Initiative #3 states *"provide for compatible reinvestment along Lake Waubesa and in residential areas. The Village encourages redevelopment that weaves new uses skillfully into the existing fabric, strengthening neighborhoods and the Village's economic health while minimizing negative impacts."* Policy #3, *"plan for a land use pattern that enhances economic opportunities and quality of life, and that complements the plans of neighboring communities, Dane County, and the Capital Area"*



Regional Planning Commission (CARPC)." Policy #5 "actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area." Initiative #3 states "provide for compatible reinvestment along Lake Waubesa and in residential areas. The Village encourages redevelopment that weaves new uses skillfully into the existing fabric, strengthening neighborhoods and the Village's economic health while minimizing negative impacts." The plan states the Village will "consider community-sensitive infill development including on larger parcels on mainly residential sites that have been passed over for development...including sites that are on or near the waterfront, particularly Lake Waubesa."

Chapter 6 Housing and Neighborhood Policies, pages 61-62, provides other relevant goals, objectives, policies, and initiatives. Objective #1 states *"expand the range of quality and affordable housing choices for empty nesters, seniors, and the McFarland workforce, while remaining a family-oriented community"*. Objective #2 states *"design and support neighborhoods that are welcoming, attractive, safe, and bike and pedestrian oriented."* Initiatives #3 states...*"promote infill development where appropriate."* Policy #1 states, *"encourage a supply of vacant lots, homes for sale, and developable land for housing in order to maintain a vibrant housing market and enhance affordability."* Policy #2 states, *"guiding new Village housing to planned neighborhoods and mixed use areas with convenient access to commercial and recreational facilities, transportation, schools, shopping, services, and jobs"*. Policy #3 states, *"integrate two and multiple family developments into the fabric of neighborhoods and the community, rather than isolating and concentrating them"*. Policy #4 states *"allow higher-end multiple family housing for McFarland's workforce and elderly, including owner-occupied options at lower price points than possible for single family housing."*

Housing Needs Assessment, 2023

This plan identified a shortage of renter-occupied housing units in the Village, including market rate apartments. The proposed concept includes 30 new rental units, ranging from single to three-bedroom units. The Housing Needs Assessment provides low and high projections on rental housing demand by 2030 based on 2020 data. Population projections and target vacancy rate for low projections show the total rental units needed by 2030 is 117, or approximately 15 net new units constructed per year. For high projections, a total of 293 rental units is needed by 2030, or approximately 37 net new units constructed per year. The plan calculates a 0.0% vacancy rate between rental and owner-occupied units. This would indicate that there is a high demand for additional housing opportunity for both rental and owner-occupied units. Typically, a 1-2% vacancy rate would indicate a healthy range. The plan also identified an under supply of rental units at 80% or more of the County median income. Housing goal #1 (page 1) states *"increase the supply of ownership and rental units."* The concepts within Housing goal #3, create healthy neighborhoods is also applicable including *"varied housing types, size and price points, including both owner- and renter-occupied units. This enables more people to stay in the neighborhood through shifting housing needs, and it limits future instability due to changes in the housing market; Sidewalks and urban design features that make walking pleasant and safe (whether for transportation or for pleasure); and, convenient access to public transit and daily needs retail and services."*



Capital Area Regional Planning Commission, 2050 Regional Development Framework, 2022

The 2050 Regional Development Framework is a nonbinding regional advisory land use guide for the Dane County region. This plan identifies six strategies to guide regional development patterns:

1. Focus growth in centers and along corridors.
2. Prioritize growth in already developed areas.
3. Plan areas for quality business growth.
4. Plan complete neighborhoods.
5. Preserve stewardship areas.
6. Preserve farming area.

These six strategies are designed to address the regions top priorities including reducing greenhouse gas emissions and foster community climate resilience; increase access to jobs, housing and services for all people; and conserve farmland, water resources, natural areas, and fiscal resources.

ORDINANCE REFERENCE:

Sec. 2-313(a) The Village Comprehensive Plan

Sec. 56-39 Certified Survey Maps

Sec. 62-70, R-3 Bulk Requirements

Subdivision IV, Vision Clearance, Parking and Loading Facilities, Screening

Sec. 62-310, Site/Design Review

Division 62-II-4, Changes and Amendments to the Zoning Code

Appendix B, Landscaping Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is for public hearing and discussion only.

ATTACHMENTS:

1. Ord 2024-06 Amendement to the Village of McFarland Comprehensive Plan, 5513 Bremer Road
2. 5513 Bremer Road_Comp Plan Amend App_01.09.2024
3. Outlot 26 POS 9-10-19
4. 5513 Bremer Road Zoning
5. 5513 Bremer Road Topography
6. McFarland Future Land Use Map_04.25.2023
7. Figure 4.1(page 34)
8. Figure 4.2 (page 43)
9. 5513 Bremer Road Housing Development VE Ltr_02.02.24
10. 5513 Bremer MFR Review Ltr_02.02.24
11. 5513 Bremer Road Comp Amend Public Comments_02.20.24

ORDINANCE 2024-06

AN ORDINANCE ADOPTING AN AMENDMENT TO THE VILLAGE OF MCFARLAND COMPREHENSIVE PLAN.

Purpose: To amend the Village's Comprehensive Plan modifying the Future Land Use Map designation of 5513 Bremer Road from Two Family and Townhouse Residential to Multiple Family Residential

Sponsor: Community & Economic Development Director Bremer

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 1 Notice

WHEREAS, the Village Board adopted the Village of McFarland Comprehensive Plan on August 28, 2017, by Ordinance 2017-19, pursuant to Wis. Stat. 66.1001(4)(c); and

WHEREAS, the Comprehensive Plan contains a future land use map designating 5513 Bremer Road as Two Family and Townhouse Residential; and

WHEREAS, the Village has received an application to amend the Comprehensive Plan Future Land Use Map for the following described property from Two Family and Townhouse Residential to Multiple Family Residential in order to develop a town-house style duplex and a flat-roof, 28-unit garden style multi-family apartment building as conceptually depicted in Exhibit A of this ordinance:

ASSESSORS PLAT PRT OUTLOT 25 DESCR AS COM SE COR LOT 1 ASSR'S PLAT LARSENS SURVEY TH S88DEG16'E 66.0 FT TO POB TH CONT S88DEG16'E 18.0 FT TH S9DEG06'E 150.0 FT TH S87DEG30'W 5.0 FT TO ELY LN OF A 66 FT WIDE ST TH NWLY ALG SD ST 150 FT M/L TO POB; and

ASSESSOR'S PLAT OUTLOT 26

Tax Parcel ID NO: 154/0610-032-2300-1 and 154/0610-032-2306-6

WHEREAS, the Plan Commission held a public hearing on the proposed changes on February 20, 2024, preceded by a Class One Notice; and

WHEREAS, the Village of McFarland Plan Commission reviewed and adopted a resolution approving the proposed improvements to the vacant property, and the Plan Commission recommends that the Village Board amend the Comprehensive Plan to change the use of Future Land Use Map designation of the aforesaid properties to Multiple Family Residential; and

WHEREAS, the Village Board accepts the recommendation from the Plan Commission and finds that this change is in the public interest and consistent with the overall goals and objectives set forth in the Comprehensive Plan and Housing Needs Assessment; and

NOW, THEREFORE, the Village Board of McFarland, Wisconsin does ordain as follows:

1. The Village of McFarland Comprehensive Plan Future Land Use Map is amended to reflect that the aforesaid property is changed from Two Family and Townhouse Residential to Multiple Family Residential.
2. The Future Land Use Map for the Comprehensive Plan shall be modified to reflect this amendment.
3. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board.
4. This ordinance does not constitute approval of any earthwork or building construction within any of the property described in this ordinance. No construction of any kind, including earthwork or building construction, is permitted on the parcel described in this ordinance until applicable rezone permits, conditional use permits, site plan permits, erosion control and building permits are approved by the Village for the development conceptually depicted in Exhibit A. Said permits shall be for the proposed use of the property substantially similar to that depicted in Exhibit A. If the property owner fails to obtain all necessary development permits with the Village within one (1) year after adoption of this ordinance, then Section 1 of this ordinance shall become null and void, and the Comprehensive Plan Future Land Use Map designation for the properties described in this ordinance shall revert back to the Two Family and Townhouse Residential designation.

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the 16th day of March 2024.

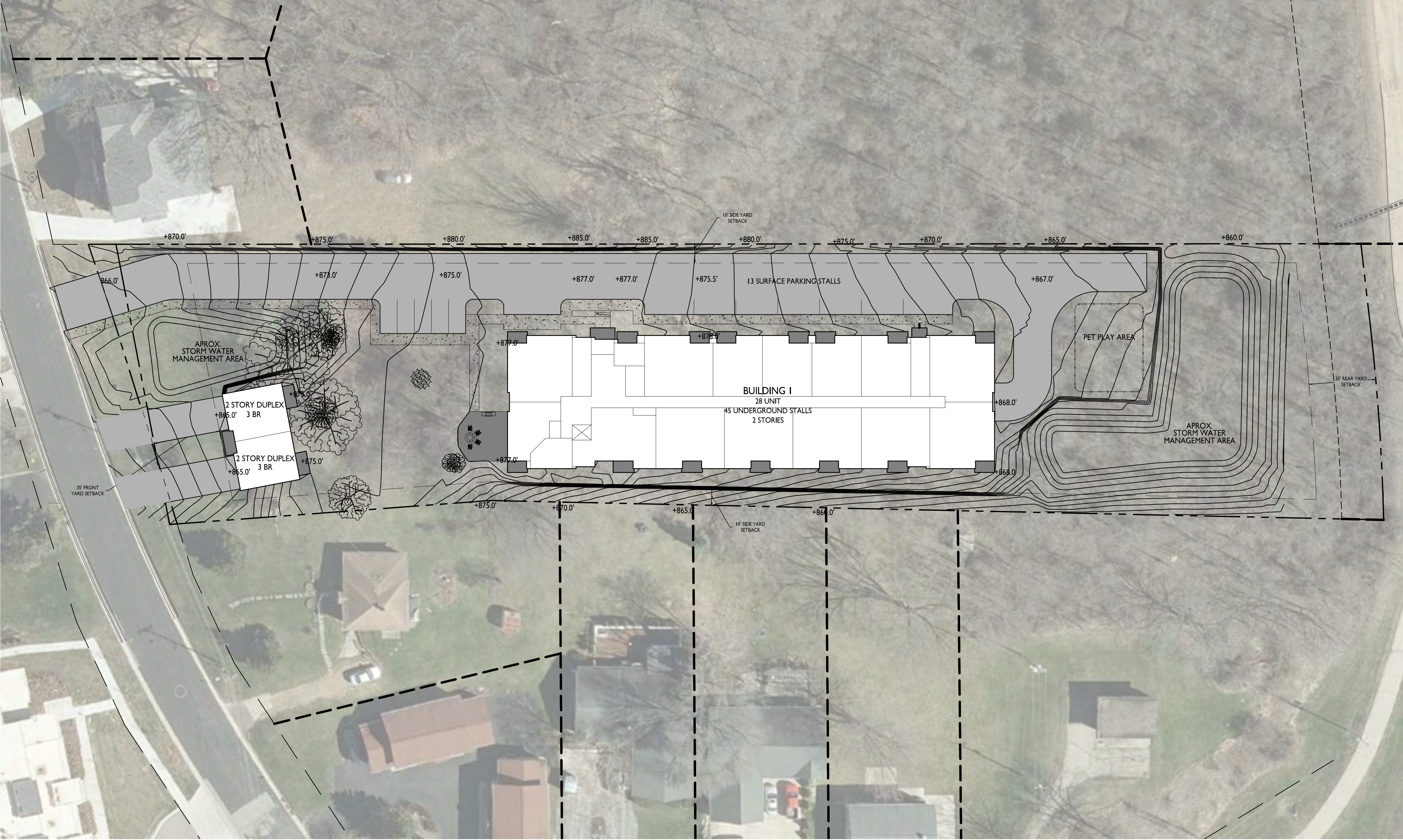
APPROVED:

Carolyn Clow, Village President

ATTEST:

Cassandra Suettinger, Village Clerk-
Treasurer

ORDINANCE 2024 –06	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Clow –	Flaherty -
Brassington –	Jerke –
Brandt –	Wreh –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	



Site Development Data:	
Zoning	R-3 (Proposed) GENERAL RESIDENCE DISTRICT
Densities:	
Lot Area* (Combined w/in R.O.W.)	88,389 S.F./2.03 ACRES
Dwelling Units	30 units
Lot Area / D.U.	2,946 S.F./D.U.
Density	14.8 units/Acre
Building Square Footage**	
Apartment - Building #1	17,196 S.F.
Duplex	1,619 S.F.
Total Footprint	18,815 S.F.
Req'd SF/unit (Conditional)	87,120 S.F. (2,904 S.F./unit)
Req'd Usable Open Space	15,000 S.F. (500 S.F./unit)
Lot Coverage**	
Building Footprint	18,815 S.F.
Paving Area	23,163 S.F.
Total	41,978 S.F. (47.5%)
Building Height	
Apartment - Building #1	2 stories
Duplex	2 1/2 stories
Dwelling Unit Mix:	
One Bedroom	9
Two Bedroom	19
Three Bedroom (Duplex)	2
Total Dwelling Units	30
Vehicle Parking Stalls:	
Bldg #1 Parking Garage	45
Duplex Garage	4
Duplex Driveway	2
Surface	13
Total	64 stalls
Parking Ratio	2.13 stalls/unit
Bicycle Parking:	
Garage	TBD
Surface - Commercial/Guests	TBD
Total	TBD
* Lot Area = net area within the combined lots excluding portion within the R.O.W. Final lot boundary to be confirmed via CSM in GDP/SIP submittal.	
** Preliminary/Conceptual, subject to updates in GDP/SIP approvals	

ISSUED
Issued for Comprehensive Plan Amendment-
January 9, 2024

PROJECT TITLE
Multi-Family
Development

5513 Bremer Road
McFarland, WI 53558
SHEET TITLE
Site Plan

SHEET NUMBER

January 9, 2024

Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
PO BOX 110
McFarland, WI 53558



Re: Letter of Intent – Comprehensive Plan Amendment
5513 Bremer Road
KBA Project #2338

Mr. Andrew Bremer,

The following is submitted together with the plans and applications for staff and Plan Commission consideration.

We are seeking a comprehensive plan amendment for the subject property 5513 Bremer Road McFarland, WI (Parcel 061003223066, Legal description ASSESSOR'S PLAT OUTLOT 26) and adjacent Outlot (Parcel 061003223002, Legal description ASSESSOR'S PLAT PRT OUTLOT 25 DESCR AS COM SE COR LOT 1 ASSR'S PLAT LARSENS SURVEY TH S88DEG16'E 66.0 FT TO POB TH CONT S88DEG16'E 18.0 FT TH S9DEG06'E 150.0 FT TH S87DEG30'W 5.0 FT TO ELY LN OF A 66 FT WIDE ST TH NWLY ALG SD ST 150 FT M/L TO POB) in preparation for a proposed development of (1) duplex townhouse building and (1) 28-unit apartment building on the (future) combined lot. Following the successful amendment to the Comprehensive Plan, the developer will submit separate applications requesting approval to rezone the properties from R-1 to R-3, including a conditional use permit and site design review permit. The two properties will be combined via CSM for the development.

This accompanying submittal seeks to amend the Comprehensive Plan Future Land Use Map to change the designation of the development site from "Two Family and Townhouse Residential" to "Multi-Family Residential". This property was previously granted rezoning to R-E for a proposed 40-bed memory care facility in October 2019, but the project did not move forward and the approval expired.

We have met with the Village for a preapplication meeting and modified the plans using the feedback provided. The proposed project has reduced the unit count from the original building concept (53 units) to 28 units in the multi-family building and added a duplex to ease the transition with the neighboring sites to the west. The proposed multi-family building has been reduced from a 3-story structure to 2-stories. This will further reduce the visual impact of the development.

Following the successful Comprehensive Plan Amendment, detailed Civil, Landscape and Architectural drawings will be developed and presented as required for the rezoning, conditional-use and site design review processes.

Thank you for your time reviewing our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Tills'.

Matthew Tills, AIA



Plan Commission Application – 2023

~Application must be completed in full~

Applicant - Owner		Applicant's Agent	
	MMI LLC	Name	Matt Tills - Knothe & Bruce Architects
Address	5301 Voges Road, Madison WI 53718	Address	8401 Greenway Blvd., Ste 900, Middleton, WI 53562
Email	tim@airtemperature.com	Email	mtills@knothebruce.com
Phone #	(608)-516-8601	Phone #	608-836-3690
Fax #		Fax #	

Parcel No(s). 061003223066, 061003223002

Type of Proposal – Please check boxes below that apply

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

☐ R-E, R-3 & PD (up to 50 acres) \$5,000

☐ R-E, R-3 & PD (greater than 50 acres) \$10,000

☐ Site/Design Review (less than 2,000 sq. ft.) \$1,000

☐ Site/Design Review (2,000 sq. ft. or more) \$2,000

☐ All Plats including condominiums \$5,000

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

Please see attached Letter of Intent

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:

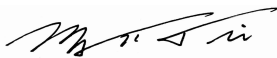
December 6 (2023) -----	January 17
January 10 -----	February 21
February 7 -----	March 21
March 7 -----	April 18
April 4 -----	May 16
May 9 -----	June 20
June 6 -----	July 18
July 5 -----	August 15
August 8 -----	September 19
September 5 -----	October 17
October 10 -----	November 21
November 7 -----	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

01/09/24

Date



www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

Comprehensive Plan Amendment Application

Applicant/Agent Information

Name: Matt Tills - Knothe & Bruce Architects

Address: 8401 Greenway Blvd., Ste 900, Middleton WI 53562

Phone Number: 608-836-3690 Email: mtills@knothebruce.com

Property Owner (if different)

Name: MMI LLC

Address: 5301 Voges Road, Madison WI 53718

Phone Number: (608)-516-8601 Email: tim@airtemperature.com

☒ **Request for Map Amendment**

Use the following link, [Future Land Use \(FLU\) map](#), to identify the current FLU for the associated property. Complete all questions for 1 (see page 2).

Address of property (map amendment only): 5513 Bremer Road

Parcel Number: 061003223066 and 061003223002 Size (Acre): 2.1

Current FLU: Two Family and Townhouse Residential Proposed FLU¹: Multi-Family Residential

¹Proposed future land use category must be an existing future land use category included in the Village's Comprehensive Plan. If the property is being changed into multiple land use designations or only a portion of the property is being changed then submit an exhibit with complete legal description of each land use designation

☐ **Request for Text Amendment**

Provide details regarding the chapter and page number found in the [Comprehensive Plan](#), then complete all questions for 2 (see page 3).

Is this application accompanying any other pending application(s) with the Village? (Rezone, Conditional Use, etc.). ☐ YES ☒ NO (If yes, please list all associated applications).

1. JUSTIFICATION FOR PROPOSED MAP AMENDMENT

a. Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project).

The proposed project includes: (1) town-house style duplex and (1) multi-family housing building on an undeveloped 2.1 acre parcel. The proposed development will provide high-quality housing for residents. Amenities will include: underground parking, indoor/outdoor resident gathering spaces, and a pet exercise area. The project is exclusively for residential use. No commercial use is proposed. The current zoning for the property does not permit this density of development and will require rezoning to R-3 for the proposed use.

b. Explain how the proposed use will be compatible with the adjacent properties' current uses and planned uses as designated on the Village's Future Land Use Map.

The Village Future Land Use Map indicates this parcel as two-family and town-house designation. The proposed project includes a street-facing duplex townhouse to provide continuity of adjacent properties along the street. The two-story multi-family building is pushed further into the site, minimizing its visual presence. The Future Land Use Map indicates the adjacent properties to the South are designated as "Mixed-Use/Flex Commercial". The proposed multi-family use on the subject property will provide a transition between future higher density development to the South and the single family residential use to the North. There is existing precedent for larger multi-family projects in the immediate vicinity including the 3-4 story Waubesa Shores multi-family development across the street.

c. Explain how the proposed amendment is consistent with the goals, objectives, and policies indicated in the comprehensive plan text or another accepted Village of McFarland plan. (Please give detailed information including page numbers from the comprehensive plan or other accepted Village plan).

As noted on page 34 of the Volume 2: Multi-family Development policies include: dispersment of higher-density residential uses through the Village, rather than high concentrations in a few areas as well as encouragement of design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood. This is modest-sized multi-family development, sensitively sized and sited to provide housing diversity within the neighborhood. This project complies with standards for quality and livability expected of single family housing. This includes: high-quality building materials; architectural variation and interest; durable and lasting finish materials (inside and out); and underground parking. The project will comply with the standards and approaches in on page 43, Figure 4-2. The property will be responsibly managed via professional leasing and management services. The developer currently owns several commercial properties, and has an established property management structure.

d. Explain how the proposed amendment will benefit the community in McFarland.

This amendment will provide much-needed high-quality housing in McFarland. The proposed project will provide an attractive living community for residents to enjoy the proximity to Lake Waubesa as well as provide an increase in tax base for the currently undeveloped property.

e. Explain the impact the proposed amendment may have on the environment or ways in which environmental impacts will be mitigated.

The proposed development is being designed with a comprehensive storm water management plan to provide on-site storm water containment. The proposed project will not contribute run-off into Lake Waubesa. Landscaping plans will preserve as many existing trees as possible to minimize disturbance. Additionally, a comprehensive landscaping plan will provide native and sustainably-focused plantings.

f. Are transportation facilities and public utilities available, or planned to be available in the near future, to serve the proposed development? Explain.

As noted on Map 9 of McFarland Comprehensive Plan Volume-2-Vision and Directions, Hwy 51 will be a future bus route options. On Map 10, it is noted Terminal Drive has on-street bike lanes which connects to off-street bike / pedestrian paths, and future intersection improvements are planned for the intersection of Larson Beach and Lake Edge Road.

2. JUSTIFICATION FOR PROPOSED TEXT AMENDMENT

a. Provide the proposed text amendment for the comprehensive plan.

b. Explain how the associated text is inconsistent with the comprehensive plan or otherwise needs to be updated.

*Applicants may include supplemental documents such as a cover letter, site plans, plat/property map(s), and any other attachments as needed. Applicants may also provide their responses on a separate sheet of paper if the spaces provided are not enough. In addition to this application, please complete the [Plan Commission application](#). Please refer to the **second page** of the Plan Commission Application for listed submittal deadlines and meetings dates.

Acknowledgement

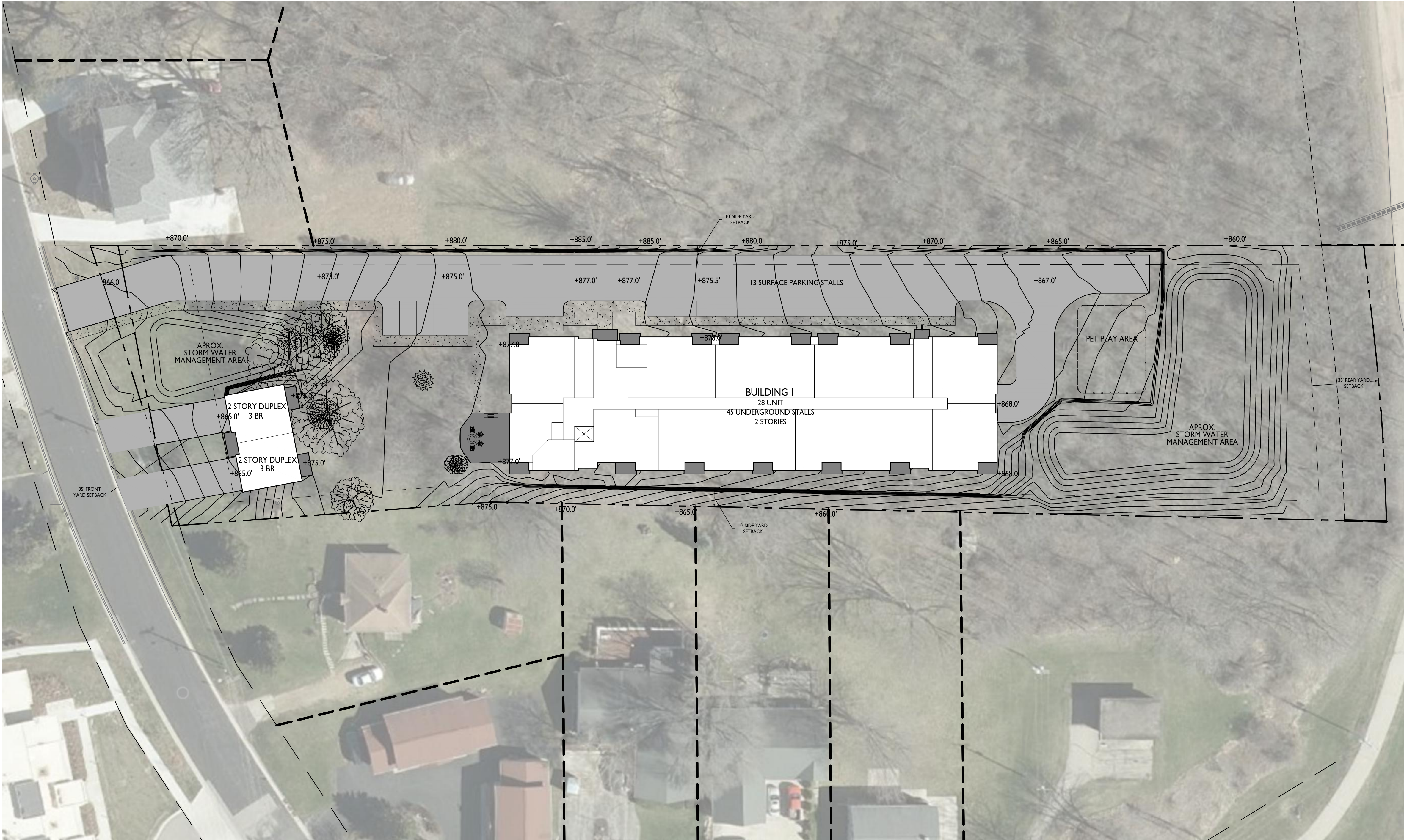
- Failure to submit a complete application and associated fee may result in the delay of the application.
- I understand the Village of McFarland's Staff, Plan Commission and/or Village Board may request the submittal of additional forms and documents related to my request and failure to do so may result in the denial or delay of this application.
- I understand that, regardless of the justification and/or information provided by Village Staff, Commission or Board members, or affiliates, in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested.
- I am aware that the approval of an application to amend the Future Land Use Plan Map only amends the Map and does not otherwise revise or change the zoning of the land affected by the Map amendment. If I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, conditional use, site plan, etc.) from the Village or other agencies as a condition to the development of such land. Failure to obtain required approvals may result in the automatic annulment of the comprehensive plan amendment. Approval of a Map amendment implies no inherent right to the approval of subsequent zoning and building permits.
- I agree to include a non-negotiable and non-refundable filing fee of \$500.00 per Sec. 2-313(a)(3) of the Village Code of Ordinance at the time of this application's submittal. This filing fee is not an escrow and the applicant agrees to reimburse the Village for additional costs such as publication fees and notification charges, plus actual legal, engineering, and financial consultation costs incurred by the Village in review of this application.

Applicant Signature: 

Date: 01/09/24

Property Owner Signature: 

Date: 01/09/24



Site Development Data:	
Zoning	R-3 (Proposed) GENERAL RESIDENCE DISTRICT
Densities:	
Lot Area* (Combined w/in R.O.W.)	88,389 S.F./2.03 ACRES
Dwelling Units	30 units
Lot Area / D.U.	2,946 S.F./D.U.
Density	14.8 units/Acre
Building Square Footage**	
Apartment - Building #1	17,196 S.F.
Duplex	1,619 S.F.
Total Footprint	18,815 S.F.
Req'd SF/unit (Conditional)	87,120 S.F. (2,904 S.F./unit)
Req'd Usable Open Space	15,000 S.F. (500 S.F./unit)
Lot Coverage**	
Building Footprint	18,815 S.F.
Paving Area	23,163 S.F.
Total	41,978 S.F. (47.5%)
Building Height	
Apartment - Building #1	2 stories
Duplex	2 1/2 stories
Dwelling Unit Mix:	
One Bedroom	9
Two Bedroom	19
Three Bedroom (Duplex)	2
Total Dwelling Units	30
Vehicle Parking Stalls:	
Bldg #1 Parking Garage	45
Duplex Garage	4
Duplex Driveway	2
Surface	13
Total	64 stalls
Parking Ratio	2.13 stalls/unit
Bicycle Parking:	
Garage	TBD
Surface - Commercial/Guests	TBD
Total	TBD
* Lot Area = net area within the combined lots excluding portion within the R.O.W. Final lot boundary to be confirmed via CSM in GDP/SIP submittal.	
** Preliminary/Conceptual, subject to updates in GDP/SIP approvals	



knothe • bruce
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd., Suite 900
Middleton, WI 53562

ISSUED
Issued for Comprehensive Plan Amendment-
January 9, 2024

PROJECT TITLE
**Multi-Family
Development**

5513 Bremer Road
McFarland, WI 53558
SHEET TITLE
Site Plan

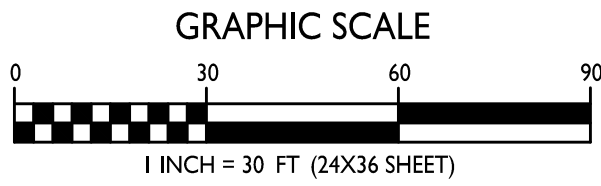
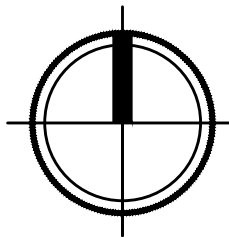
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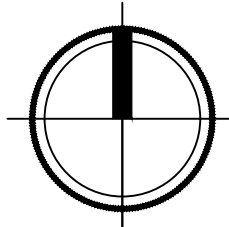
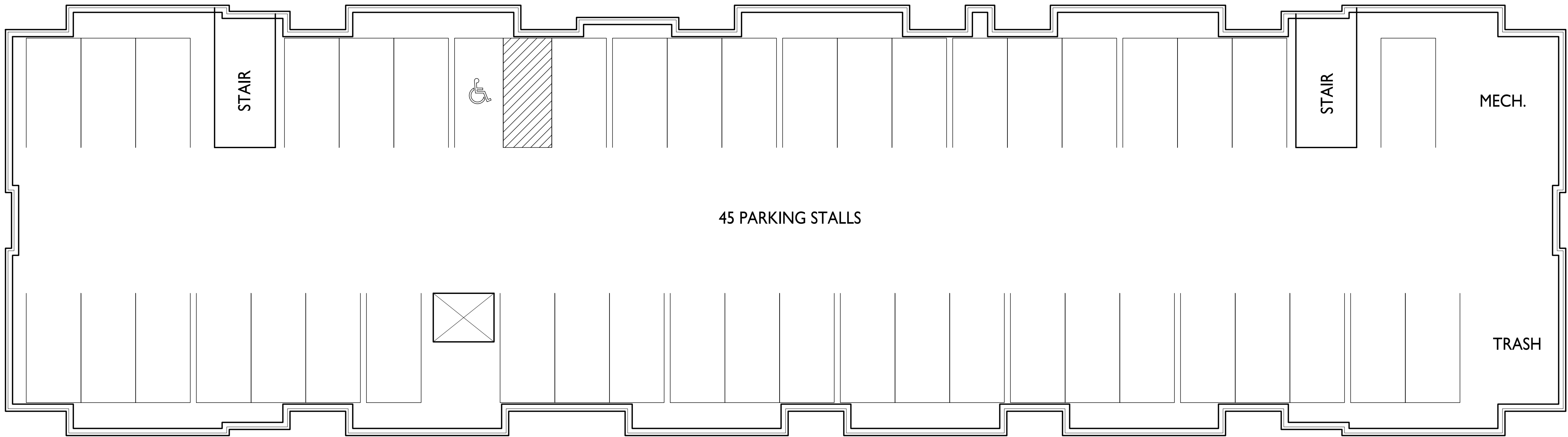
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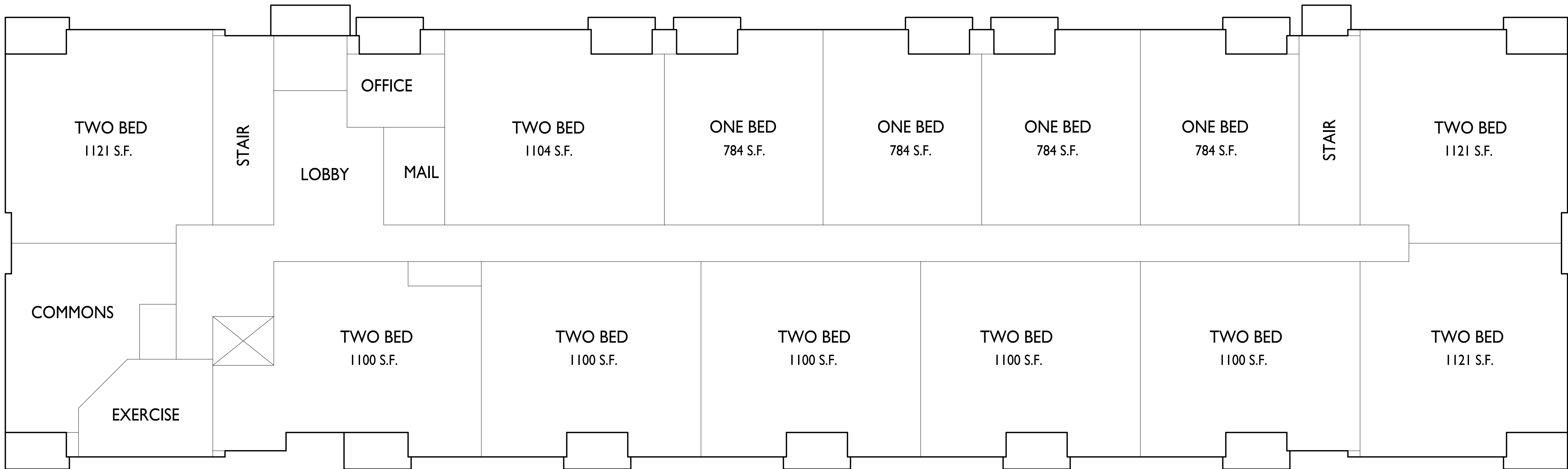
PROJECT NO. **2338**

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C-1.1 CONCEPT SITE PLAN
1" = 30'-0"







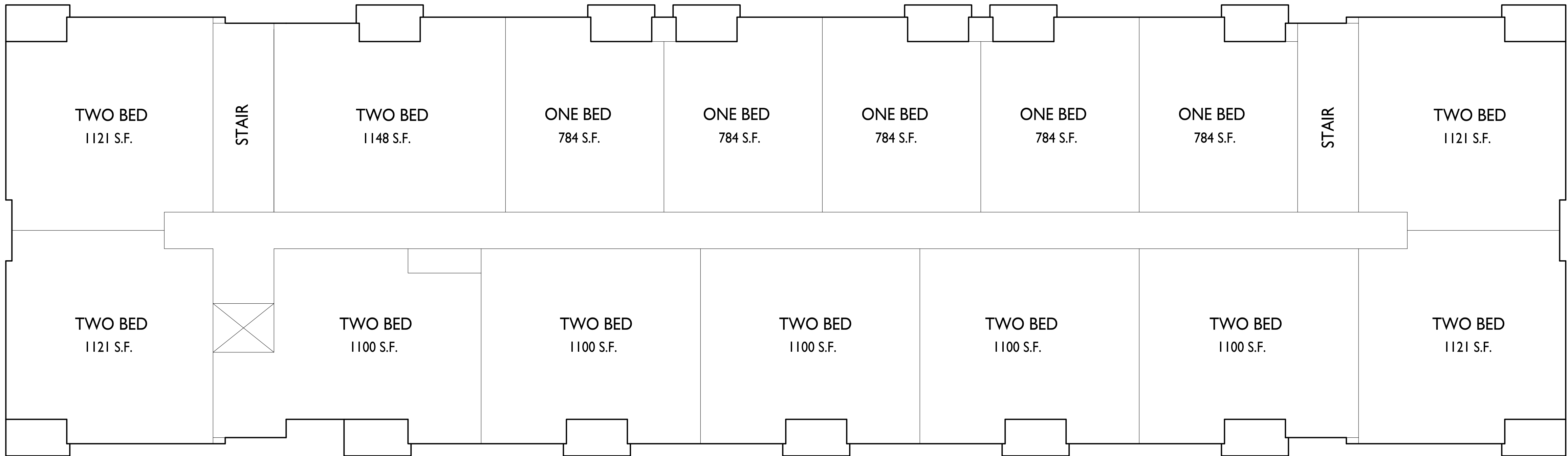
ONE BED	9
TWO BED	19
TOTAL	28 UNITS

ISSUED
Issued for Comprehensive Plan Amendment -
January 9, 2024

PROJECT TITLE
Multi-Family
Development

5513 Bremer Road
McFarland, WI 53558
SHEET TITLE
First Floor Plan

SHEET NUMBER



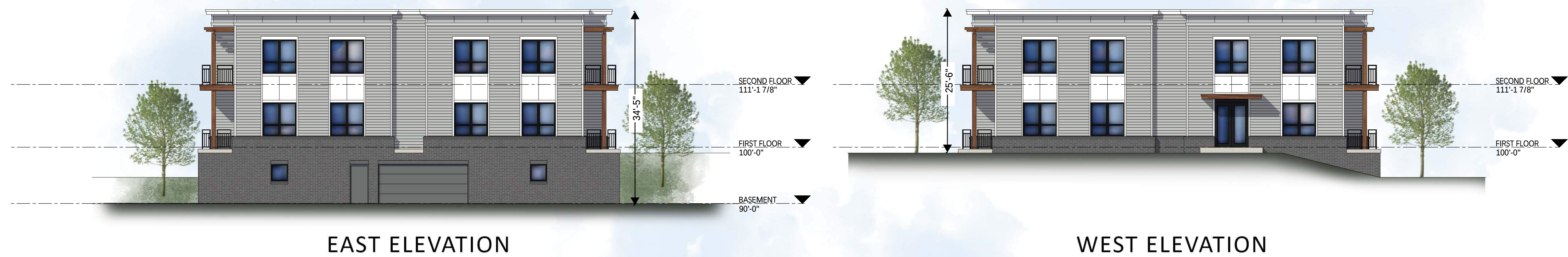
ISSUED
Issued for Comprehensive Plan Amendment -
January 9, 2024

PROJECT TITLE
Multi-Family
Development

5513 Bremer Road
McFarland, WI 53558
SHEET TITLE
Second Floor Plan

SHEET NUMBER

A-1.2
PROJECT NO. 2338
© Knothe & Bruce Architects, LLC



CONCEPTUAL ELEVATIONS

0 10' 20' 40'
GRAPHIC SCALE

5513 BREMER ROAD DEVELOPMENT

5513 BREMER RD., MCFARLAND, WI

VILLAGE OF MCFARLAND COMP PLAN AMENDMENT

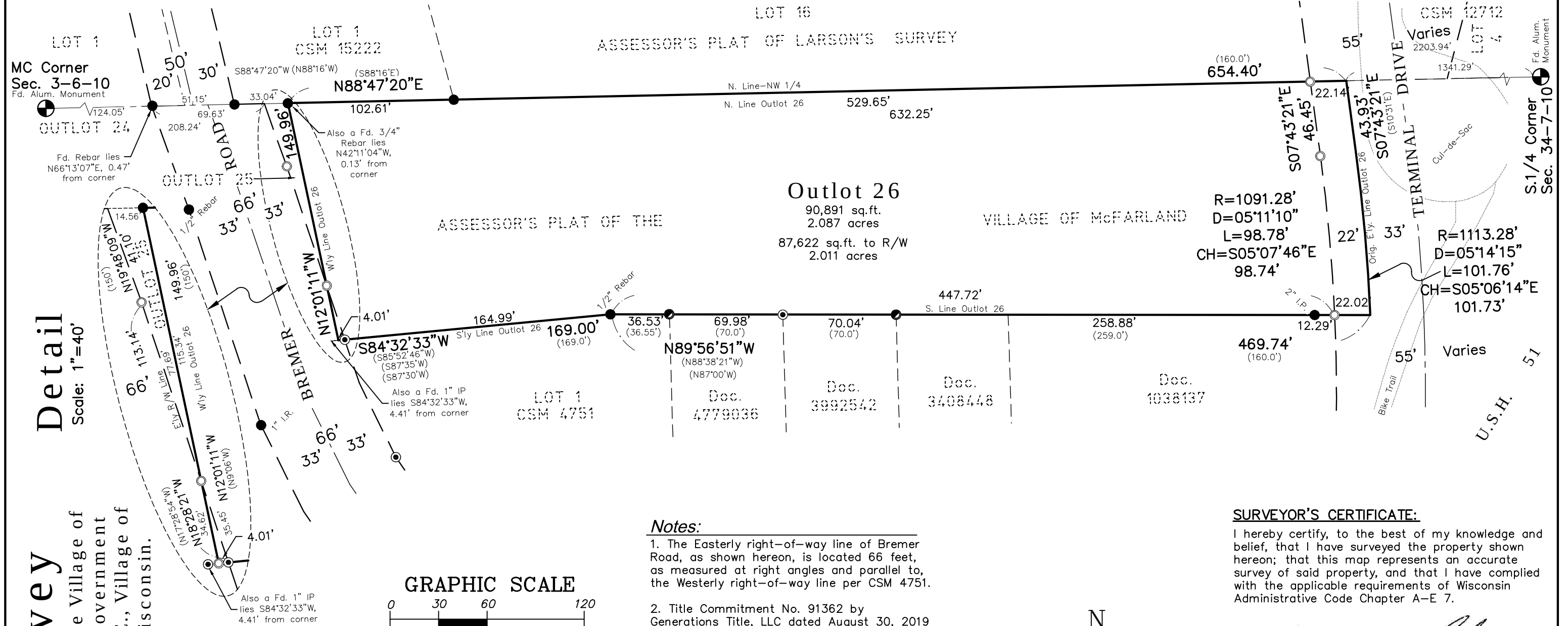
| 01.09.24 | #2338

Plat of Survey

Outot 26, Assessor's Plat of the Village of McFarland, being located in Government Lot 1 of Section 3, T.6N., R.10E., Village of McFarland, Dane County, Wisconsin.

Detail

Scale: 1"=40'



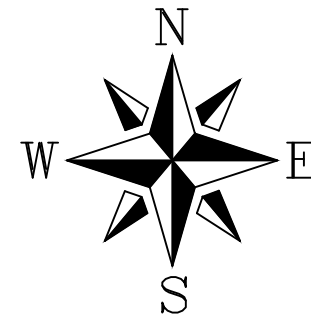
LEGEND

- 1-1/4" Iron Pipe Found
- 3/4" Rebar Found (Unless Noted)
- ⊙ 1" Iron Pipe Found
- ⊙ 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (46.57') Record Data (if different)
- Boundary Line by Agreement
- - - Existing Parcel Line
- - - Existing Fence Line
- R/W Line

Notes:

- The Easterly right-of-way line of Bremer Road, as shown hereon, is located 66 feet, as measured at right angles and parallel to, the Westerly right-of-way line per CSM 4751.
- Title Commitment No. 91362 by Generations Title, LLC dated August 30, 2019 was provided by the client and was used as the sole source of the legal description of the property and record encumbrances on the property.
- Existing R/W of U.S. Hwy. 51 and Terminal Drive (former U.S.H. 51) per R/W plats for Project No. T 05-1(6) {1955-1958}, Fed. Aid Project No. 450-A & Div. Job No 1021 {1928-1937} and R/W Project No. 5381-00-21 {1990-1197}.
- A legal description has been provided on a separate sheet.

Client:
Seth Allen
2416 Stone Crest Road
Stoughton, WI 53589



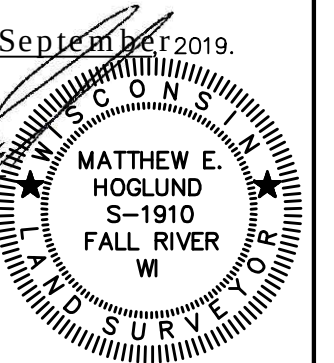
Bearings are referenced to the North line of the Northwest 1/4 of Section 3, which bears N88°47'20"E on the Dane County Coordinate System.

SURVEYOR'S CERTIFICATE:

I hereby certify, to the best of my knowledge and belief, that I have surveyed the property shown hereon; that this map represents an accurate survey of said property, and that I have complied with the applicable requirements of Wisconsin Administrative Code Chapter A-E 7.

Dated this: 10th day of September 2019.

By: Matthew E. Heglund
P.L.S. S-1910



SHEET 1 OF 1

5513 BREMER ROAD - VILLAGE OF MCFARLAND

PLAT OF SURVEY

SEPTEMBER 10, 2019

QUAM ENGINEERING, LLC

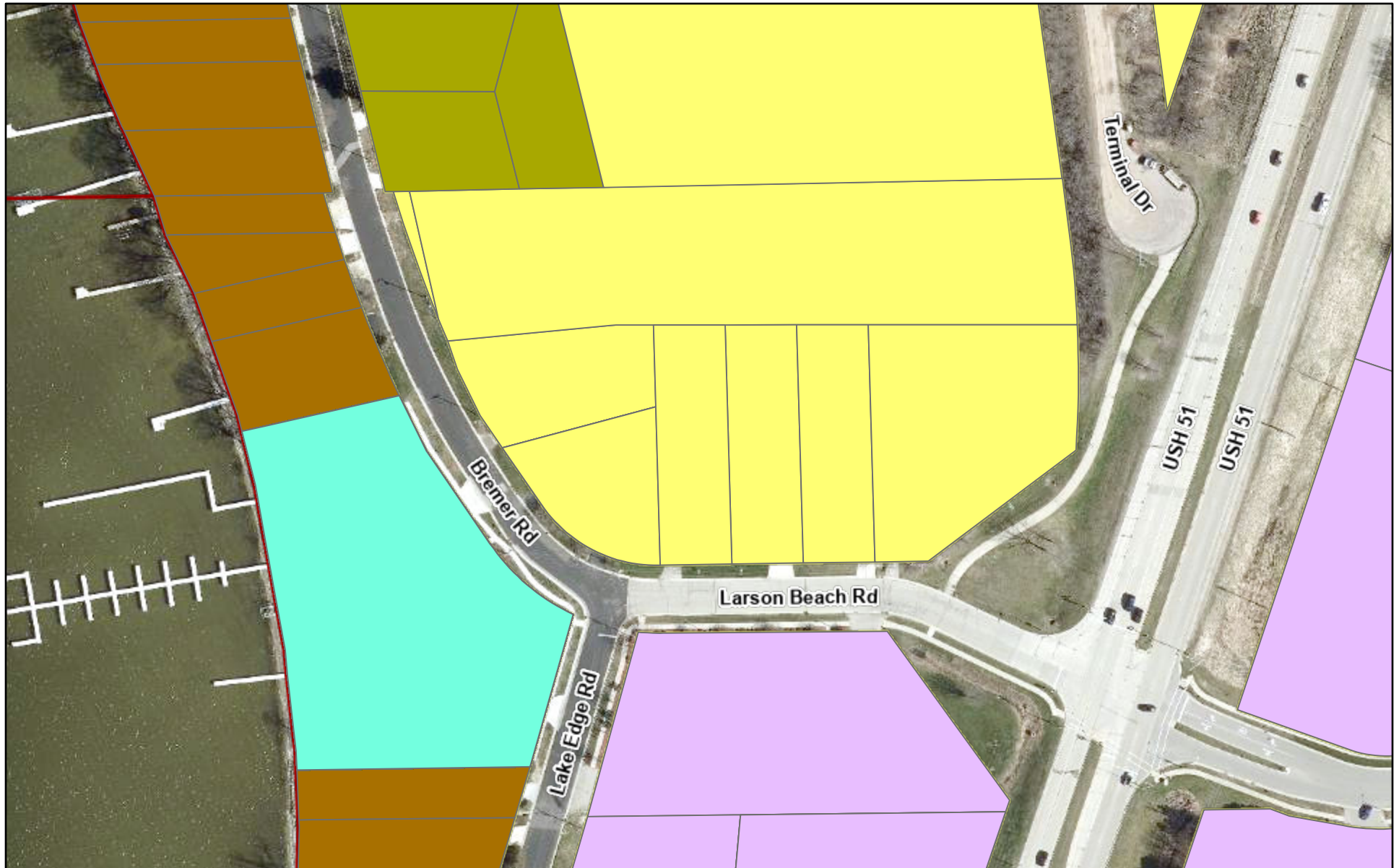
Residential and Commercial Site Design Consultants

www.quamengineering.com

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

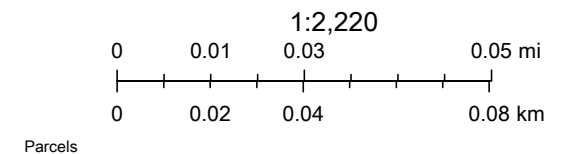
Project No. SA-37-19

5513 Bremer Zoning



8/9/2023, 2:17:20 PM

Zoning		Municipalities
 R-1 Single Family Residence	 R-2 Single & Two Family Residence	 Village
 R-1B Single Family Residence	 PD Planned Development	 Town
 C-G General Commercial		



5513 Bremer Topography



8/9/2023, 2:50:12 PM

Municipalities



Parcels

1 foot Intervals



1 foot Intervals



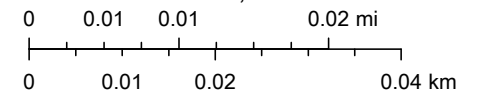
Village

Road Names

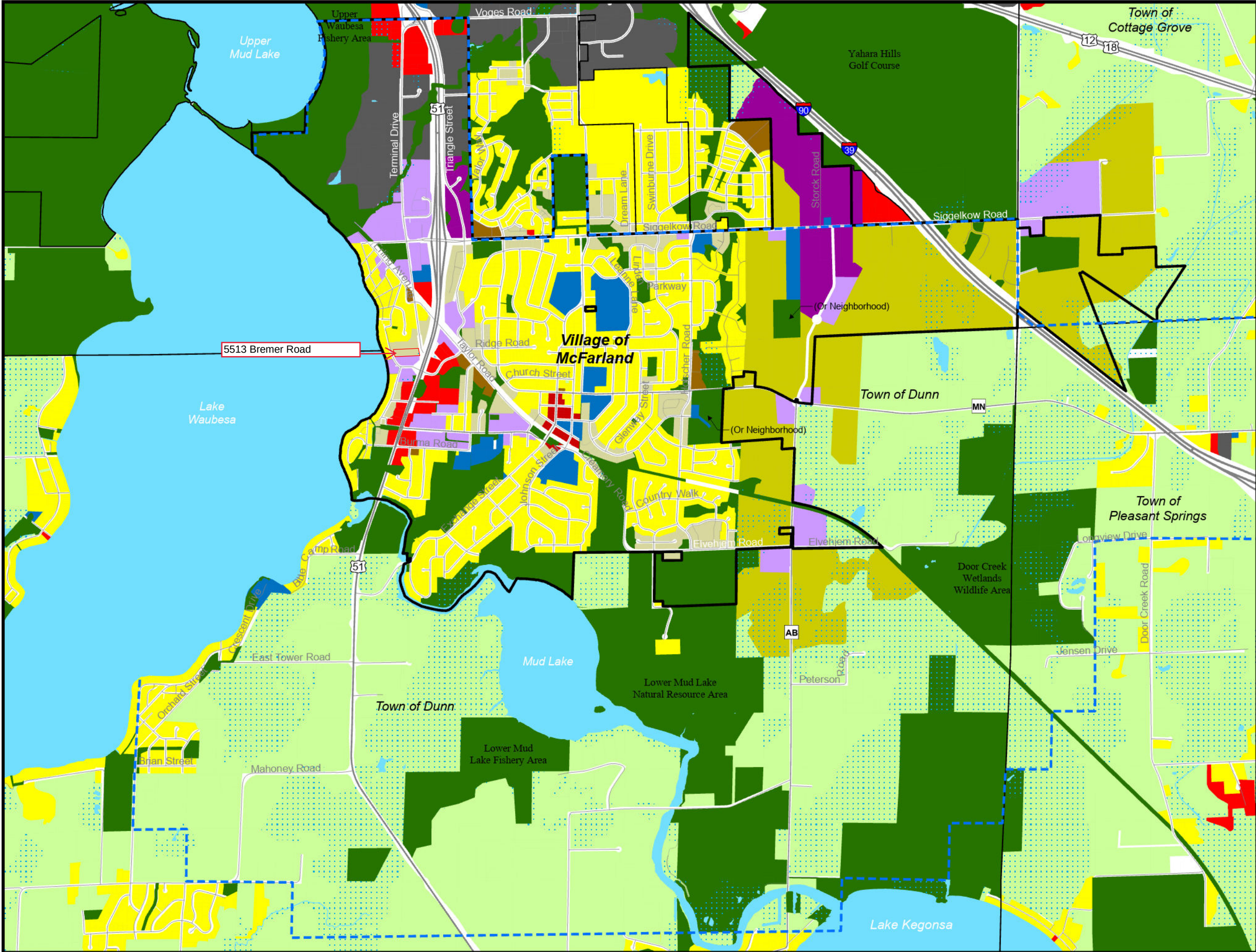


5 foot Intervals

1:1,110



Na, Parcels



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



Figure 4-1: Future Land Use Categories and Policies

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Single Family Residential	Predominantly single family detached homes, generally in “subdivision” settings. May include limited two family residences where compatible with a predominantly single family environment. Within the Village, all such areas will be served by public sanitary sewer and water systems.	Within Village, R-1, R-1A, and R-1B Residence Districts and R-2 Single- and Two-Family Residence (more limited) CO Conservancy (for parks, stormwater, and other open areas)	1. Prepare or require a neighborhood plan/concept development plan in advance of each subdivision proposal. 2. Promote interconnection in road and trail networks; minimize long cul-de-sacs and dead-end streets. 3. Require submittal of stormwater management and erosion control plans for new developments. 4. Encourage conservation neighborhood design, including allowing smaller lots and preservation of large open space corridors, in areas with soil limitations and natural resource amenities. 5. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 6. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Two Family and Townhouse Residential	Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems.	R-2 Single- and Two-Family Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse two family and townhouse residential uses through the Village, rather than repeating blocks of this type of future land use in just a few areas. 2. Encourage design of two family houses and townhouses to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance. 3. Hold new two family houses and townhomes to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), and garage parking. 4. Work with County, State, and local lenders to assist with rehabilitation of older duplexes in the Village. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Multiple Family Residential	A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.	R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas. 2. Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. 3. Hold new multiple family housing to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or underbuilding parking, and responsible management. 4. Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.



WHAT DESIGN PRINCIPLES ARE IMPORTANT?

- (A) Maintain compatible setbacks.** Extra-shallow or deep setbacks interrupt neighborhood form and place incompatible activities next to each other.
- (B) Use scale transitions.** Site taller and bulkier aspects away from adjacent single family homes, tapering down close to residential lot lines. Consider solar access.
- (C) Back-to-back is best.** Abut back yard of the project to back yards of existing residential uses where possible.
- (D) Provide gathering and focal points.** This may mean better waterfront access, recreational facilities, places of respite, or art.
- (E) Manage uses.** Uses that require drive-through lanes, outdoor storage, and bright lights are not the best residential or waterfront neighbors.
- (F) Keep it green.** Continue and establish landscaped buffers, including natural shoreline restoration. Use walls and fences only where necessary.
- (G) Use stormwater as a design feature.** Practice progressive storm water management that improves water quality. Design stormwater features as an aesthetic and "natural" element.
- (H) Limit driveway access.** Direct commercial driveways away from residential streets and to intersections.
- (I) On-site circulation.** Avoid parking and circulation patterns that result in headlights pointing towards residential windows. Otherwise, use berms, all-season landscaping, or fencing.
- (J) Hide parking.** Underbuilding, garage, and side yard/rear parking should be the norm in redevelopment projects. Avoid large waterfront parking lots.
- (K) Details matter.** Carefully site and screen mechanicals, loading areas, dumpsters, lighting, and signage. Direct to yards away from residential neighbors where possible.
- (L) Consider non-physical solutions.** Explore opportunities to limit hours of operation, deliveries, or other bothersome activities, including time-of-day considerations.

Figure 4-2

**Infill and Redevelopment Standards
in Residential and Waterfront Settings**



WHY INFILL?

- Utilizes existing roads, utilities, and services.
- Renews obsolete, run-down, and vacant sites.
- Limits conversion of farmland and natural areas elsewhere.
- Increases property tax revenue and re-circulates dollars.
- Diversifies living options for empty-nesters, seniors, young professionals, and workforce.
- Increases shopping, dining, and recreational options.

WHAT STEPS SHOULD "REDEVELOPERS" FOLLOW?

1. **Initial Consultation.** Talk with Community Development Department staff to identify opportunities and pitfalls.
2. **Consistency Evaluation.** Refer to Map 6: Future Land Use and plans for areas like the downtown and Terminal and Triangle Drives. Determine whether a Village plan or ordinance amendment will be required.
3. **Land Control.** Secure option on property. Pursue an extended option period (e.g., 120-180 days) to allow approvals before acquisition is finalized.
4. **Concept Plan Development.** Prepare conceptual site and building plans with initial engineering and stormwater review.
5. **Village Concept Plan Review.** Submit for Village staff and Plan Commission review. This step and the next could be combined or reversed in order, depending on the project.
6. **Neighborhood Meeting.** Meet with neighbors to present the concept and hear and consider comments.
7. **Possible Plan Amendment Request.** State law requires that rezonings be consistent with the comprehensive plan. For simpler projects, this step and the next could be combined.
8. **Rezoning Application.** Determine with Village staff the appropriate zoning district, considering standard Village zoning districts and the PD-I Planned Development Infill district. Include a "general implementation plan" submittal.
9. **Possible Follow-up Meeting.** Assuming approved rezoning, reconnect with the neighborhood, Village staff, and/or Plan Commission to work through detailed issues.
10. **Detailed Implementation Plan.** Include all plans required by ordinance, plus phasing, construction, and operational plans.

February 2, 2024

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: 5513 Bremer Road – Plan Commission Submittal Review

Dear Andrew:

We have received the proposed Plan Commission application in the January 9, 2024 submittal for a proposed multi-family housing development located at a currently vacant lot at 5513 Bremer Road. While this particular submittal is just for Comprehensive Plan Amendment, we have reviewed the concept site plan relative to the Village's utility and stormwater management requirements, with comments below:

Plan Sheet C-1.1

The site proposes a long dead end connection with Bremer Road, which may make emergency access tricky to the east end. Village Fire/EMS should be consulted on how best to serve the property.

The parallel parking stalls along the north side of the building will require some U- or Y-turns. We suggest these either be converted to 90-degree stalls or eliminated.

Storm water is shown to drain to a new pond area at the east end of the property. This will likely require storm sewer built under the existing bike path to discharge the pond to the east. We should also note the recent ordinance changes that require peak flow rate control to the 200-year storm.

Due to the significant relief on the site (almost 20 feet from north to south), it appears that several retaining walls will be needed. These should be kept at least 5 feet from the property line to avoid trespassing during construction and/or future maintenance.

This parcel is unique in that it connects to right-of-way for both Bremer Road and Terminal Drive. We recommend a 30-foot-wide utility easement be provided to secure

the ability for future water main looping and a potential sewer line to serve the other properties on the south end of Terminal (where no sewer currently exists).

Village practice has been for projects like this to incorporate new sidewalk along the street frontage. This will also require some modifications to the grading plan to provide a flat space through the driveways. Given the existing sidewalk on the west side of Bremer Road, the Village may want to consider incorporating a connect to that, along with a mid-block pedestrian crossing.

Please feel free to contact us with any questions or comments regarding this review.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Brian Berquist".

Brian R. Berquist, P.E.
President

cc: Mr. Lee Igl, Director of Public Works, Village of McFarland (*via email*)

BRB:brb

J:\JOB#S\McFarland\MC-00-00\Correspondence\2024\Review Letter 1 - Bremer Road Housing Development.docx

2/2/2024

Re: Plan Commission Application for 5513 Bremer Road

We have completed a review of the plan commission application and associated documents submitted by Matt Tills of Knoth & Bruce Architects on behalf of MMI LLC and dated January 9, 2024.

During our review we noted the building has an access road on the north side of the building. The International Fire Code (IFC) 2015 503.1.1 states approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. An exception may be granted by the Fire & Rescue Department, and we have in the past when alternative method has been provided such as a standpipe system that provides the 150 feet access from the fire apparatus access road and the standpipe discharge locations. The current plans don't demonstrate compliance with 503.1.1.

Additionally, we noted that the fire department access road appears to be 24 feet in width. Which complies with IFC 23.2.1, but it should be noted the following sections require 26 feet, which may or may not apply as the documents didn't provide enough detail to determine in all cases.

- IFC D103.1 (access road width a hydrant) increases the road width to 26 feet within 20' of a hydrant.
- IFC D103.4 Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. Table D103.4 states access roads with a length of 501-750 feet will have a width of 26 feet.
- IFC D105 Aerial Fire Apparatus Access Roads
 - D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire

apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

- D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

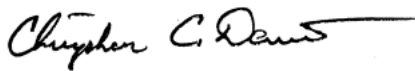
We also noted IFC D103.1 indicates a minimum turning radius of 28' for the alternative hammerhead turnaround. The plans appear to indicate an alternative hammerhead turnaround on the east but appears the turning radius provided doesn't meet the requirement.

The submitted application didn't provide enough to confirm if an additional hydrant will be required per Village Ordinance 26-176.

We would also like to ensure that the owner and contractor are aware that the Village of McFarland is a delegated agent for fire protection plan review. The Fire & Rescue Department would conduct the fire sprinkler and fire alarm review for the building.

Please let us know if any additional information is desired or reviewing of any proposed alternatives.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher C. Dennis", with a long horizontal flourish extending to the right.

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

From: [Abidan Pineda](#)
To: [Community Development](#)
Subject: 5513 Bremer rd development
Date: Tuesday, January 30, 2024 4:53:30 PM

I received the Letter from the building they want to build. I do not agree with the construction. My property will be affected by its new construction. My property is 4606 Larson Beach Rd. 4606 Larson Beach Rd McFarland
Abidan campos
Leticia castro

[Sent from Yahoo Mail on Android](#)

From: [Matt Faust](#)
To: [Community Development](#); [Dawn Faust](#)
Subject: 5513 bremer road proposal
Date: Friday, January 26, 2024 3:50:45 PM

As a member of the community and a resident of Bremer road. I strongly oppose the new proposal for the development of apartment complex and duplexes. This plan also goes against the villages future use plans to this site. It also causes these problems:

-
- Size of the of the project is too big, and the number of dwelling units per acre is too high.
- Development would alter the character of the neighborhood.
- Consistency with existing zoning.
- Consistency with the Comprehensive Plan.
- Impacts to traffic on Bremer Road.
- No additional entrances from Terminal Drive.
- Impacts from water run-off on adjacent properties and Lake Waubesa
- Impacts to safe pedestrian and bicycle traffic on Bremer Road.
- Not enough off-street parking spaces.
- Impacts to existing woodlands, wildlife, and natural habitats.
- Impacts from vehicle headlights on adjacent properties.
- Impacts from increased noise.
- Precedence for development of the adjacent woodland property on Terminal Drive.
- Impacts to the School District, classroom sizes, and property taxes

With these giant concerns in an area that's primarily single family homes. I strongly encourage all board members to consider the importance of keeping projects like these in focus with the long term plan of the village. Not to allow such developments take place, that will negatively impact parts of the community that aren't designed to hold multi family complexes. I appreciate your time and energy spent on this property that continues to have developers have BIG ideas tossed out without little thoughts about the neighborhood and its effects.

Thanks, Matthew Faust
5426 bremer road

From: [Dee Hughes](#)
To: [Community Development](#)
Subject: Proposed Comprehensive Plan Amendment
Date: Tuesday, February 13, 2024 10:58:14 PM

Hello - I am writing to you to register my opposition to the request for an amendment to the Village Comprehensive Plan by developer, Tim Neitzel, for the proposed development at 5513 Bremer Road,

The developer is requesting an Amendment to the Village Comprehensive Plan. At the August 19 Public Hearing Andrew Bremer indicated that there have been no amendments to the Village Comprehensive Plan based on requests by private developers and only a few made on behalf of the Village. The Village Comprehensive Plan was completed after an arduous 1.5-year process involving a community survey, several stakeholder meetings in 2016, 9 working meetings of the Plan Commission, and an open house and a public hearing in summer 2017. The Plan Commission should not allow an amendment to the Comprehensive Plan solely based on the wishes of a single developer.

The August 19 Public Hearing was a packed house; among those attending, there were 30 residents registering opposition to this project. There were ZERO residents who spoke in favor. Seth Allen, property owner at the time, was present and in support of the project; however he chose not to speak and address the concerns of his neighbors. It should also be noted that Mr. Neitzel did not attend this meeting, whereas the room was packed with village residents concerned about yet another apartment building in McFarland. Neighbors who spoke in opposition to the project voiced the following concerns:

- - The Village Comprehensive Plan is in place to insure appropriate development throughout the village.
- - A high density development is inappropriate for this property.
- - A large apartment building will alter the character of the neighborhood and existing zoning should not be changed.
- - Increased traffic on Bremer Road will create safety hazards for pedestrians and bicyclists.
- - With no additional entrances from Terminal Drive, the sole entrance/exit onto Bremer Road will create congestion.
- - There will be increased street parking on Bremer Road.

- Negative impact to existing woodlands, wildlife, and natural habitats.
- There is a storm drain situated to the South and downhill from this proposed development; this drain dumps directly into Lake Waubesa. Runoff from construction and the loss of woodlands will impact Lake Waubesa.
- A project of this size will increase noise and light pollution.
- If this project is allowed to go through, it could create precedence for similar high density development on the adjacent woodland property on Terminal Drive.

The developer, Tim Neitzel, has ignored these concerns. Despite overwhelming opposition to developing this property as an apartment building, Mr. Neitzel went forward with purchasing the property and is pursuing a high-density development.

Not only is an Amendment to the Village Comprehensive Plan required, this project would involve rezoning the property from R-1 Single Family Residence to R-3 General Residence. In 2019 the Village created a Future Growth Plan that indicates, if the vacant lots were to be rezoned, they should be 2-Family Townhouse Residential. Any rezoning of this vacant land is contrary to what the past village board envisioned for this parcel.

My wish is that the Plan Commission not consider an amendment to the Village Comprehensive Plan.

Thanks Much ~ Dee Hughes 5508 Bremer Road

From: amjosupait@aol.com
To: [Community Development](#)
Cc: [Allen Josupait](#)
Subject: 5513 Bremer Road -- Ordinance 2024-06 - Plan Commission Meeting 2/20/24
Date: Tuesday, February 13, 2024 7:33:28 PM

We are writing to send our written comments regarding the proposed Ordinance 2024-06 requesting to amend the Future Land Use designation for 5513 Bremer to Multiple Family Residential. We are ***against*** the proposed change to the Future Land Use and believe the existing designation of Two Family and Townhouse Residential is appropriate for this property. Our primary reasons are listed below.

- This density of the large apartment building would alter the character of the neighborhood and bring an excessive amount of traffic condensed to the proposed single driveway. It is inconsistent with current zoning and the Future Use Plan.
- Bremer Road has no sidewalks and yet has a constant flow of pedestrian, stroller and bike traffic on this section of the roadway -- people of all ages from the local neighborhood and those from further away passing by on their way to or from the bike path at McDaniel Park.
- A development of this size is bound to cause overflow parking on the street at times creating blind spots or pushing the pedestrian/bike traffic toward the center of the road creating more of a safety risk.
- Clear cutting the vegetation on that hill will disrupt the wildlife and their habitats and likely create additional runoff onto the adjacent properties and into the lake
- The vehicle headlights from the many cars leaving that new driveway would impact the properties across the street.

We expect those who are able to attend the meeting will echo similar sentiments, we want to restate that we are ***against*** changing the Future Land Use designation for 5513 Bremer Road to Multiple Family Residential.

Allen and Linda Josupait, trustees
Josupait Living Trust
5604 Lake Edge Road #101
McFarland, WI 53558

From: [Michael Klune](#)
To: [Community Development](#)
Subject: 5513 Bremer Rd Proposal
Date: Wednesday, February 14, 2024 8:41:18 PM

This email is to register my opposition to the request for an amendment to the Village Comprehensive Plan by developer, Tim Neitzel, for the proposed development at 5513 Bremer Road.

This proposal looks very much like Mr Neitzel's proposal from last fall that was not acted on and very much opposed by the neighborhood. It is still an apartment building which goes against the current zoning, the Master Plan, and the wishes of the neighborhood. Also, the proposed apartment driveway on Bremer Rd already has 4 very close driveways across Bremer Rd., one of them mine. If this is allowed, I along with my 3 neighbors are going to have to deal with 60+ car movements out of the apartment building every time we back out of our driveway. Put the driveway on Terminal drive where there are no current drives in the vicinity.

Please do not allow rezoning or a change to the Master Plan concerning this property.

Mike Klune

5508 Bremer Rd

McFarland, WI 53558