

Tuesday, April 16, 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 February 20, 2024, Plan Commission meeting.
- b. Motion to approve the minutes of the March 19, 2024, Joint Plan Commission & Community Development Authority meeting.

4. BUSINESS.

- a. Discussion and recommendation to the Village Board on a request by Veridian Homes Rosewood Fields, LLC for approval of Amendment No. 2 to the Rosewood Fields Development Agreement Phase 3 construction.
- b. Discussion and action on a request for a one-year extension for a Site Design Review permit for Flint Hills Resources Pine Bend, LLC, for the addition of a fire pump building located at 4405 Terminal Drive.
- c. Discussion regarding a preapplication concept plan for potential improvements to 5923 Exchange Street, McFarland House Cafe.

- d. Discussion and action to make a recommendation to the Village Board regarding a preferred concept plan for improvements to proposed WisDOT roundabouts at Siggelkow Road and USH 51 ramps.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday May 21, 2024, at 7:00 PM

6. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or village.clerk@mcfarland.wi.us by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.

Plan Commission Minutes February 20, 2024, at 7:00 P.M.

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

Staff Present: Andrew Bremer, Kong Thao, Karen Knoll, Lee Igl, Tim Stieve

1. CALL TO ORDER, ROLL CALL

Chair Clow called the meeting to order at 7:02 P.M.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the December 19, 2023, Plan Commission meeting.

Clow moved to approve the minutes of the December 19, 2023, Plan Commission meeting. Peters seconded the motion. Motion carried 5-0-2 with an abstention from Halverson and Brassington due to connectivity issues.

4. PUBLIC HEARINGS.

- 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.

Thao provided summary on the agenda item, highlighting the previous activities for the approved general plan by the Village board. Thao's summary discussed the details provided in the applicant's Detailed Plan, mentioning the previous conditions of approval have been met excluding the easement detail. Bremer provided further details on the recommended fire hydrant easement. The applicants were present in person for the meeting and available for questions.

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 7:12 P.M. Clow read into record Nancy Legler and Randy Legler, both located at 5600 Lake Edge Rd Unit 111, who both registered in opposition to the agenda item.

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.

No further comments on the agenda item by Staff and no additional comments or concerns from the Commission. Clow motioned 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 standards specification.
- Applicant to provide a 20-foot wide utility easement along the entire west lot line of Unit 3.

Seconded by Conrad. Motion carried 6-0-1, with abstention from Brassington due to connectivity issues.

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

Thao provided summary on the agenda item highlighting the existing features of the Highland Oaks Park, staff review of the site design review standards, restroom building amenities, existing landscaping, and site plan water and sewer connection.

Clow motioned to approve the site design review application for construction of a restroom facility at Highland Oaks Park, 5945 Osborn Drive as presented. Reynolds seconded the motion. Motion carried 7-0.

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

Thao provided summary on the agenda item, highlighting the proposed changes to the property, where the detention areas will be located, expected uses of the proposed lift station, future landscaping plan on the property, and other departments comments. Thao added that nearing the completion of the new building, there are plans to add solar to the building's roof. Clow read into the record Mary Linklater, located at 6405 Pheasant Run, a statement in opposition to the agenda item. Peter O'Donohue, 6405 Pheasant Run, completed a Public Comment Form, but did not register support or opposition to the agenda item.

Lee Igl, the Village's Public Works Director, and Tim Stieve, Village Engineer were present to answer questions by the Commission.

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

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

Conrad seconded the motion. Motion carried 7-0.

- 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.

Thao provided summary on the agenda item, recapping the Commission's previous conditions of approval and past activity on the property. Bremer provided further background on the Applicant's request for extension due to an existing tenant lease that runs through 2024. The Commission discussed standards for a CUP renewal and past activities associated with the property.

Clow motioned to approve a one-year extension of a conditional use permit requested by Kwik Trip to construct at 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, Halverson seconded the motion. Motion carried 7-0.

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.

Clow provided an overview of the proceedings for the agenda item. Bremer provided background from the staff summary, highlighting the previous preapplication meeting, changes made from the previously submitted concept plans, procedures on comprehensive plan amendments, previously approved comprehensive plan amendments, and example projects in the Village. Bremer commented on the current comprehensive plan's future land use category and the descriptions associated with the categories, preferred uses, and implementing zoning districts. Bremer commented that the comprehensive plan specifically does not include minimum/maximum units or density, and owner or renter

occupied. Bremer summarized the public comments recorded from the preapplication meeting from August 15, 2023.

Matt Tills, Architect from Knothe & Bruce Architects, presented details about the conceptual project and addressed the amenities of the conceptual plan submitted. Tills commented on the retention areas of the concept plan, existing landscape, site constraints, parking opportunities, building elevations, and conceptual site photos.

The Commission discussed the rezoning procedures and access on site.

Clow opened the public hearing for this item at 8:02 PM. The following people from the public spoke in opposition to the associated agenda item.

- Evelyn Gill, 5410 Bremer Road
- Timothy Gill, 5410 Bremer Road
- Janine Turner, 5516 Bremer Road
- Maureen Gaffney, 5504 Bremer Road
- Dee Hughes, 5508 Bremer Road
- Teri Bouffiou, 5410 Norma Road
- Michelle Bouffiou, 6004 Johnson Street
- Mark Neidinger, 5411 Norman Road
- Lars Barber, 5434 Bremer Road
- Karen Thomas, 5310 Terminal Drive
- Sue Smith, 5434 Bremer Road
- Amy Johnson, 4610 Larson Beach Road
- Matt Faust, 5426 Bremer Road
- Andrew Bouffiou, 5435 Bremer Road
- Don Faust, 5426 Bremer Road
- David Powers, 5512 Bremer Road

The people listed above expressed the following reasons for their opposition and concerns:

- Increased traffic
- Pedestrian safety for walkers, bikers, and bikers,
- Environmental impact
- Impact to adjacent properties
- Inconsistency with the Comprehensive Plan
- Inconsistent with existing neighborhood
- Project transparency
- Density

Clow read into record additional completed Public Comment Forms with oppositions to the agenda item but did not speak.

- Mike Clooney, 5508 Bremer Road
- Morgan Slater, 5310 Card Ave
- Randy Legler, 5600 Lake Edge Road Unit 111
- Allison Eng, 6126 Arrowpoint Way
- Nancy Lagler, 5600 Lake Edge Road Unit 111
- Neil Hacker, 4510 Bellevue Court
- Margit Schiefelbein, 5427 Bremer Road
- Judy Taber, 5420 Bremer Road
- Molly Wilson, 5600 Lake Edge Road Unit 211
- Mark Wilson, 5600 Lake Edge Road
- Randell Snell, 5604 Lake Edge Road Unit 203
- Tim Gaffney, 5504 Bremer Road
- Dean Hein, 5600 Lake Edge Road Unit 207

Clow closed the public hearing for this item at 8:53 PM. In total, there were 29 recorded people in opposition to the agenda item with no person in support. Clow provided closing statements regarding comprehensive plan amendment proceeding and future updates. Bremer provided closing statements regarding follow-up activities associated with the agenda item going into the March Plan Commission meeting, a summary of the comments received, density interpretation, additional examples within the Staff report.

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.

Peters motioned to adjourn; Conrad seconded the motion. Motion carried 7-0. Meeting adjourned at 9:13 P.M.

**Joint Community Development Authority
and Plan Commission Minutes
March 19, 2024**

CDA Members Present: Stephanie Brassington, TJ Jerke, Anthony Hennes

CDA Members Absent: Kristen Ellis, Ken Brost, Benjamin Tanko, Dan Kolk

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

PC Members Absent: Peter Bloechl-Anderson

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

Clow called the meeting to order at 7:00. The Community Development Authority did not have enough members in attendance to have a quorum. The meeting proceeded at 7:10 PM with just Plan Commission members.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the January 10, 2024, joint Plan Commission and Community Development Authority meeting.

Motioned by Clow motioned to approve the minutes of the January 10, 2024, joint Plan Commission and Community Development Authority meeting. Conrad seconded the motion. Motion passes 6-0.

4. BUSINESS.

- a. Discussion regarding updates to Redevelopment District Plans 1 and 2.

Bremer provided the Plan Commission with a summary of the agenda item highlighting past discussions and project updates. Steve Tremlett, Project Manager from MSA Professional Service, presented refined concepts for priority redevelopment sites, engaging in discussion for the subarea concepts. Tremlett encouraged the Commission to consider not only the concepts presented, but the associated land use and their elements, if combining several ideas together would work. Tremlett's presentation covered each of the redevelopment districts and their associated subdistricts. The following includes the Commission's discussion on the following districts and subdistricts.

District 1

- Sub-District A is located at the northern corridor near the intersection of Terminal Drive/Voges Road and Hwy 51. Concept 1 included a hotel with two commercial buildings totaling 21,000 square feet, and three additional commercial buildings east of Terminal Drive totaling 61,500 square feet. Concept 2 included 25,000 square foot light industrial space combined with commercial to the west of Terminal Drive and a single large 110,000 square foot light industrial building to the east. The Commission's discussion included preference for Concept 2 as they thought Concept 1 included more commercial highway than the market may support. The Commission also liked the idea of bringing a hotel to McFarland but had concerns about the market viability next to the fuel terminals as shown in Concept 1.
- Sub-District B is located at the intersection of Triangle Street and Meinders Road. Concept 1 includes commercial and light-industrial buildings fronting Hwy 51, followed by a blend of multi-family residential buildings and light industrial to the east. There are 68 proposed multi-family units in Concept 1. Concept 2 includes a larger multi-tenant light industrial building and office space fronting Hwy 51 with additional office/commercial buildings to the east. The Commission discussed preference for Concept 1 where the element of residential units in the area adds to the connection and transition east to the City of Madison where there are single family residential homes.
- Sub-District C is located at the intersection of Ivywood Trail, Siggelkow Road, and Terminal Drive. Concept 1 includes a mix of 14 buildings composed of 2-4 story multifamily residential buildings and townhomes (~287 net total units) and 14,000 square feet of commercial development. Concept 2 includes similar 2-4 story multifamily residential buildings (~264 new units), with the existing commercial uses on Ivywood Trail remaining. The Commission's discussion included concerns about the stormwater management regarding its location and size. Tremlett commented that the location is ideal based on the current contours. Additional comments included the parking options, driveway access, and scaling back some of the density and total net new units.
- Sub-District D includes McDaniel Park, Brandt Park, and the 5100 Club. Both concepts included additional off-street parking for both parks and mixed-use buildings. The Commission's discussion included the second off-street parking lot in the outfield of Brandt Park along Terminal Drive, compatibility of a 4-story mixed-use development in the neighborhood, and the function of the playground and basketball court at Brandt Park. Discussion included the possible need for four story buildings to make projects financial viable given land prices and the possibility of using architectural building design to step back upper levels on any proposed 4-story buildings. Staff will also consider opportunities to improve on-street parking on Erling to serve the parks and neighborhood.

District 2

- Sub-District A is located between Farwell Street and Taylor Road, and Arnold Larson Park. Concept 1 includes additional multifamily buildings around Farwell Place, maintaining the existing commercial plaza building and Taylor Road with one additional mixed use building and three new commercial buildings. Concept 1 includes 138 dwelling units and 50,000 total square feet of commercial. Concept 2 reworks parts of Taylor Road to be more consistent with the 2010 Redevelopment District plan with more designated off-street parking to support the additional multifamily and mixed-use residential opportunity. Concept 2 includes 232 dwelling units and 24,300 total square feet of commercial. The Commission's discussion leaned towards Concept 2 as it redevelops the existing

commercial plaza, places more commercial development near Farwell Street, provided more available off-street parking for the Larson Park.

- Sub-District B is located at Main Street and Milwaukee Street. Both plans incorporate the Community Center Campus Plan concepts for a closed campus area along Milwaukee Street while addressing the adjacent properties. Concept 1 includes 4 mixed use 3-4 story buildings, and a commercial/restaurant building with a flexible road/plaza connection from Creamery Road to Long Street. Concept 1 includes 128 dwelling units and 38,200 square feet of commercial development. Concept 2 includes a different configuration of the 4 mixed use 3-4 story buildings and commercial/restaurant with a pedestrian pass through connecting Creamery Road to Long Street. Concept 2 includes 195 dwelling units and 50,000 square feet of commercial space. The Commission indicated a preference for Concept 1, as related to the flexible road/plaza extension between Long Street and Creamery.

Tremlett concluded the discussion with a schedule of upcoming activities and public meetings.

5. SCHEDULE NEXT MEETING DATE.

- a. Community Development Authority – Wednesday, April 10, 2024 at 7:00PM
- b. Plan Commission – Tuesday April 16, 2024 at 7:00PM

6. ADJOURNMENT.

Peters motioned to adjourn the meeting. Conrad seconded the motion. Motion carried 6-0.
Meeting adjourned at 8:53 PM.

**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Tuesday, April 16, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and recommendation to the Village Board on a request by Veridian Homes Rosewood Fields, LLC for approval of Amendment No. 2 to the Rosewood Fields Development Agreement Phase 3 construction.

PREVIOUS ACTION:

May 26, 2020. Village Board approval of Ordinance 2020-16 to rezone the property to the Planned Development District, General and Detailed Plan Approved.

October 26, 2020. Village Board approval of the Final Plat for Rosewood Fields, Development Agreement, and Declaration of Covenants, Conditions, and Restrictions.

June 21, 2022. Plan Commission recommended approval to Village Board of Amendment No. 1 to the Development Agreement for Rosewood Fields for Phase 2 construction.

June 28, 2022. Village Board approval of Amendment No. 1 to the Development Agreement for Rosewood Fields for Phase 2 construction

ISSUE SUMMARY:

Summary of Request

Veridian Homes has submitted an application to amend the existing Development Agreement with the Village for the Rosewood Fields subdivision. The existing Development Agreement provides for the construction of the subdivision in phases and requires the developer to obtain an amendment to the development agreement prior to initiating each phase. Approval of Amendment No. 1 to the Development Agreement allowed the developer to obtain building permits and commence construction of homes in Phase 2 of the subdivision upon completion of roadway and utility improvements. Phase 3 consists of 33 single family units and 4 twin units located along Rosewood Drive, Prairie Wood Drive, and Vintage Birchway. Phase 2 consisted of 22 single family lots located along portions of Dragonfly Way and Prairie Wood Drive.

Phase 1 consisted of 28 single family units and 6 twin units. Through March 2024, the developer has obtained building permits for 53 units in Phases 1 & 2.

Department Head Review

All comments from the Village Attorney, Village Engineer, Village Police Chief, Public Works Director, and Fire Chief have been incorporated into the Development Agreement.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:



ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, and second, to recommend to the Village Board approval of Amendment No. 2 to the Rosewood Fields Development Agreement for Phase 3 construction.

ATTACHMENTS:

1. Rosewood Fields Phase 3 _Development Agreement Amendment 2 _03.26.24

March 5, 2023

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

RE: Second Amendment to the Development Agreement for Rosewood Fields

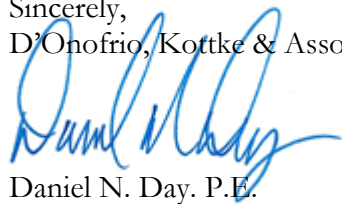
Dear Andrew:

Enclosed please the following information for review and approval by the Plan Commission and Village Board of the Second Amendment to the Development Agreement for Rosewood Fields.

- Plan Commission Application (1 copy)
- Fee Check in the amount of \$400 will be dropped off by noon today
- Second Amendment to the Development Agreement (1 copy)

If you have any questions or comments, please contact me.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.



Daniel N. Day, P.E.

cc: Chris Ehlers, Veridian Homes
Matt Brink, Veridian Homes
Tom Wordell, D'Onofrio, Kottke

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Plan Commission Application – 2024

~Application must be completed in full~

Applicant	VH Rosewood Fields, LLC	Applicant's Agent	D'Onofrio, Kottke & Associates, Inc.
Property Owner (if different)	c/o Chris Ehlers	Name	Dan Day
Address	6801 South Towne Drive Madison, WI 53713	Address	7530 Westward Way Madison, WI 53717
Email	cehlers@veridianhomes.com	Email	dday@donofrio.cc
Phone #	608-226-3100	Phone #	608-833-7530

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)

Review and approve of the Second Amendment to the Development Agreement for Rosewood Fields.

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

March 5, 2023

Date

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT FOR ROSEWOOD FIELDS

This Second Amendment to Development Agreement for Rosewood Fields (the "**Agreement**") is made as of the__ day of_____, 2024, by and between the Village of McFarland, a Wisconsin Municipal Corporation ("**Village**") and VH Rosewood Fields, LLC, a Wisconsin limited liability company ("**Developer**").

W I T N E S S E T H:

WHEREAS, Village and VH Rosewood Fields, LLC entered into a Development Agreement for Rosewood Fields dated August 9, 2021 (the "**Agreement**"); and

WHEREAS, Village and VH Rosewood Fields, LLC entered into the First Amendment to Development Agreement for Rosewood Fields dated April 19, 2023 authorizing the development of Phase 2 of the Rosewood Fields plat; and

WHEREAS Developer wishes to amend the Agreement to provide for an additional Phase and such other matters as are described herein.

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed by and between the parties hereto as follows:

1) **Capitalized Terms.** Capitalized terms which are not otherwise defined herein shall be as defined in the Agreement.

2) **Phase 3.** Phase 3 of the Development is depicted and described in Exhibit "A", attached hereto and incorporated herein by reference. Developer may obtain building permits for, and commence construction of, homes in Phase 3 immediately upon Substantial Completion of public improvements, as that term is defined in Section 6 of the Agreement. The Surety for Phase 3 shall be in the amount of \$1,428,400.00. The Engineer's Estimate is attached hereto as Exhibit "B" and incorporated herein by reference.

3) **Parkland Dedication and Fees in Lieu of Dedication.** The fee in lieu of parkland dedication is payable to the Village for Phase 3 in accordance with the terms of paragraph 5(a) of the agreement:

33 SF dwelling units at 35.53% of the 2024 rate of \$4,716.75(\$1,675.86 per unit) is \$55,303.42.
4 Twin dwelling units at 35.53% of the 2024 rate of \$3,276.52(\$1,164.15 per unit) is \$4,656.59.
Combined Total = \$59,960.01

4) **Release.** Upon execution hereof and Developer providing Surety for Phase 3 to the Village, the Village shall execute and deliver to Developer for recording the Release attached hereto as Exhibit "C" and incorporated herein by reference.

5) Effect of Amendment. Except as amended herein, all other terms, covenants and conditions of the Agreement shall remain unchanged.

[Signature page to follow]

Dated this _____ day of _____, 2024.

VILLAGE OF MCFARLAND

By: _____

Print Name: _____

Print Title: _____

Attest: _____

Print Name: _____

Print Title: _____

STATE OF WISCONSIN)
)ss>
COUNTY OF DANE)

Personally came before me, _____, notary public for the above State and County, this ____ day of _____, 2024, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Print Name: _____

Notary Public, State of Wisconsin

My Commission expires:

VH Rosewood Fields, LLC
By: Forgewell Building Group, LLC, Its Sole Member

By: _____
Chris Ehlers, Authorized Representative

STATE OF WISCONSIN)
)ss>
COUNTY OF DANE)

Personally came before me, _____, notary public for the above State and County, this ____ day of _____, 2024, the above named Chris Ehlers, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Print Name: _____
 Notary Public, State of Wisconsin
 My Commission expires: _____

EXHIBIT "A"

Page 1 Legal Description of Phase 3

Lots 25, 34, 35, 39-47, 62-68, 83-85, and 103-117, Rosewood Fields, recorded in Volume 61-048A of Plats on Pages 269-271 as Document No. 5750952, Dane County Registry.

Page 2
Phasing Plan



EXHIBIT “B”

Phase 3 Estimated Costs

Rosewood Fields - Phase 3

Engineer's Estimate

February 7, 2024

Item No.	Description	Est. Quantity	Unit	Unit Price	Amount
<u>Erosion Control</u>					
	Stone Tracking Pad	3	EA	\$1,800.00	\$5,400.00
	Earthen Berm	1,500	LF	\$2.75	\$4,125.00
	Silt Fence	2,500	LF	\$2.50	\$6,250.00
	Velocity Check	8	EA	\$450.00	\$3,600.00
	Stone Weeper w/Sump	8	EA	\$475.00	\$3,800.00
	Restoration - Residential Lots	35,000	SY	\$1.15	\$40,250.00
				subtotal	\$63,425.00
<u>Sanitary Sewer Construction</u>					
	12" PVC Sanitary Sewer	930	LF	\$95.00	\$88,350.00
	8" PVC Sanitary Sewer	79	LF	\$54.00	\$4,266.00
	4" PVC Sanitary Lateral	1,480	LF	\$47.00	\$69,560.00
	4" Lateral Riser	25	EA	\$600.00	\$15,000.00
	Dewatering	1	LS	\$2,000.00	\$2,000.00
	Trench Undercut	25	CY	\$55.00	\$1,375.00
	Tracer Wire and Terminal Box	37	EA	\$410.00	\$15,170.00
	Standard Sanitary Manhole	5	EA	\$4,700.00	\$23,500.00
	Extra Manhole Depth	40.0	VF	\$225.00	\$9,000.00
	Internal Chimney Seal	5	EA	\$575.00	\$2,875.00
	Sanitary Sewer Trench Compaction	2,489	TF	\$6.00	\$14,934.00
	Televiser Sanitary Sewer	1,009	TF	\$3.25	\$3,279.25
				subtotal	\$249,309.25
<u>Water Main Construction</u>					
	8" Water Main	1,560	LF	\$80.00	\$124,800.00
	6" Water Main	55	LF	\$80.00	\$4,400.00
	8" Valve and Box	8	EA	\$4,700.00	\$37,600.00
	6" Valve and Box	1	EA	\$3,500.00	\$3,500.00
	1" Copper Services	37	EA	\$2,100.00	\$77,700.00
	Fire Hydrant	2	EA	\$7,000.00	\$14,000.00
	Relocate Existing Fire Hydrant	1	EA	\$2,500.00	\$2,500.00
	Styrofoam Insulation	22	EA	\$225.00	\$4,950.00
	Water main Trench Compaction	1,615	TF	\$4.00	\$6,460.00
				subtotal	\$275,910.00
<u>Storm Sewer Construction</u>					
	24" RCP Storm Sewer	220	LF	\$90.00	\$19,800.00

Item No.	Description	Est. Quantity	Unit	Unit Price	Amount
	21" RCP Storm Sewer	205	LF	\$80.00	\$16,400.00
	18" RCP Storm Sewer	375	LF	\$70.00	\$26,250.00
	12" RCP Storm Sewer	350	LF	\$60.00	\$21,000.00
	Catch Basin	8	EA	\$3,400.00	\$27,200.00
	Curb Inlets - Street	14	EA	\$3,000.00	\$42,000.00
	Storm Sewer Trench Compaction	1,150	LF	\$2.00	\$2,300.00
	Inlet Protection	16	EA	\$300.00	\$4,800.00
				subtotal	\$159,750.00
	<u>Street Construction</u>				
	Mobilization	1	LS	\$14,000.00	\$14,000.00
	Finish Grade Streets	16.5	STA	\$750.00	\$12,375.00
	Adjust Castings	30	EA	\$475.00	\$14,250.00
	Sawcut	100	LF	\$10.00	\$1,000.00
	Undercut & Backfill w/ Crushed Stone	650	CY	\$37.00	\$24,050.00
	10" Crushed Stone Base	5,040	SY	\$10.00	\$50,400.00
	30" Concrete Curb & Gutter	2,950	LF	\$19.25	\$56,787.50
	2-1/4" Binder Asphalt Binder	5,040	SY	\$11.50	\$57,960.00
	1-3/4" Surface Asphalt Binder	5,040	SY	\$8.50	\$42,840.00
	Clean & Tack	5,040	SY	\$1.25	\$6,300.00
	5" Concrete Sidewalk	15,150	SF	\$4.75	\$71,962.50
	7" Concrete Sidewalk Ramp and Apron	1,100	SF	\$8.50	\$9,350.00
	Detectable Warning Fields	14	EA	\$250.00	\$3,500.00
	Terrace Restoration	2,900	SY	\$5.25	\$15,225.00
	Type III Barricades	4	EA	\$1,100.00	\$4,400.00
	Traffic Signage	1	LS	\$2,000.00	\$2,000.00
				subtotal	\$386,400.00
	<u>Street Trees</u>				
	Street Trees	74	EA	\$750.00	\$55,500.00
				subtotal	\$55,500.00
				Total	\$1,190,294.25
				Engineer's Estimate	\$1,190,300.00

Amount of Surety (120% of Engineers Estimate) = **\$1,428,400.00**

EXHIBIT “C”

Release of Declaration

RELEASE OF DECLARATION OF CONDITIONS, COVENANTS
AND RESTRICTIONS,
ROSEWOOD FIELDS, VILLAGE OF MCFARLAND, DANE
COUNTY, WISCONSIN

Document Number

WHEREAS, certain lands owned by VH Rosewood Fields, LLC, a Wisconsin Limited Liability Company ("**Owner**") are subject to that certain Declaration of Conditions, Covenants and Restrictions, Rosewood Fields, Village of McFarland, Dane County, Wisconsin, dated June 15, 2021, recorded August 4, 2021 in the office of the Dane County, Wisconsin Register of Deeds as Document No. 5757434 (the "**Restriction**"); and

WHEREAS, the Restriction limited the sale or transfer of Lots, as that term is defined in the Restriction, until such time as an instrument is recorded by the Village of McFarland in Dane County, Wisconsin Register of Deeds office, approving the sale or transfer of said Lots; and

WHEREAS, the Village of McFarland approves the sale or transfer of the Lots described in Exhibit "A", attached hereto and incorporated herein by reference.

Record this document with the Register of Deeds

Name and Return Address:
Daniel N. Day
D'Onofrio, Kottke & Associates, Inc.
7530 Westward Way
Madison, WI 53717

See Exhibit "A"
(Parcel Identification Number)

NOW, THEREFORE, it is agreed by the Village of McFarland, that the Restriction shall be and hereby is terminated as to the Lots described in Exhibit "A", attached hereto and incorporated herein by reference. The Restriction shall remain in effect for all other Lots as defined in the Restriction not otherwise excepted therefrom.

Dated this _____ day of _____ 2024.

VILLAGE OF MCFARLAND

By: _____

Print Name: _____

Print Title: _____

Approved As To Form:

Allen Reuter, Village Attorney

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2024, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Notary Public, Dane County, WI
My Commission Expires:

DRAFTED BY:
Daniel N. Day

EXHIBIT "A"

Legal Description – Rosewood Fields – Phase 3

Lots 25, 34, 35, 39-47, 62-68, 83-85, and 103-117, Rosewood Fields, recorded in Volume 61-048A of Plats on Pages 269-271 as Document No. 5750952, Dane County Registry.

25	0610-024-0254-1	103	0610-024-1032-1
34	0610-024-0343-1	104	0610-024-1043-1
35	0610-024-0354-1	105	0610-024-1054-1
39	0610-024-0398-1	106	0610-024-1065-1
40	0610-024-0400-1	107	0610-024-1076-1
41	0610-024-0410-1	108	0610-024-1087-1
42	0610-024-0421-1	109	0610-024-1098-1
43	0610-024-0432-1	110	0610-024-1100-1
44	0610-024-0443-1	111	0610-024-1110-1
45	0610-024-0454-1	112	0610-024-1121-1
46	0610-024-0465-1	113	0610-024-1132-1
47	0610-024-0476-1	114	0610-024-1143-1
62	0610-024-0621-1	115	0610-024-1154-1
63	0610-024-0632-1	116	0610-024-1165-1
64	0610-024-0643-1	117	0610-024-1176-1
65	0610-024-0654-1		
66	0610-024-0665-1		
67	0610-024-0676-1		
68	0610-024-0687-1		
83	0610-024-0832-1		
84	0610-024-0843-1		
85	0610-024-0854-1		



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Sheet List Table	
Sheet Number	Sheet Title
1 OF 13	COVER
2 OF 13	GRADING & EROSION CONTROL
3 OF 13	
4 OF 13	DETAILS
5 OF 13	UTILITY DETAILS
6 OF 13	UTILITY SCHEMATIC
7 OF 13	PRAIRIE WOOD DRIVE
8 OF 13	PRAIRIE WOOD DRIVE
9 OF 13	VINTAGE BIRCH WAY
10 OF 13	ROSEWOOD DRIVE
11 OF 13	O.L. 2
12 OF 13	INTERSECTION DETAILS
13 OF 13	INTERSECTION DETAILS
	PAVEMENT MARKING & SIGNAGE

SHEET 1 OF 13

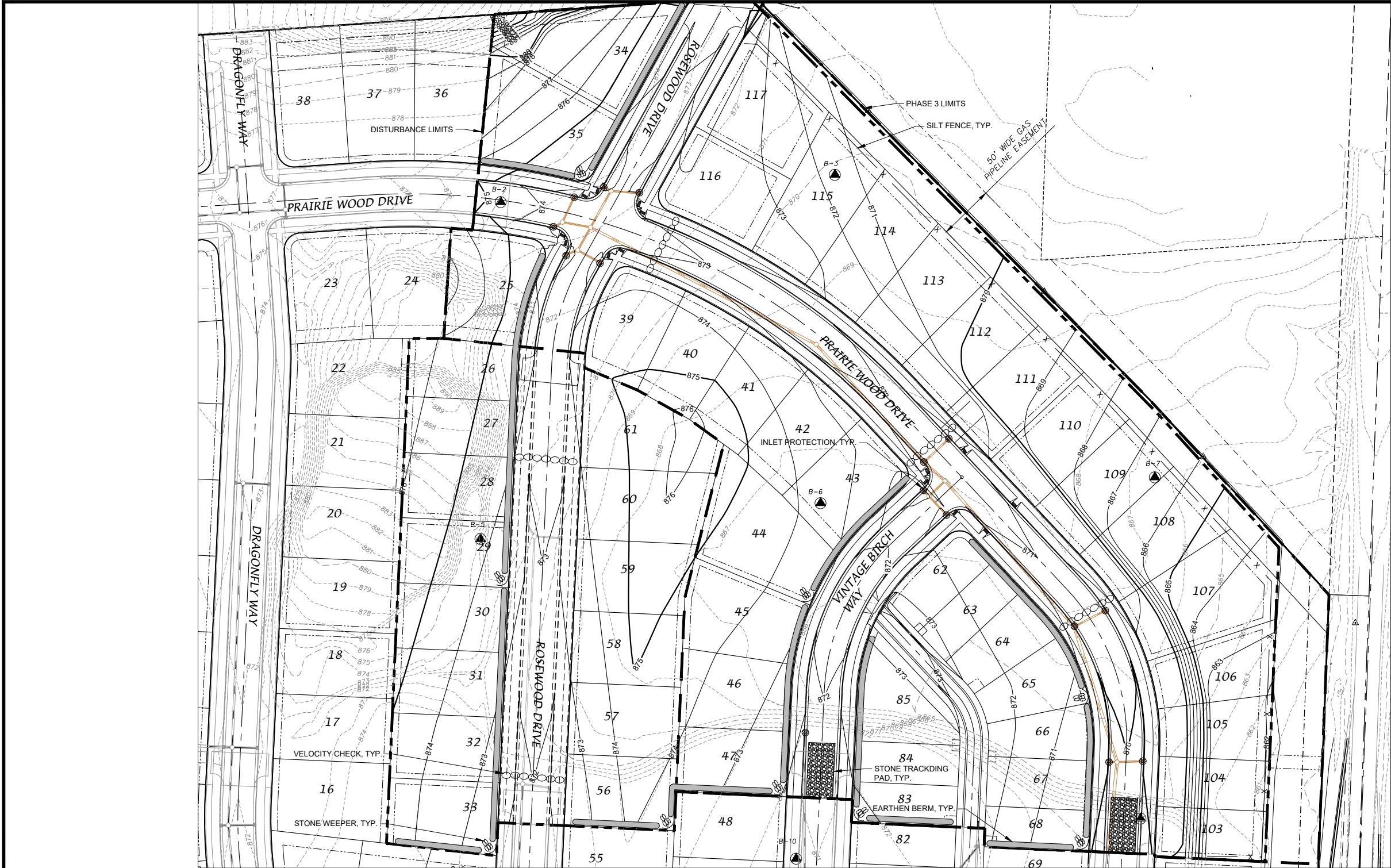
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YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

COVER

COVER

DATE: 2/28/24
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GRADING & EROSION CONTROL NOTES

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN.

2. EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS.

3. EROSION CONTROL IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN SHALL BE CONSIDERED MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES.

4. INSPECTIONS, REPORTING AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE PER THE VILLAGE OF MCFARLAND REQUIREMENTS TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.

5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.

6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE OR DOWNSTREAM OF SILT FENCE.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER

8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS.

9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1

10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.

11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.

12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.

14. VELOCITY CHECKS SHALL BE PLACED AS SHOWN WHEN THE ROAD SURGRADE IS ESTABLISHED. CHECKS SHALL BE BUILT PER DETAIL PROVIDED AND MAINTAINED THROUGH STABILIZATION. NUMBER AND LOCATION OF CHECKS SHOWN ON PLANS IS MINIMUM REQUIRED. FIELD CONDITIONS MAY WARRANT ADDITIONAL VELOCITY CHECKS AS REQUIRED BY VILLAGE INSPECTOR OR ENGINEER.
15. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE INFILTRATION AREA SHALL BE SEEDED WITH A SEED MIX TOLERANT OF FLUCTUATING WATER CONDITIONS.

16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.

17. ADDITIONAL EROSION CONTROL MEASURES AS REQUESTED BY THE DNR, VILLAGE ENGINEER OR THE OWNERS REPRESENTATIVE SHALL BE INSTALLED WITHIN 24 HRS.

18. ANY CHANGES TO THIS EROSION CONTROL PLAN MUST BE APPROVED BY THE VILLAGE OF MCFARLAND.

19. CONSTRUCTION EQUIPMENT SHALL AVOID OPERATIONS IN INFILTRATION AREAS.

LEGEND	
	2024 GRADING LIMITS
	PHASE LIMITS
	PLAT LIMITS
	RIGHT-OF-WAY
	LOT LINE
	EXISTING FENCE
	PROPOSED CONCRETE CURB & GUTTER
	EXISTING PAVEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED STORM SEWER
	SILT FENCE
	VELOCITY CHECK
	EARTHEN BERM
	STONE WEEPER
	EROSION MAT
	INLET PROTECTION

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GRADING & EROSION CONTROL

ROSEWOOD FIELDS - PHASE 3

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

SCALE: 1"= 100'
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UTILITY SCHEMATIC
ROSEWOOD FIELDS - PHASE 3
VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

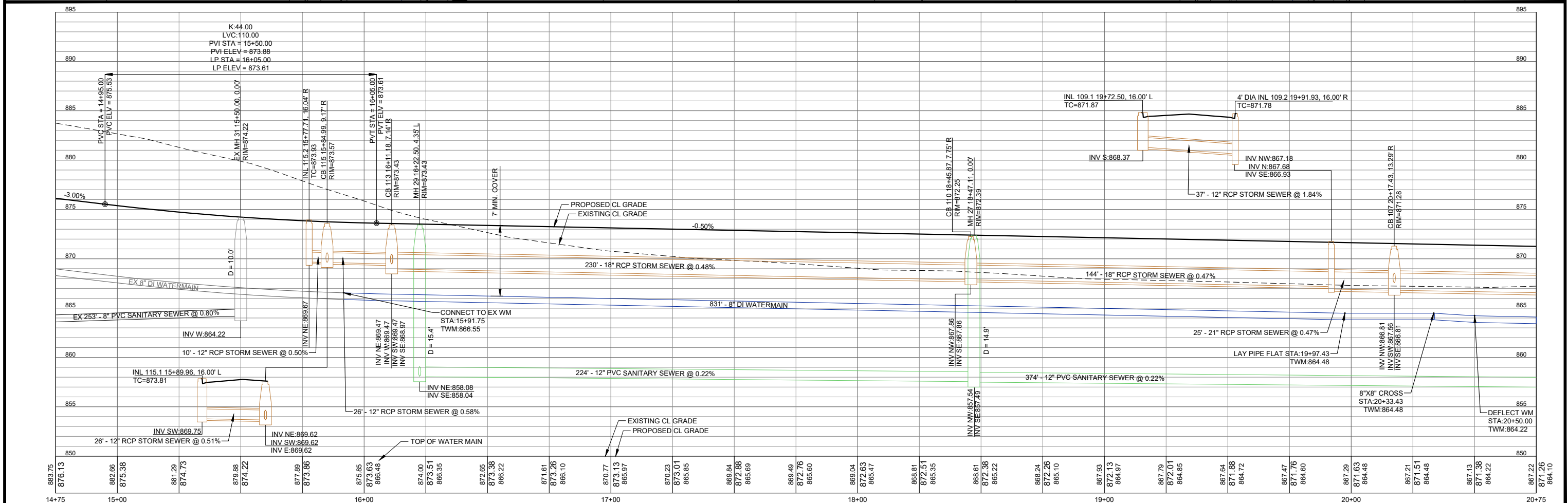
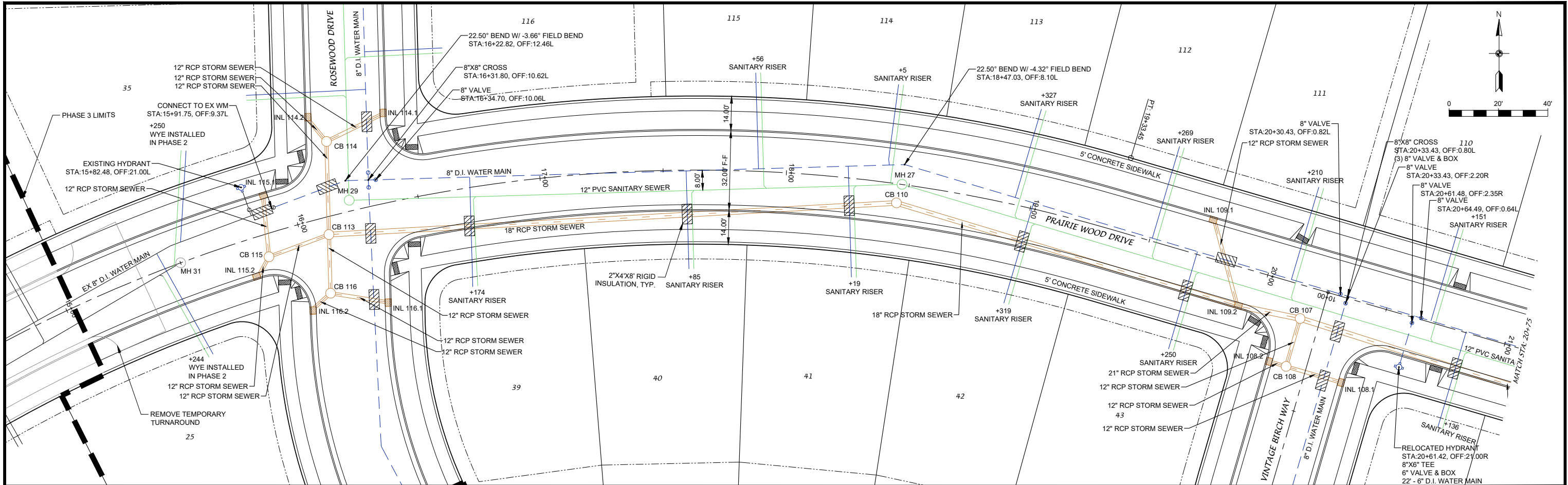


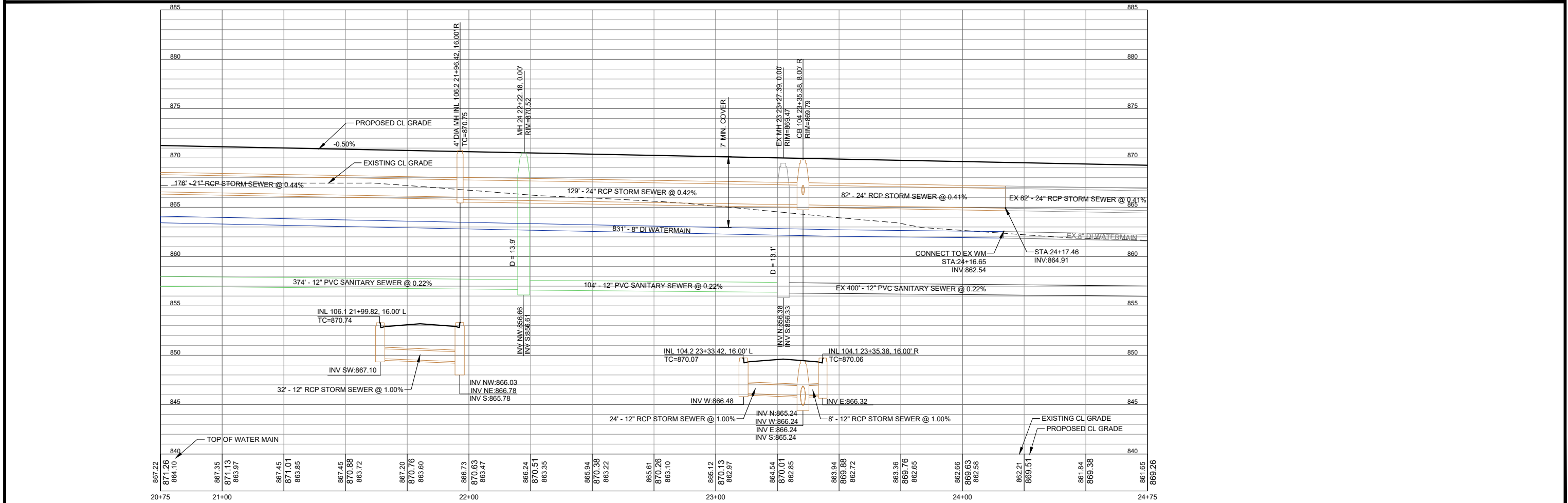
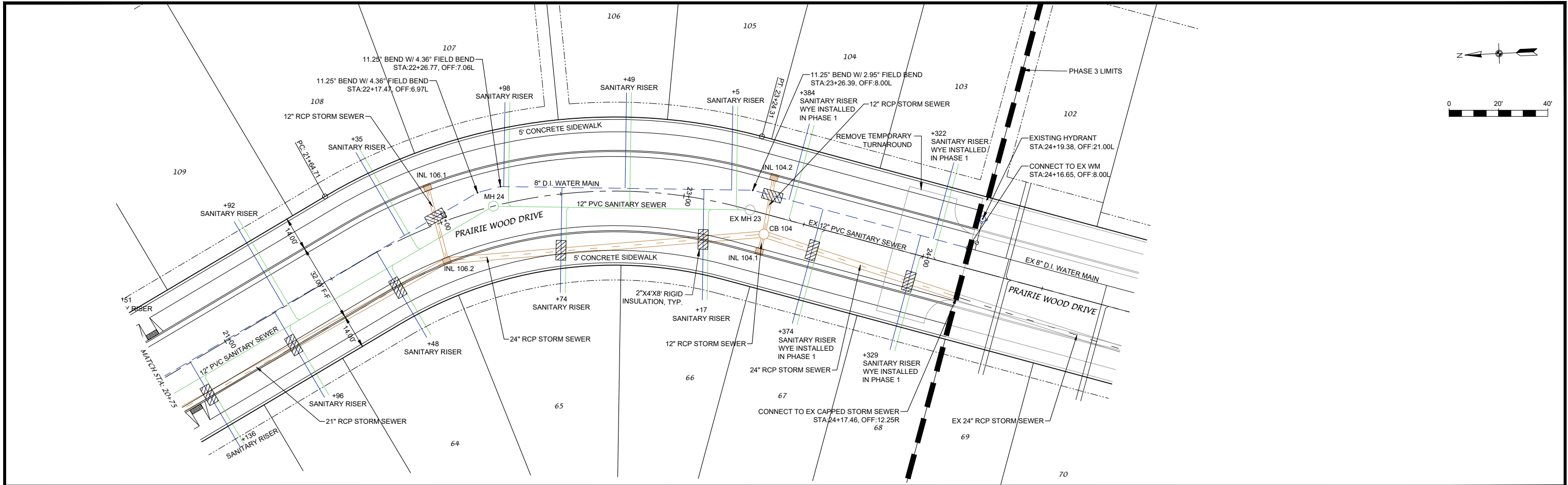
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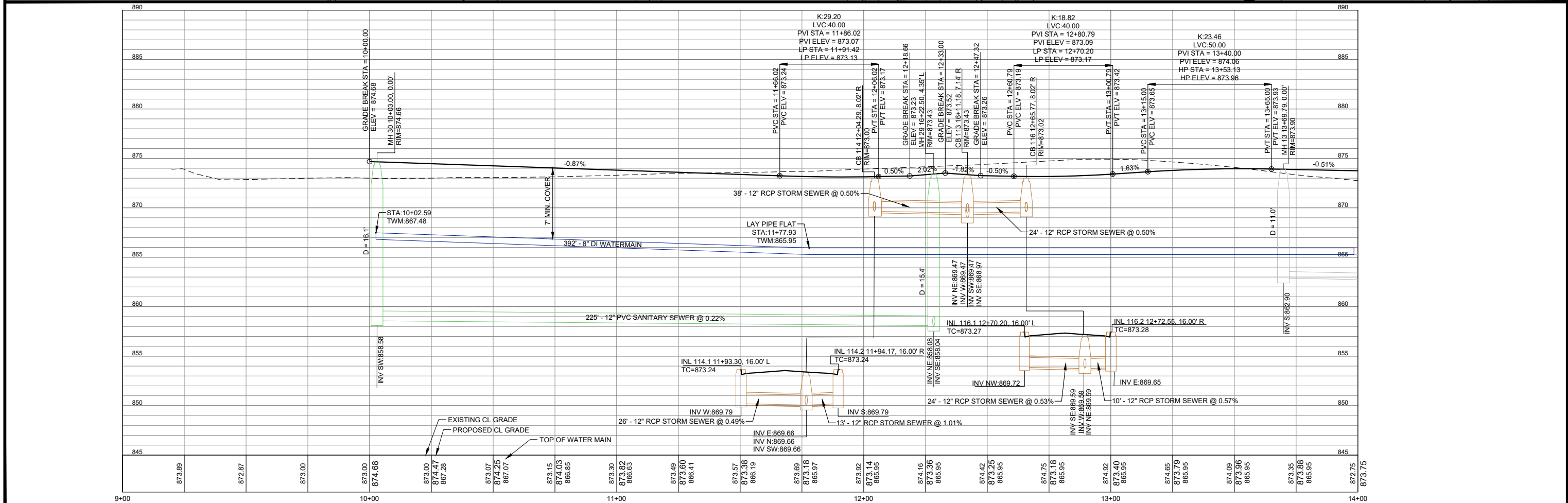
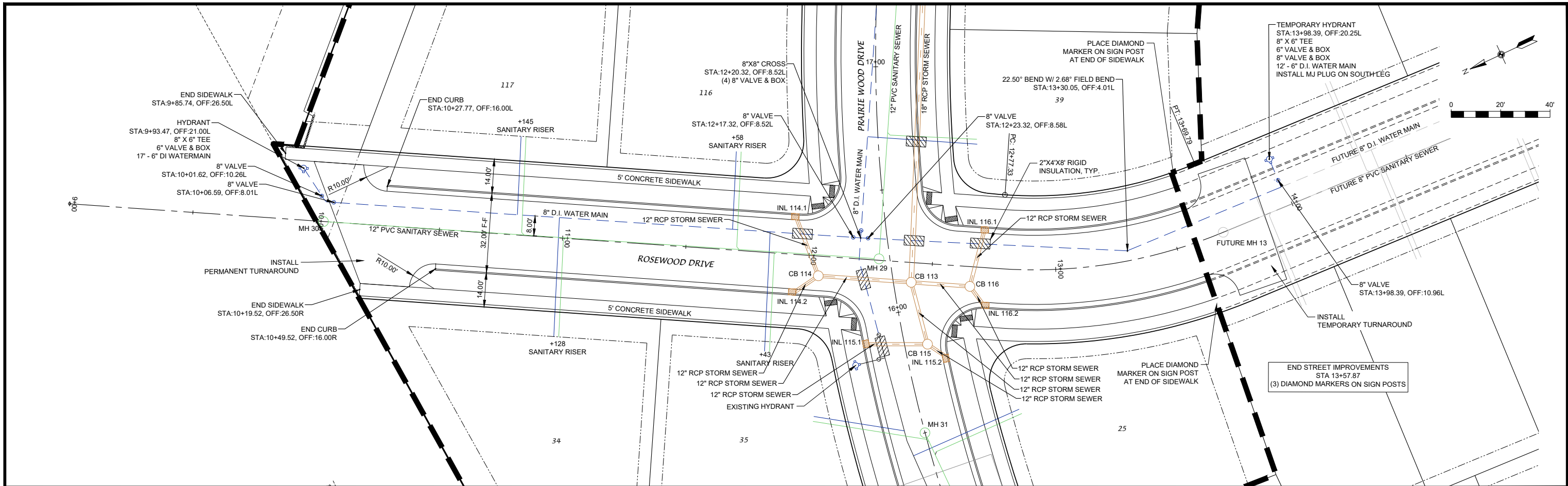


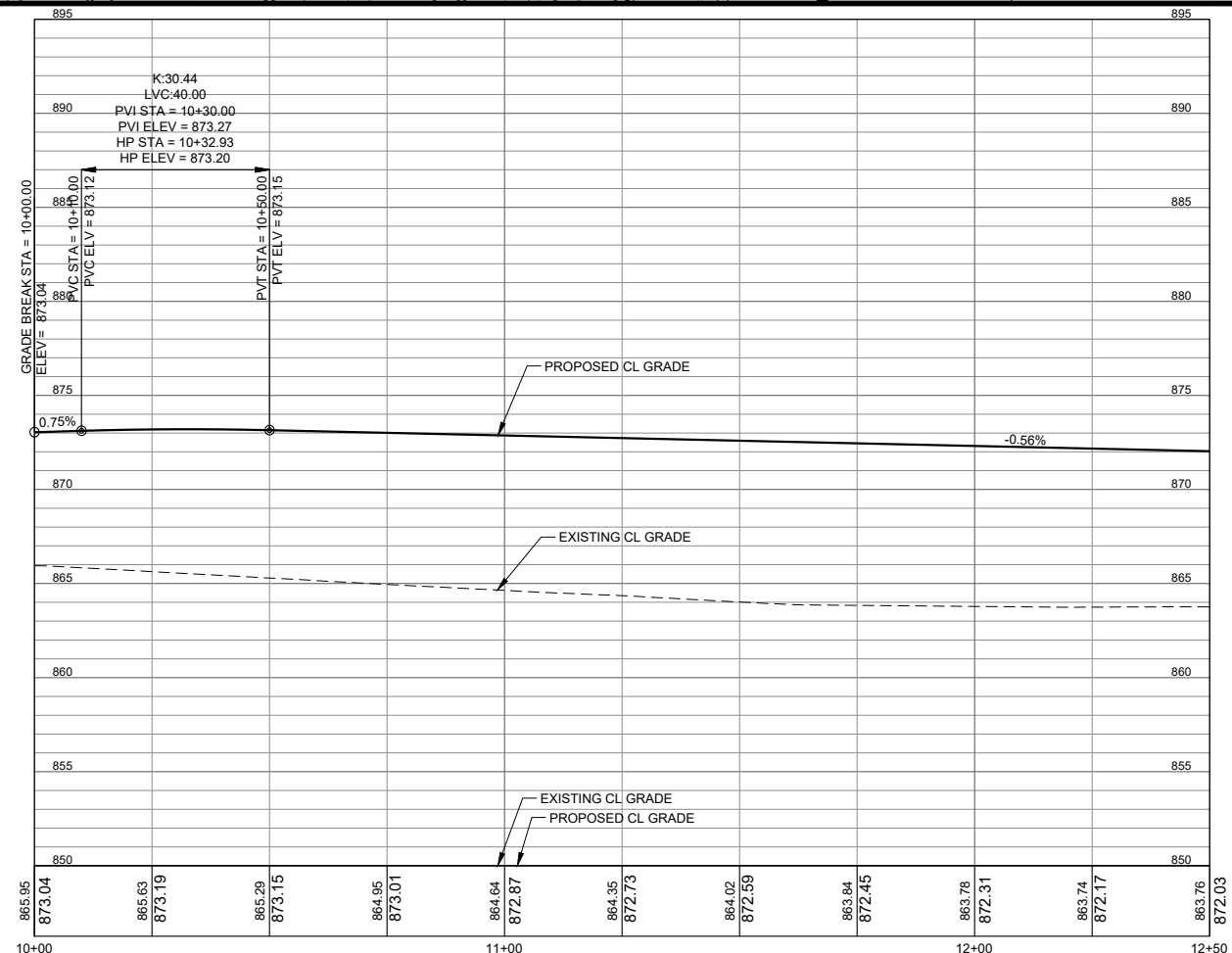
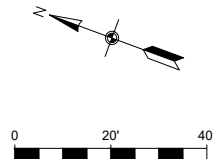
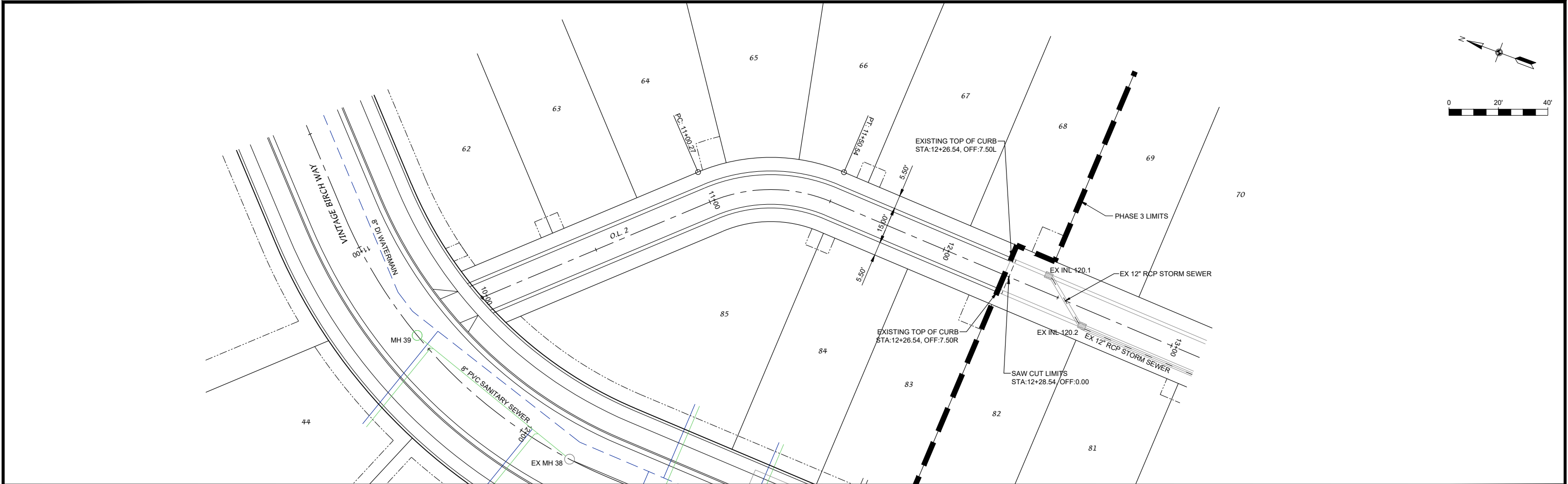
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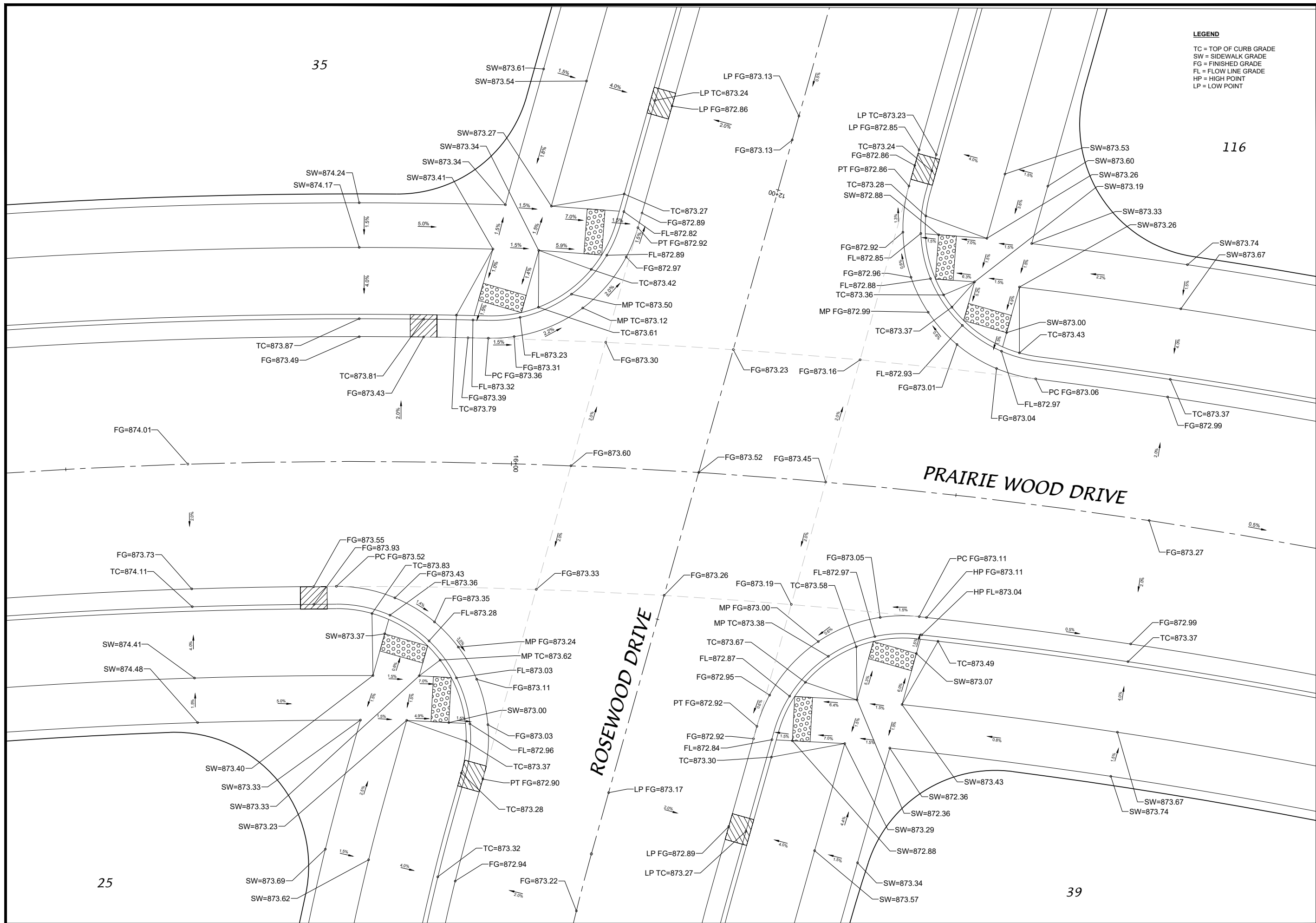
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LEGEND
TC = TOP OF CURB GRADE
SW = SIDEWALK GRADE
FG = FINISHED GRADE
FL = FLOW LINE GRADE
HP = HIGH POINT
LP = LOW POINT

INTERSECTION DETAILS

ROSEWOOD FIELDS - PHASE 3

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

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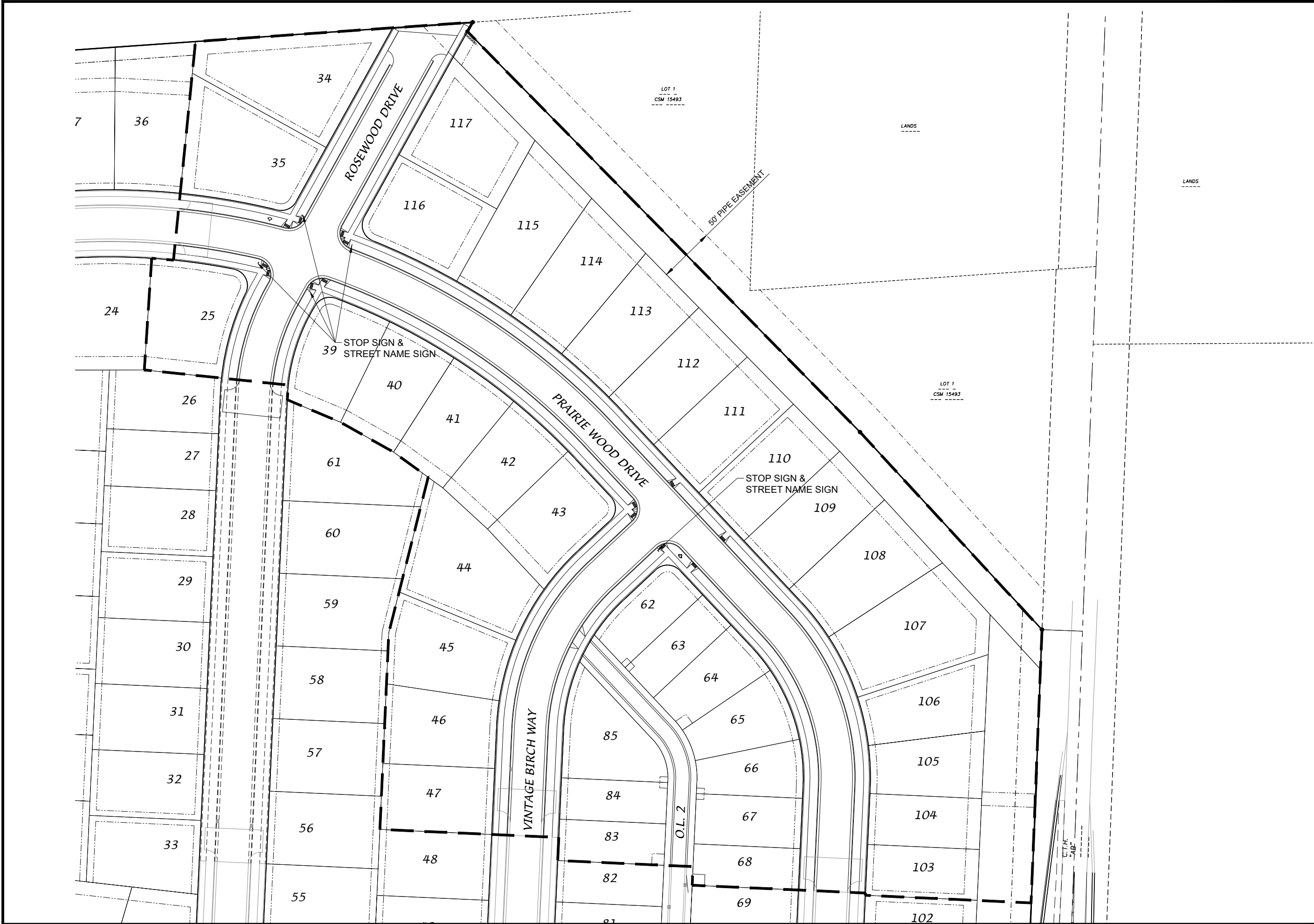
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PAYEMENT MARKING & SIGNAGE

ROSEWOOD FIELDS - PHASE 3

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN



SCALE: 1" = 80'
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DATE: 2/28/24
 REVISED:

DRAWN BY: DRH

FN: 22-05-138

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VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, April 16, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on a request for a one-year extension for a Site Design Review permit for Flint Hills Resources Pine Bend, LLC, for the addition of a fire pump building located at 4405 Terminal Drive.

PREVIOUS ACTION:

May 16, 2023. Plan Commission conditional approval of a Site Design Review Permit for a fire pump building.

ISSUE SUMMARY:

The Flint Hills Resources Pine Bend, LLC (FHR) is requesting a one-year extension to an approved site design review permit to add a new 750 SF fire pump system building (50'x15') and eight new fire water mains. On May 16, 2023 the Plan Commission conditionally approved a site design review permit for the addition of a new fire pump building. To date, Flint Hills has not submitted for a building permit to construct the building. Per Sec. 62-310(g), site design review permits shall become null and void if the applicant has not obtained a building permit within 12 months from the date of the Plan Commission approval. Applicant's may obtain an one-year extension from the Plan Commission. The packet includes a letter from Flint Hills requesting the one-year extension. The reason for the delay in obtaining the permit is due to continued design considerations for the interior building systems.

The rest of this staff report includes the project background from the May 16, 2023 meeting for reference purposes. Staff is recommending approval of the extension with the two original conditions of approval.

EXISTING PROPERTY CONDITIONS

The property is 15.3 acres and is currently zoned M-IC Manufactured Intensive Commercial.

The property includes four existing buildings and eight above-ground cylindrical tank containers. The property includes an intermittent stream passing through from the northeast corner of the lot to the southwest corner. The property includes a security fence along the property's border, a bridge over the stream described and additional above-ground utility pipes.

There are two entrances to the property, one located near the southwest corner of the lot and the other near the northwest corner. There is an existing off-street parking lot for 13 vehicles near the northwest egress point.

Adjacent to the north is 4.3 acres of undeveloped land owned by the Village. This parcel of land is zoned C-H Commercial Highway and separates 4405 Terminal Drive from the existing



businesses located at McFarland Court. Adjacent to the west along Terminal Drive are four companies all zoned M-IC. First to the northwest is Foundation Building Materials, a distributor of drywall, steel framing and construction supplies. Continuing south, is Lincoln Contractors Supply, a company specialized in construction equipment sales and rentals. South of this is an existing building with two cylindrical containers. This property is owned by Badger Pipeline Co. The last adjacent property to the southwest is another petroleum manufacturing site.

Adjacent to the south are four parcels, zoned PD Planned Development, totaling approximately 10.6 acres. Of the four lots, the east lots are under development. The central lot, and largest lot, is approximately 5.3 acres. This lot includes a multi-family building and a privately owned property, historically used for the storage of vehicles. The last lot is located in the northwest corner, approximately 1 acre in size, and includes a fenced open space area for residents of the nearby multifamily building with a connecting boardwalk and pathway.

SITE DESIGN PERMIT REVIEW

The development request is subject to the site/design review requirements of Sec. 62-310. In addition, the property is subject to Sec. 62-73, Terminal and Triangle Design Overlay District (TTDO). The following are C&ED staff comments related to these Zoning Code provisions.

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

- **Grading & Surfacing.** The plan submittal states no work within the bed or banks of the waterway will be conducted as part of this project. The applicant intends to restore all disturbed areas to maintain the original soil horizons. Applicant proposes to use a gravel driveway to the new building. The Terminal and Triangle District Plan, Section 6: Industrial Center Subdistrict, page 44, states *"pave all parking and loading areas with a dustless, all weather, hard surface like asphalt or concrete"*. Additionally, Sec. 62-172(h) of the Village Zoning Code requires off-street parking areas to have asphalt or concrete surfaces. Staff recommends the driveway be constructed with similar asphalt material to the existing connected driveway.
- **Landscaping.** The applicant's submittal includes intent to replace all grass/vegetation disturbed excluding areas of improvements. Replanting of vegetation is expected to be completed by September 2023. From Sec. 62-72 of the Village Zoning Code on Minimum Landscaping Points, Staff calculated 276 points required for the project. The calculation includes the replacement of the two medium deciduous trees scheduled to be removed as part of where the building's footprint will be located. The applicant has provided a landscaping plan which provides 320 total landscaping points, a surplus of 44 points. The plant species will include four medium and eight tall evergreens placed along the southwest entrance along Terminal Drive to the southwest corner of the lot.
- **Building Relationship.** The proposed new building will have a building footprint of 750 SF (15' x 50') and will stand at 13'-3". The selected placement for the new building maintains the existing contours of the surrounding area, while minimally affecting disturbances to adjacent properties and buildings. The proposed new building is located over 200 feet from the nearest existing structure. The building will be the first one located in the southwest quadrant west of the stream. The building's proposed setback from the lot line adjacent to Terminal Drive will be 46'-8". The orientation of the building will have its front face to the north of the property and its side, parallel with



Terminal Drive. The colors and materials selected for the fire pump building adopt a similar color profile with the wall panels Hawaiian Blue and Polar White for its trim.

- **Lighting.** The applicant's submittal will utilize existing lighting on the property.
- **Utility service.** The applicant has indicated in Figure 2-2 of their submittal, the location of the eight water mains. This extends from the southwest corner of the property, crossing the stream, to the south of an existing structure.
- **Building Design.** The proposed building materials consist of metal siding in the same Hawaiian Blue color as the other buildings on the property, including white trim. The selected materials and color are consistent with the existing buildings on the property. However, existing buildings with street frontage also include a lower decorative masonry accent (Refer to pictures 1 and 2 in the packet). Sec. 62-310(e)(6)(e) for M-IC District, requires a minimum of 15 vertical feet of the front of all buildings shall be faced with nonmetallic or wood material extending across the full front of the building, and also extending a distance of not less than 20 feet on each side of the building. Staff recommends adding a similar decorative masonry design on the front wall of the new building plus the sides consistent with the existing street frontage buildings on the property.

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

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

- **Site Design Guidelines**
 - #7, Does the project provide bicycle parking? In Staff's opinion, this condition should be waived as the property is an enclosed industrial site, not suitable for public access and pedestrian activities.
 - #18, Does the project include buildings which are at least two-stories in height? In Staff's opinion, this condition should be waived as the purpose of the fire pump building is not intended for office or public use. Additionally, the new building's height would be consistent with similar structures on the property.
 - #23, Does the project provide overhangs for pedestrian shelter? In Staff's opinion, this condition should be waived. The property includes a security fence and gated entrypoints, not suitable for pedestrian use.
 - #24, Does the project have a FAR between 0.15 and 1.0 if it is an Industrial use or 0.35 and 1.5 if it is a Commercial use? Staff calculated the floor area ratio, FAR at 0.1. Although the FAR is below the minimum requirement for Industrial use, staff recommend waiving this guideline as the property is a uniquely large industrial property that requires large open space/trenched areas.
 - #25, Is a minimum of 50% of the front building wall 20' to 35' from the Terminal Drive or McFarland Street right-of-way? The proposed new building's footprint is located 46'-8" away from Terminal Drive. In Staff's opinion, this condition should be waived as the building lacks a true public entrance or use. While the front wall facing Terminal Drive exceeds the prescribed 20' to 35', the proposed setback is consistent with the existing primary office building on the property. The additional front yard space also provides more areas for the proposed landscaping which aid in screening the existing and proposed buildings from public view.
- **Building Design & Materials Guidelines**



- #2, Does the project encourage use of the following exterior wall materials: brick, decorative masonry block, architectural grade metal panels, cedar siding, stone, architectural pre-cast concrete panels, Exterior Insulation and Finish System (EIFS), Dry-vit, and glass? The proposed project uses a similar color profile for its existing buildings, Hawaiian Blue for its wall panels with white trim. However, existing buildings with street frontage also include a lower decorative masonry accent (Refer to pictures 1 and 2 in the packet). Staff recommends adding a similar decorative masonry design on the front wall of the new building plus the sides consistent with the existing buildings on the property.
- #4, Does the project incorporate similar or architecturally harmonious materials for all exterior building walls and other building components visible from public streets? This guideline is partially met. See Staff comments on Building Design & Materials Guidelines #2.
- #6, Does the project encourage use of earth tone colors, such as gray, green, brown, burgundy, and tan? The selected colors for the new building are consistent with the existing buildings. Staff recommend this condition to be waived.
- Building Orientation Guidelines.
 - #2, Does the project have a minimum of 50% of the front wall to be at 20' to 35' from the street right-of-way? Staff recommends this conditioned be waived. Refer to comments under Site Design Guidelines #25.
- Lighting Guidelines.
 - There are no lighting changes proposed in the applicant's submittal. The guidelines outlined in this section would not be applicable.
- Parking Guidelines.
 - The proposed project does not include additional parking.
- Signage Guidelines
 - There is no additional signage being proposed as part of this project.

Per Sec. 62-73(c)(3), The Plan Commission may waive or alter any of the design guidelines in the Terminal and Triangle District Neighborhood Plan as they apply to a particular development project, but only if all of the following criteria are met:

- a. *Such a waiver or alteration is approved by at least a three-quarters vote of Commissioners in attendance.*
- b. *The waiver or alteration may be attributed to unique characteristics of the project or site rather than general characteristics applicable across various projects or the district.*
- c. *Supplemental design elements or improvements are incorporated into the project that compensate for the waiver or alteration of the particular guideline.*
- d. *The design guideline is not also an ordinance requirement included in this Chapter, in which case a variance would also be required under Section 62-366.*

STAFF COMMENTS



No other comments or concerns were received from the Village Engineer, Public Works Director, Fire Chief, and Police Chief.

PUBLIC COMMENTS

The Department did not receive any written comments or concerns prior to the publication of this packet.

FINANCIAL/BUDGET IMPACT:

The applicant will incur all costs associated with this request.

VILLAGE PLAN REFERENCE:

Terminal and Triangle Street District, 2005. The property is located within the Industrial Center Subdistrict. This subdistrict is intended to operate as a hub for industrial manufacturers.

Recommended uses in this area should include manufacturing, distribution, offices, and support uses. The applicant's submittal does not alter the existing use on the property.

Comprehensive Plan, 2017. Map 6 of the Future Land Use identifies the property as Industrial and Public Lands, Recreation, and Environmental Corridor. The Public Lands, Recreation and Environmental Corridor account for the existing intermittent stream on the property. The general description of land uses in areas mapped Industrial state the following: *Manufacturing, warehousing, distribution, office, storage, utility, and other compatible businesses and support uses (e.g., day care, health club, bank). May include screened outdoor storage, and more intensive uses than in other future land use categories. All uses served by public sewer and water systems.*

ORDINANCE REFERENCE:

Sec. 62-72 - Bulk Standard - Commercial Districts

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

Sec. 62-310 - Site/Design Review

Appendix B - Landscaping Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to approve the request by Flint Hills Resources Pine Bend, LLC for a one-year extension for the Site Design Review Permit approved on May 16, 2023, for the addition of a fire pump building located at 4405 Terminal Drive, with the following conditions of approval:

1. The construction of the new driveway to the fire pump building shall use an asphalt surface consistent with the existing asphalt driveway.
2. The new building shall include decorative masonry materials along the full face of the building's front and side walls similar in height from the ground, materials, and colors with the design of similar finished street facing buildings on the property.

ATTACHMENTS:

1. FHR McFarland site design extension letter 041024
2. 4405 Terminal Drive_Flint Hills_Site Design App_04.03.23
3. Appendix B-Industrial Center Subdistrict-Building and Site Design Checklist-Terminal



and Triangle District Plan-09.08.2005 (5.11.2023)

4. 4405 Terminal Drive Photo (1) 5.11.2023
5. 4405 Terminal Drive Photo (2) 5.11.2023
6. 4405 Terminal Drive, Flint Hills - Fire & Rescue Site Design Review Letter 5.1.23
7. 4405 Terminal Drive, Flint Hills - Village Engineer Letter 5.10.2023



April 9, 2024

Village of McFarland
Attn: Andrew Bremer
5915 Milwaukee St.
McFarland, WI 53558

VIA EMAIL ONLY

Re: 4405 Terminal Drive – Site/Design Permit – extension request

Mr. Bremer:

Flint Hills Resources – Pine Bend, LLC requests a one-year extension to its conditionally approved Site/Design Review permit for the new fire pump building located at 4405 Terminal Drive. The Planning Commission conditionally approved the plans originally on May 16, 2023. FHR requests a one-year extension due to some minor changes to some of the components within the building. FHR does not believe these changes will substantively affect the building or design specifications presented for the original approval.

If you have any questions regarding this extension request, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Dokken', with a stylized flourish at the end.

Matt Dokken
FHR – Project Manager
matt.dokken@fhr.com
Ph: 651-437-0921

3120 117th St. E., Inver Grove Heights, MN 55077



Plan Commission Application – 2023

~Application must be completed in full~

Applicant - Owner	Flint Hills Resources Pine Bend LLC	Applicant's Agent	Flint Hills Resources Pine Bend LLC
		Name	Tim Solberg
Address	4111 E. 37th St. North	Address	4405 Terminal Dr., McFarland, WI 53558
Email	Matt.Dokken@fhr.com	Email	Tim.Solberg@fhr.com
Phone #	(651) 437-0291	Phone #	(608) 509-7962
Fax #		Fax #	

Parcel No(s). 071027393505

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)

Address: 4405 Terminal Dr., McFarland, WI 53558. Legal Description: S 1/2 OF SW 1/4 OF SEC 27 & PART OF N 1/2 OF NW 1/4 OF SEC 34 OF T.7 N.- R.10 E., DANE COUNTY, WISCONSIN.
Current Zoning: M-IC Manufactured Intensive Commercial. Description of proposed request:
Addition of 50'-0" x 15'-0" Fire Pump Building, 15'-0" Height, Type IIA Construction Type.

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)

Note, applications requiring a public hearing will be scheduled for a hearing according to the schedule above, with action considered at the next scheduled Plan Commission meeting following 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 will not be acted on the same night as the Public Hearing.

X

Signature of Applicant/Agent

Date

4/3/2023

Site and Design Plans

Check List

Date received: _____

Subject property address: 4405 Terminal Dr.
McFarland, WI 53558

Landowner's name: Flint Hills Resources Pine Bend LLC

Landowner's address: 4111 E. 37th St. North
Wichita, KS 67220

Landowner's phone/fax: (608) 509-7962

Landowner's email: Tim.Solberg@fhr.com

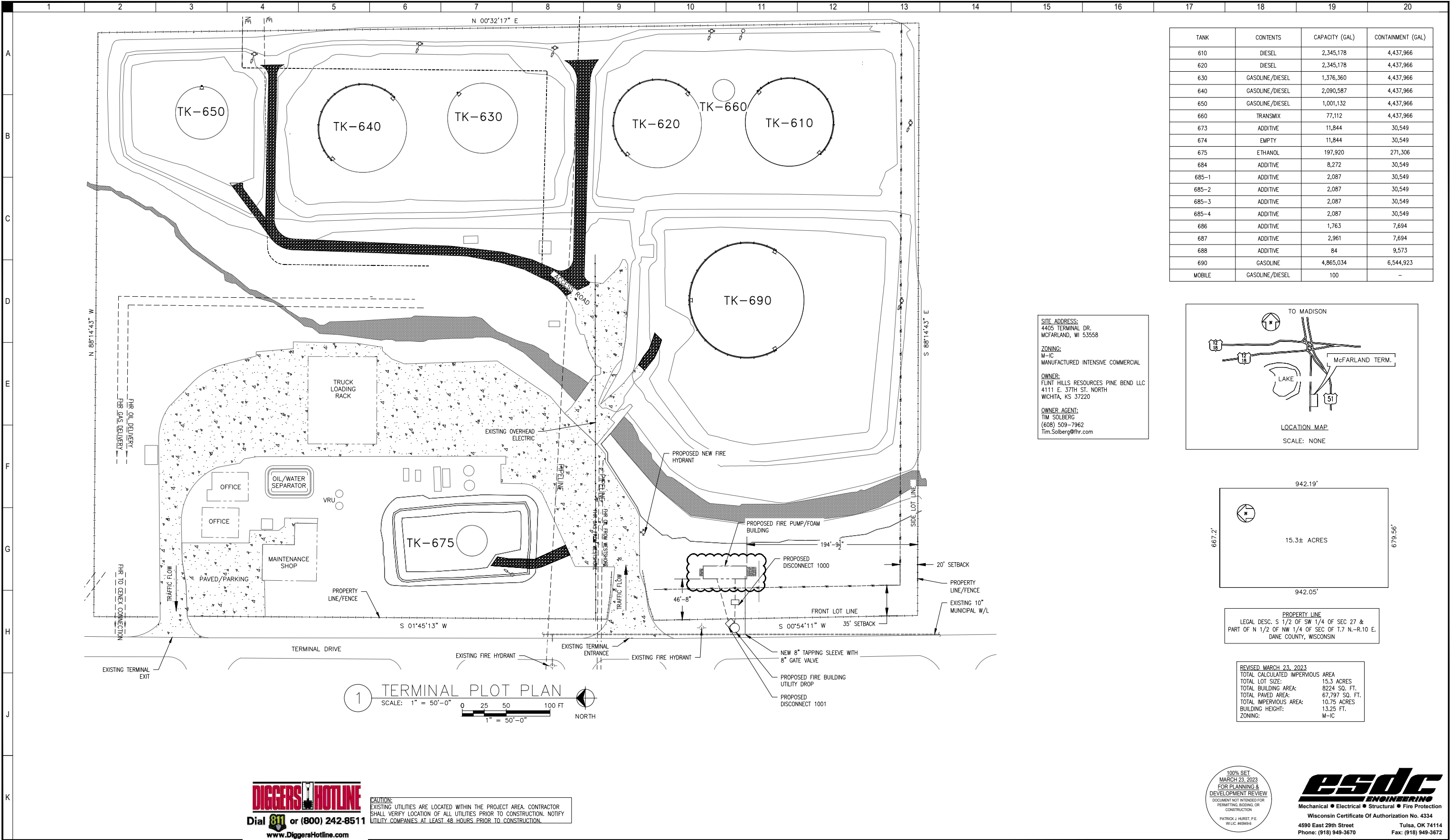
Agent's name:	<u>Tim Solberg</u>
Agent's address:	<u>4405 Terminal Dr.</u> <u>McFarland, WI 53558</u>
Agent's phone/fax:	<u>(608) 509-7962</u>
Agent's email:	<u>Tim.Solberg@fhr.com</u>

- X A. Title Block that indicates name and address of the current property owner.
- X B. Name and signature of the designer.
- X C. Date of original plan and latest date of revised plan.
- X D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
- X E. Existing zoning MI-C 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.
- N/A O. The location and elevation of any wetlands or floodplains.

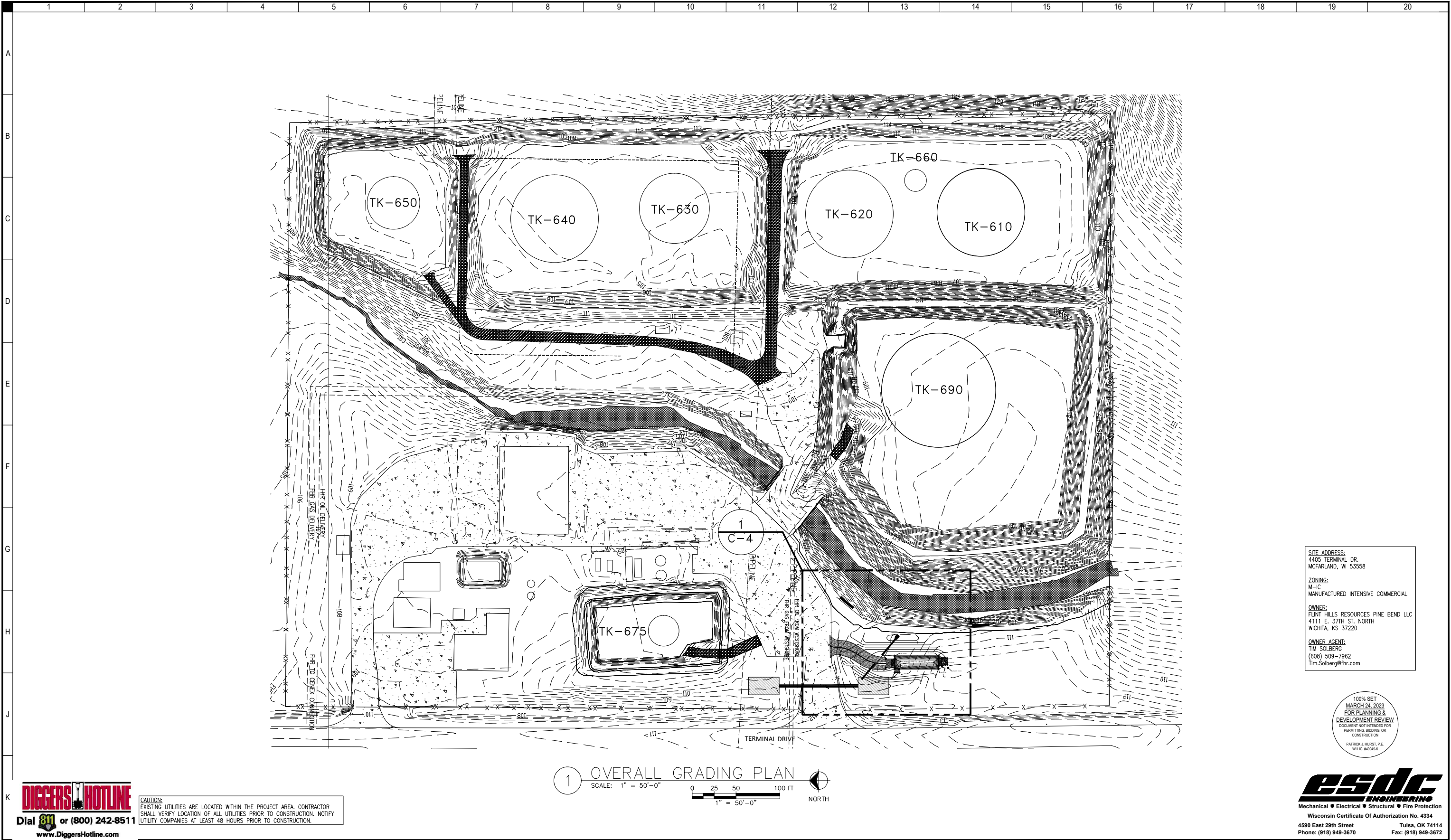
- X P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- X Q. In the legend, data for the subject property:
- (1) Lot area 15.3 ACRES
- (2) Building area 8,224 SQ. FT. (ALL BLDGS), 750 SQ. FT. (FOR THIS PROJECT)
- (3) Paved area 67,797 SQ. FT.
- (4) Total impervious area 10.75 ACRES
- (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.
- (5) Building height 13'-3"
- (6) Existing zoning, proposed zoning MI-C, PROPOSED THE SAME
- (7) Number of parking stalls provided and required. ZERO FOR THIS PROJECT
- 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.
- X S. Hydrant locations and Fire Department Connection.
- N/A T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- X U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- X V. Existing or proposed easements.
- X W. A legal description of the subject property.

General Comments: SOW for the project is to provide a new fire pump/foam equipment bulding
to serve new onsite fire hydrants and new tank foam/water fire suppression systems.

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.



MK	DATE	CURRENT REVISION	BY	CHK	REF#	MK	DATE	PREVIOUS REVISIONS	BY	CHK	REF#	This drawing has not been published and is the sole property of FLINT HILLS RESOURCES, LP, Wichita, Kansas, and is lent to the borrower for his confidential use only, and in consideration of the loan of the drawing the borrower promises and agrees that it shall not be reproduced, copied, lent or otherwise disposed of directly or indirectly, nor used for any purpose other than for which it is specifically furnished.	DWG NO.	REFERENCE DRAWINGS	 FLINT HILLSresources® MADISON WISCONSIN	CIVIL TERMINAL PLOT PLAN MADISON TERMINAL McFARLAND, WISCONSIN				
0	03/06/23	ISSUED FOR PLANNING AND DEVELOPMENT REVIEW	JMR	LBH	-	-	-	-	-	-	-		-	-			DES. LBH	REF#	DATE 7/27/21	
MK	DATE	PREVIOUS REVISIONS	BY	CHK	REF#	-	-	-	-	-	-		-	-			DR. LBH	SCALE 1" = 50'-0"	DWG. NO.	REV.
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SITE ADDRESS:
4405 TERMINAL DR.
MCFARLAND, WI 53558

ZONING:
M-IC
MANUFACTURED INTENSIVE COMMERCIAL

OWNER:
FLINT HILLS RESOURCES PINE BEND LLC
4111 E. 37TH ST. NORTH
WICHITA, KS 37220

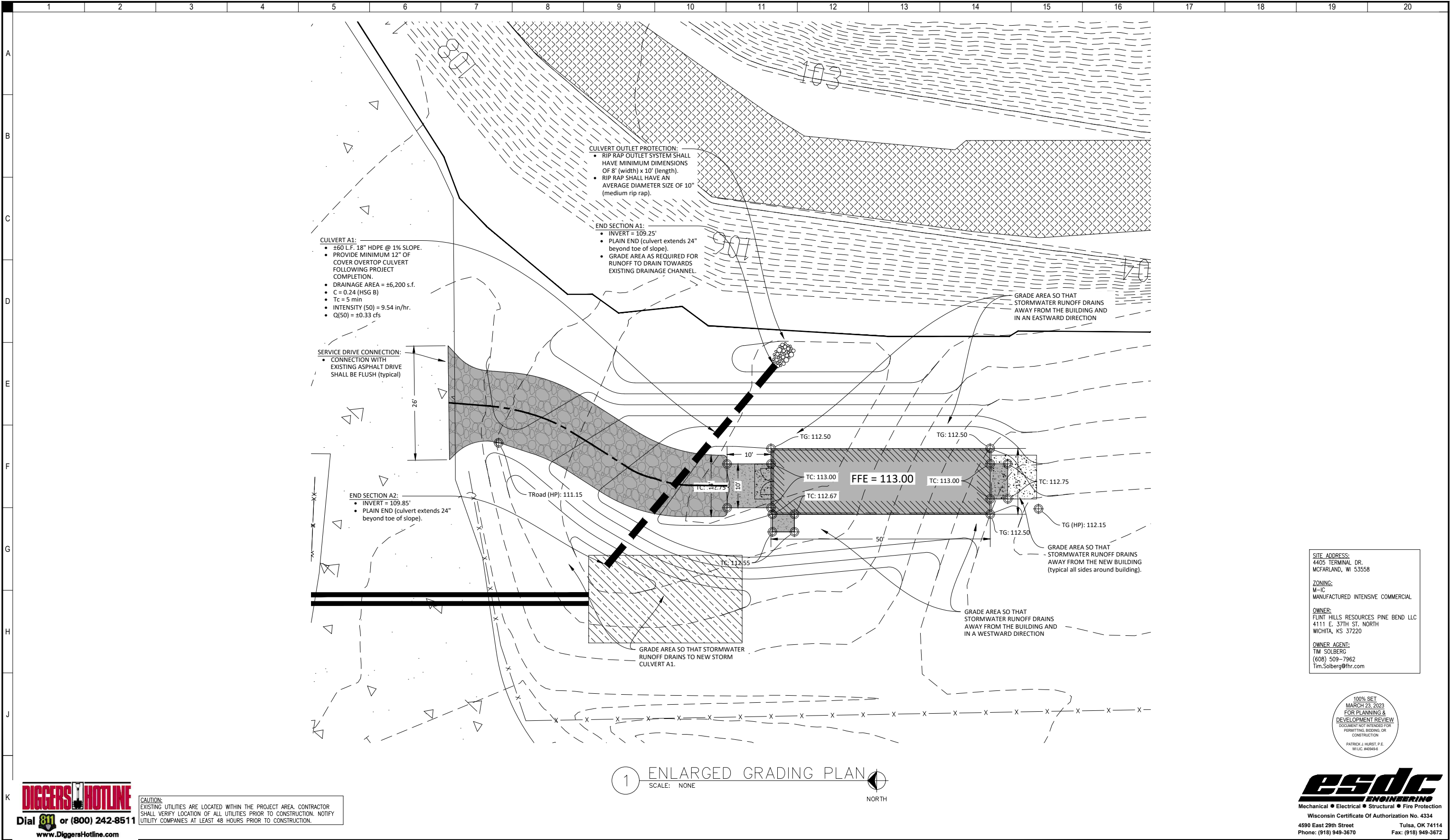
OWNER AGENT:
TIM SOLBERG
(608) 509-7962
Tim.Solberg@fhr.com

100% SET
MARCH 24, 2023
FOR PLANNING &
DEVELOPMENT REVIEW
DOCUMENT NOT INTENDED FOR
PERMITTING, BIDDING, OR
CONSTRUCTION
PATRICK J. HURST, P.E.
WILKIE HERRICK

esdc
ENGINEERING
Mechanical • Electrical • Structural • Fire Protection
Wisconsin Certificate Of Authorization No. 4334
4590 East 29th Street
Phone: (918) 949-3670
Tulsa, OK 74114
Fax: (918) 949-3672

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SITE ADDRESS:
4405 TERMINAL DR.
MCFARLAND, WI 53558

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MANUFACTURED INTENSIVE COMMERCIAL

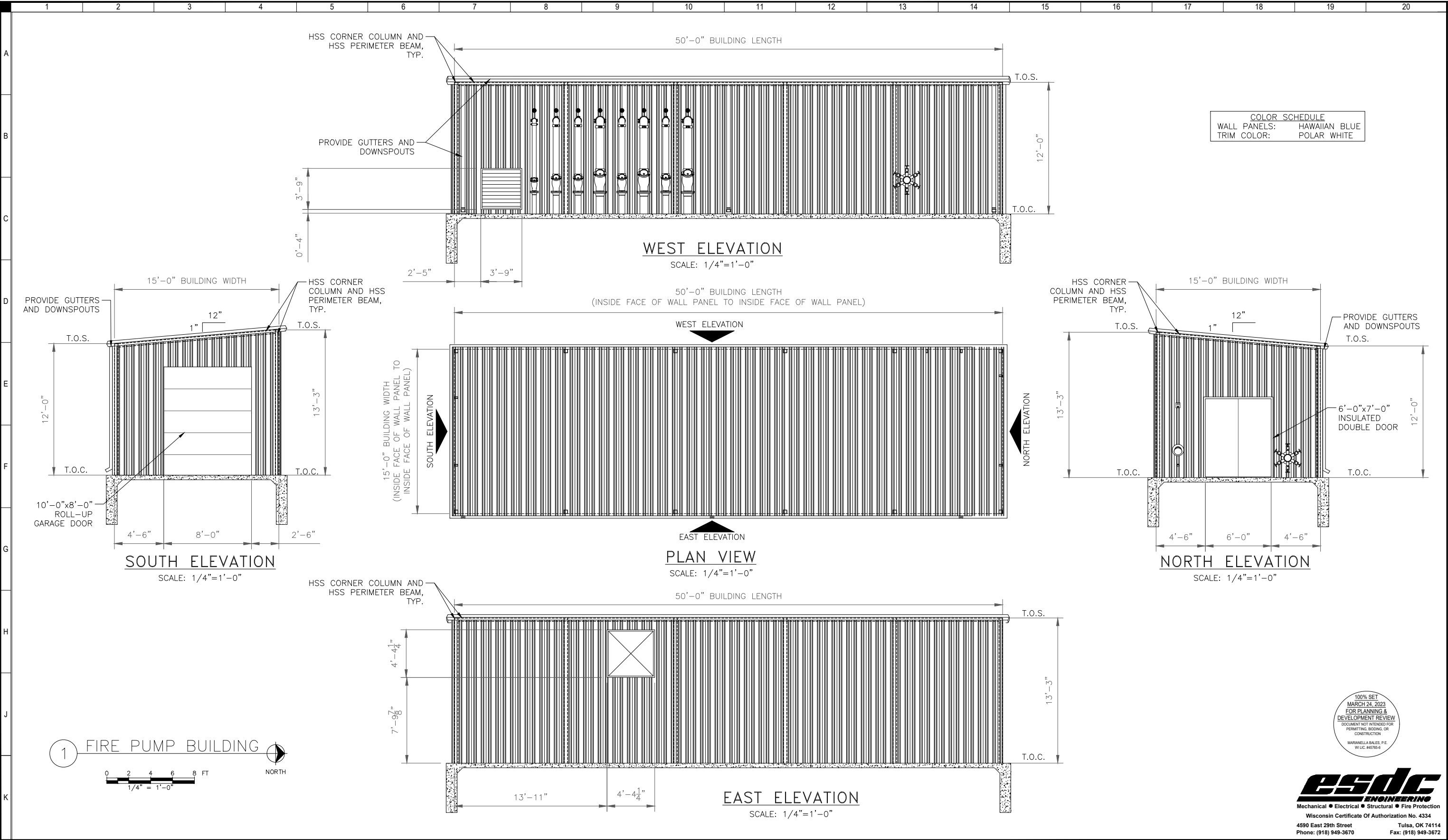
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4111 E. 37TH ST. NORTH
WICHITA, KS 37220

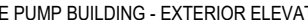
OWNER AGENT:
TIM SOLBERG
(608) 509-7962
Tim.Solberg@fhr.com

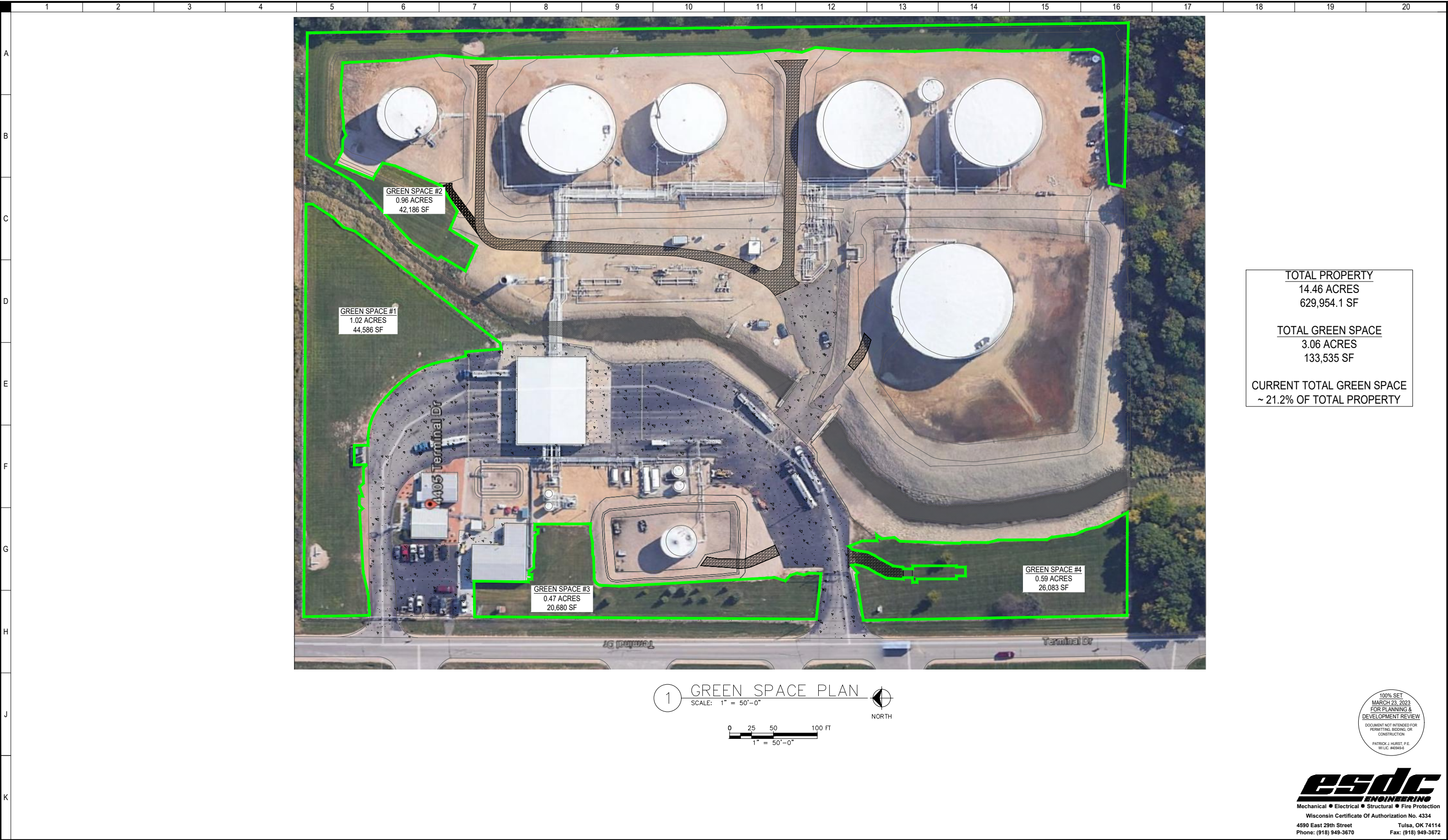


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0	03/06/23	ISSUED FOR PLANNING AND DEVELOPMENT REVIEW	JMR	LBH	-	-	-	-	-	-	-		-	-		-	DES. MB	REF#	DATE 9/7/21	AP. -	
MK	DATE	PREVIOUS REVISIONS	BY	CHK	REF#	-	-	-	-	-	-		-	-		-	DR. RL	SCALE 1/4" = 1'-0"	DWG. NO.		REV.
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TOTAL PROPERTY
14.46 ACRES
629,954.1 SF

TOTAL GREEN SPACE
3.06 ACRES
133,535 SF

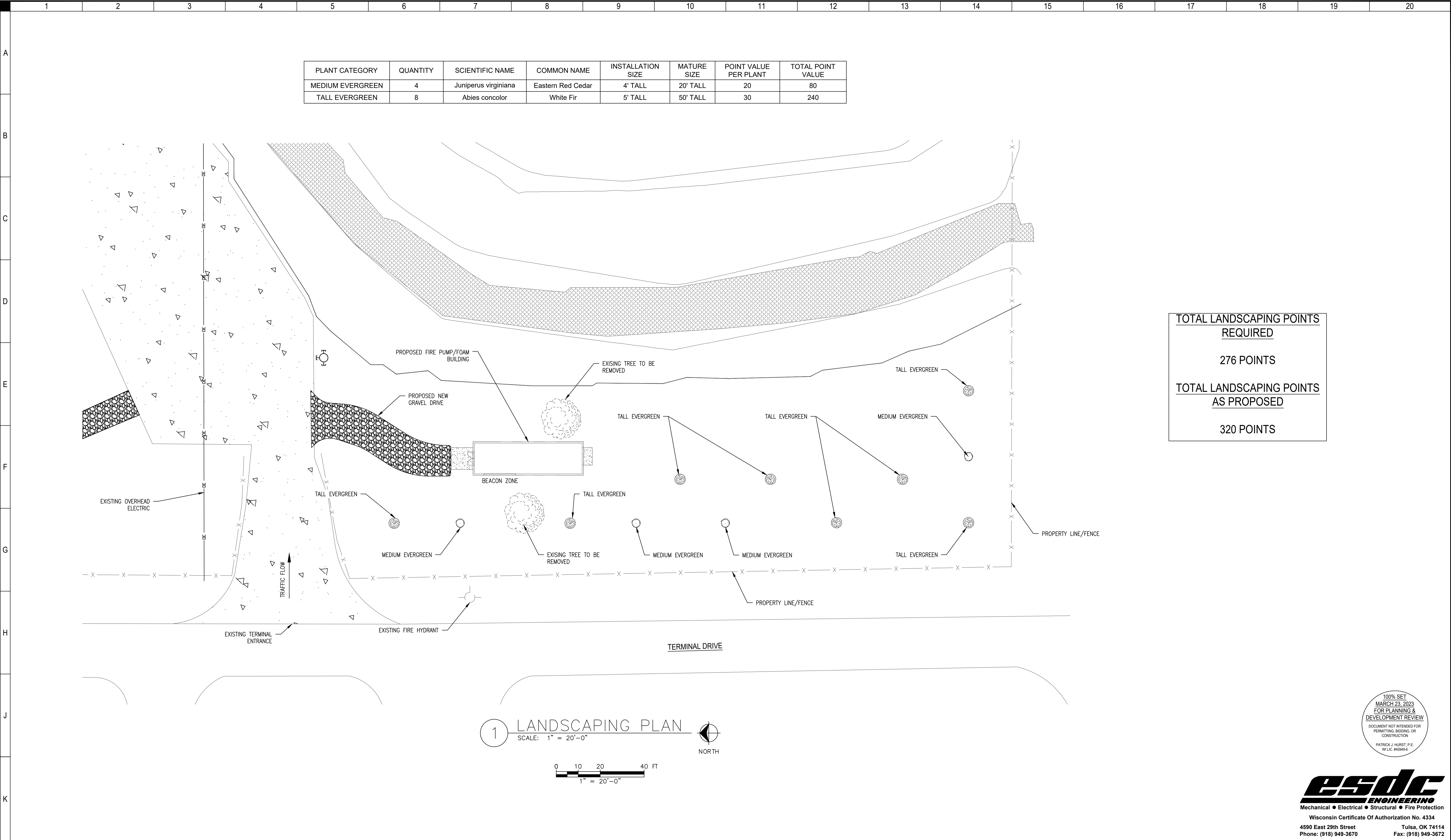
CURRENT TOTAL GREEN SPACE
~ 21.2% OF TOTAL PROPERTY

100% SET
MARCH 23, 2023
FOR PLANNING &
DEVELOPMENT REVIEW
DOCUMENT NOT INTENDED FOR
PERMITTING, BIDDING, OR
CONSTRUCTION
PATRICK J. HURST, P.E.
WISC. REG. #00664

esdc
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0	04/07/2023	ISSUED FOR REVIEW ONLY	JMR	LBH	-	-	-	-	-	-	-		-	-		-	DES. LBH	REF#	DATE 7/27/21	REV. 0
MK	DATE	PREVIOUS REVISIONS	BY	CHK	REF#	-	-	-	-	-	-		-	-		-	DR. LBH	SCALE 1" = 50'-0"	DWG. NO.	
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FLINT HILLS
resources®
MADISON
WISCONSIN



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0	04/13/2023	ISSUED FOR REVIEW ONLY	JMR	LBH	-	-	-	-	-	-	-		-	-		-	DES. LBH	REF#	DATE 7/27/21	REV. 0
MK	DATE	PREVIOUS REVISIONS	BY	CHK	REF#	-	-	-	-	-	-		-	-		-	DR. LBH	SCALE 1" = 20'-0"	DWG. NO.	
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Village of McFarland
Erosion Control Plan – Simplified Checklist

Permit No. _____
Parcel No. _____

The short form, pages 1 & 4, may be utilized for the following:

All sites administered by the Village of McFarland under the Wisconsin Uniform Building Code (UDC).

All sites administered under the Village of McFarland Erosion Control Ordinance whenever the following conditions exist:

1. The site is not more than 20,000 square feet in area.
2. The site is not adjacent to and does not drain directly into any sensitive areas nearby; such as streams, lakes, or wetlands.
3. The slope throughout the site is less than 10 percent (10 feet vertical and 10 feet horizontal).

If the construction involves a land disturbance of more than 20,000 square feet or has a slope of more than 10 percent, then an engineering plan must be filed and pages 1 through 4 must be completed.

Instructions

1. Complete this plan by filling in requested information on the inside of this form and completing the site diagram page. (Refer to page 2 for assistance in completing the site diagram.)
2. Submit this plan at the time of permit application.
3. In completing this form, give consideration to minimizing the disturbed area, prompt seeding, and proper planning of water runoff patterns throughout all stages of development.

Project Location (Address)	Flint Hills Resources Pine Bend, LLC, 4405 Terminal Dr, McFarland, WI 53558
Builder (include telephone no.)	Flint Hills Resources Pine Bend, LLC; Attn: Tim Solberg (608-220-3927)
Owner (include telephone no.)	Flint Hills Resources Pine Bend, LLC; Attn: Tim Solberg (608-220-3927)
Plan/Worksheet Completed by (Signature)	
Date	

Erosion Control Fees

Fees		Notes
To 20,000 sq. ft.	\$350	
20,000 sq. ft. to 2 acres	\$500	Project will disturb approximately 0.92 acres
2 – 5 acres	\$750	
5+ acres	\$1000 deposit and actual cost	

Date Paid		Receipt No.	
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Erosion Control Plan – Simplified Checklist

Complete the site diagram with the following information:

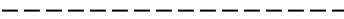
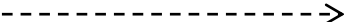
Site Characteristics

- North arrow and site boundary. Indicate and name adjacent streets or roadways.
- Location of existing drainage ways within and nearby the site and direction of flow.
- Location of existing and planned storm sewer inlets and culvert crossings nearby the site indicating size and direction of flow.
- Location of existing and proposed buildings, paved areas and elevations relative to final site grades.
- Location and approximate dimensions of the disturbed area on the site.
- Approximate gradient and direction of:
 1. existing and planned slopes; and
 2. planned drainageways on site.
- Location and approximate watershed area of overland runoff (sheet flow) and drainageways runoff (concentrated) flow coming onto the site and adjacent areas.
- Representative soil type of the disturbed area on the site (i.e., sandy, silt loam, clay loam, clay). _____

Site Diagram

Refer to attached figures

Erosion Control Plan Legend

	Property line		Limits of grading
	Existing drainage		Finished drainage
	TD Temporary diversion		Silt fence

Erosion Control Practices

Location of temporary soil storage piles

- Note: ✓ Soil storage piles will be contained by a downslope sediment fence or be covered with a tarp. It is recommended that they be located more than 25 feet from any downslope road or drainageway.
- ✓ It is recommended that they be temporarily seeded.

Location of temporary gravel access drives (s).

- Note: ✓ Gravel drive will have 2 to 3 inch aggregate stone laid at least 7 feet wide and 6 inches thick.
- ✓ Drives will extend from the roadway 50 feet or to the building (whichever is less).

Location of sediment controls (filter fabric fence, straw bale fence, or other planned practices) that will minimize amount of eroded soil leaving the site.

- Note: ✓ Sediment controls may not be necessary if permanent seeding and mulching is completed within 30 days of the start of grading except around soil storage piles, around inlets and within drainageways.

Location of sediment barriers around storm sewer inlets.

Location of diversions.

- Note: ✓ It is recommended that areas of concentrated flow be properly diverted around disturbed areas. Overlay runoff (sheet flow) from adjacent areas greater than 10,000 square feet is also recommended to be diverted around disturbed areas in a manner that will not adversely impact adjacent landowners.
- ✓ Diversions will be stabilized with seeding and mulching **within 24 hours** of completion of diversion.

Location of practices that will control erosion in areas of concentrated flow.

- Note: ✓ Drainageways will be stabilized with seeding, mulching, and other appropriate measures within 24 hours of completion of construction of drainageways unless erosion is controlled through use of such practices as properly supported filter fabric barriers or straw bale barriers.

Management of Erosion Control

Temporary stabilization of disturbed areas.

- Note: ✓ It is recommended that rough graded disturbed areas (planned to be left inactive for more than 60 days during the summer or for more than 6 months of the rest of the year) have temporary soil stockpiled (planned to be left inactive for more than 7 days) and stabilized by temporary seeding (April 15 and October 15) or by other cover, such as tarping or mulching.
- ✓ Temporary seeding of oats or sudan grass are normally sown between May 15 and July 15, and rye grass or winter wheat are normally sown between July 15 and September 15.

Permanent stabilization of site by re-vegetation or other means.

- Note: ✓ Permanent seeding will be completed by September 15 or sodding placed by November 15.
- ✓ Straw or grassy hay mulching is recommended on all disturbed areas that are planned to be seeded.

Permanent Seeding Type	Rate of Application
WisDOT Mix #30 or #40 (per WisDOT Std. Spec Table 630-1)	87.2 lbs/ac (2.0 lbs/1000 sf)

Maintenance of erosion control practices.

- Note: ✓ All erosion control practices will be inspected daily and maintained in working condition.
- ✓ Accumulated sediment will be removed from behind sediment fences and barriers before it reaches a depth that is equal to half the barrier height.
- ✓ All sediment that moves off-site due to construction activities will be cleaned up by the end of the workday.
- ✓ All sediment that moves off-site due to storm events will be cleaned up as soon as possible but at least by the end of the next day.
- ✓ Temporary gravel access drives will be maintained throughout construction in working condition.
- ✓ All erosion control practices will be maintained until the disturbed areas they protect are permanently stabilized and established. Upon permanent stabilization establishment, the temporary erosion control practices will be removed.

Schedule of erosion control practice installation and site grading.

- Note: ✓ Necessary erosion control practices will be installed prior to beginning grading.

Activity	Completion Date	Inspection Date
Install Erosion Control Practices	Spring 2023	Spring 2023
Start Grading	Spring 2023	Spring 2023
Apply Temporary Stabilization	Spring 2023	Spring 2023
Apply Permanent Stabilization	Spring/Summer 2023	Spring/Summer 2023

Permanent Seeding Responsibility of:

Name: Contractor TBD

Telephone No.: _____

Installation and Maintenance of Erosion Control Practices Responsibility of:

Name: Contractor TBD

Telephone No.: _____

- For more assistance on plan preparation, refer to Chapter 15-5-1 of Village of McFarland Municipal Code, the Wisconsin DNR, Wisconsin Construction Site Best Management Handbook, and the UW-Extension publication, "Erosion Control for Home Builders."
- The Wisconsin Construction Site Best Management Handbook is available through State of Wisconsin Document Sales at (608) 266-3358.
- Erosion Control for Home Builders (GWQ001) can be ordered through Cooperative Extension Publications (608) 262-3346.

Supplemental Information
Flint Hills Resources Pine Bend, LLC
Village of McFarland, Wisconsin
McFarland Terminal Fire Protection System Installation Project

Project Description

The Flint Hills Resources Pine Bend, LLC (FHR) is upgrading its McFarland Terminal (Terminal) fire protection system. The upgrades will include a new fire pump system, new fire system building, and eight new fire water mains. The project is referred to as the FHR McFarland Terminal Fire Protection System Installation Project (Project) and is planned to be completed in the spring of 2023.

The new fire water mains range in size from 4-inch to 10-inch-diameter. The water mains will be installed via open trench method for the majority of the Project throughout the existing containment areas. The mains will be installed via horizontal directional drill method under an unnamed tributary. No impacts to the waterway are anticipated. The Project will also construct an associated fire building within the terminal property. The new building dimensions are approximately 50 feet by 15 feet (750 sq. ft.). A new gravel driveway will be installed between the Terminal's existing drive and the new building. The planned gravel driveway, building and western HDD excavation sites will be located in a vegetated area. In these areas, all grass/vegetation will be removed, and topsoil will be stripped. Topsoil stripped from the new impervious gravel driveway and building areas will be reapplied to other locations within the project footprint. Grading and earthwork will be completed as specified in the engineering plans. All work will be completed within the existing Terminal. Access will be from established roads into the Terminal and along existing routes within the facility.

The approximate area of disturbance for the Project is 0.92-acre (40,100 sq. ft.), of which approximately 0.05-acre (2,000 sq. ft.) is anticipated to be new impervious surface.

A Village of McFarland Erosion Control Plan – Simplified Checklist is being submitted as an application for authorization of the Project in accordance with Village of McFarland Site Erosion Control Ordinance (Article XVII). Village of McFarland Stormwater Management Ordinance (Article XVIII) would not be applicable to the scope of work as the project will result in less than 0.46 acre (20,000 sq. ft.) cumulative addition of impervious surface to the site.

The following items are included with this submittal:

- Village of McFarland Erosion Control Plan – Simplified Checklist
- Figures
 - Figure 1. Project Location
 - Figure 2-X. Project Details
 - Figure 3. Grading Plan

- Figure 4. NRCS Soils
- Engineering Plans

Best Management Practices

All sediment control Best Management Practices (BMPs) will be constructed and placed in operation prior to runoff entering waters of the state. All sediment control BMPs will stay in place and functional until final restoration is achieved. No solid materials, including building materials, may be discharged in violation of chs. 30 and 31, Wis. Stats., or 33 USC 1344 or a U.S. Army Corps of Engineers Section 404 permit issued under 33 USC 1344.

A silt fence will be installed at surrounding the construction area in downslope locations. The silt fence will be installed in accordance with the Wisconsin Department of Natural Resources (WDNR) Technical Standard #1056 to limit the discharge of pollutants from the construction site.

Excavated soil will be stockpile immediately adjacent to the trench and HDD excavation area as practicable. Soil storage piles will be located more than 25 feet from any downslope road or drainageway as practicable. When not in use, soil storage piles will be contained by a downslope sediment fence or be covered with a tarp.

Discharge from the construction site via the overland flow is only expected from areas outside of the containment areas. As specified above, the silt fence will be installed downslope from these areas. Stormwater from the containment areas will be discharged via existing outfall structures and the sediment logs will be installed at the inlet of each structure.

Inspection and Maintenance

All BMPs will be inspected daily and maintained in working condition. Accumulated sediment will be removed from behind sediment fences and barriers before it reaches a depth that is equal to half the barrier height. All sediment that moves off-site due to construction activities will be cleaned up by the end of the workday. All sediment that moves off-site due to storm events will be cleaned up as soon as possible but at least by the end of the next day.

Stabilization and Restoration

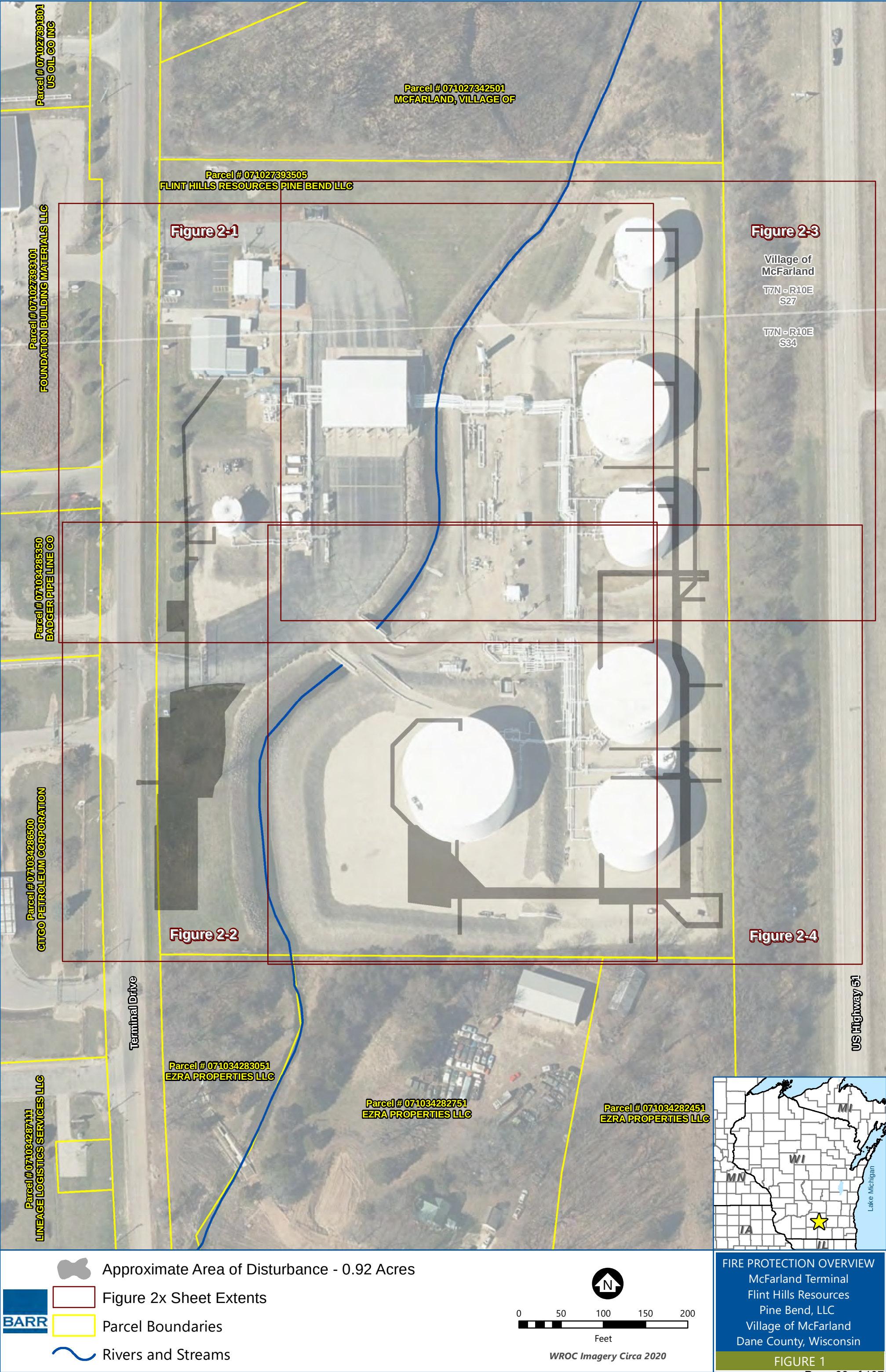
Project locations outside of the containment areas where land disturbing construction activities will temporarily cease for a period exceeding 14 calendar days will be temporarily stabilized with straw or hay much in accordance with the WDNR Stormwater Construction Technical Standard (Technical Standards) # 1058.

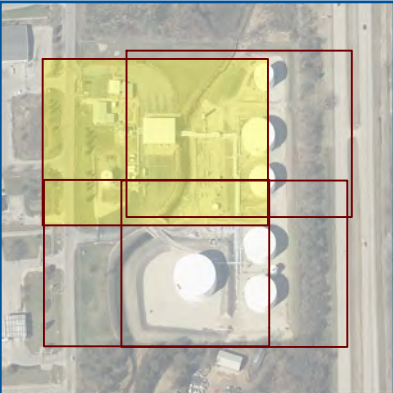
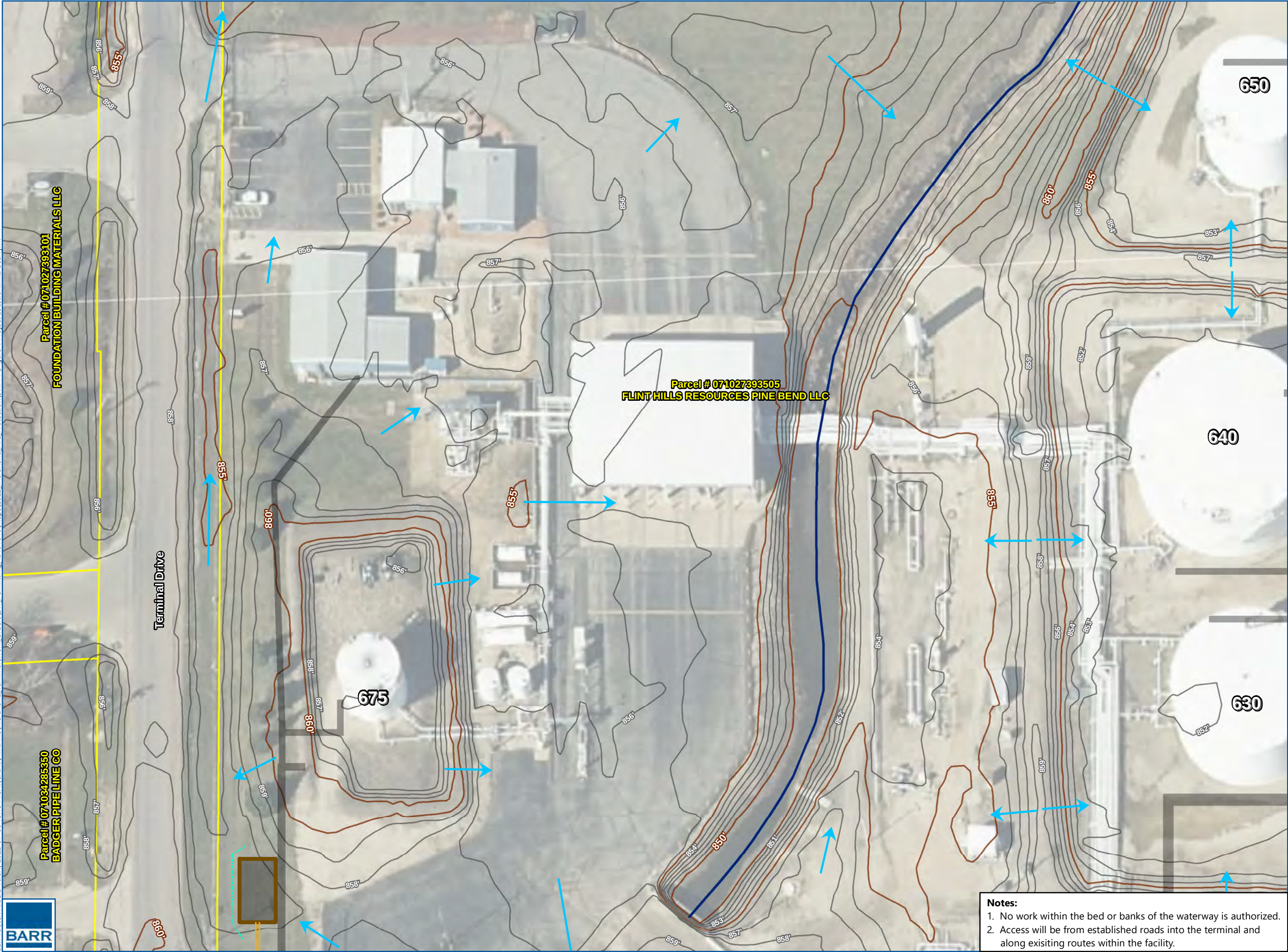
Upon completion of the work, backfilling of the trench and HDD excavations will begin immediately, and these sites will be restored to preconstruction conditions. Excavated subsoil will be backfilled first and then the topsoil or gravel to maintain the original soil horizons.

All vegetated areas will be seeded to restore vegetation. Permanent seeding will be completed by September 15, 2023. Seeding will include the following:

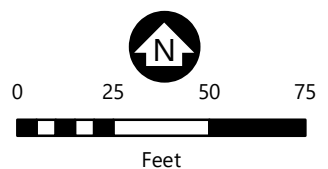
- Prepare and complete all seeding operations as specified
- Apply 6" topsoil to prepared subgrade
- Seed with WisDOT Mix #30 or #40 (per WisDOT Std. Spec Table 630-1) at a rate of 87.2 lbs/ac (2.0 lbs/1000 sf).
- Provide nurse crop per in addition to permanent seeding per at a rate of 34.9 lbs/ac (0.8 lbs/1000 sf)
- Mulch seeded areas (per WisDOT 627) with weed-seed-free straw (hay is not an acceptable substitution) at a rate of 2.0 tons/ac and crimp to anchor to surface
- Water and maintain as specified for the establishment period

All disturbed areas within the containment areas and along existing access routes will be stabilized with clean rock, gravel, or according to facility preference. Temporary, non-biodegradable sediment control BMPs will be removed from the site after vegetation and/or stabilization has been achieved.





- ★ Site Location
- Approximate Area of Disturbance - 0.92 Acres
- Proposed Features**
 - Suggested Sediment Control BMPs
 - RDS-NEW BUILDING
 - Concrete Pad
 - Contour
 - Road
 - Road Centerline
 - HDD Driveway Bores
 - HDD Fire Water
 - HDD Pits
 - New Stormwater Culvert
- Contours (2017 Lidar)**
 - 5-Foot
 - 1-Foot
 - Surface Flow Direction
 - Rivers and Streams
 - Parcel Boundaries



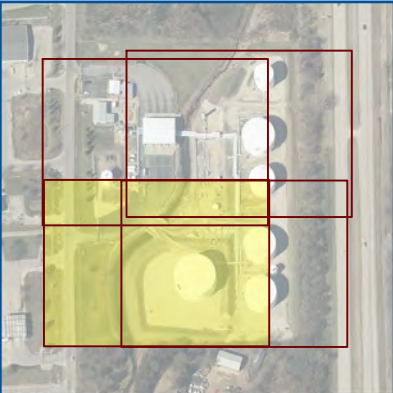
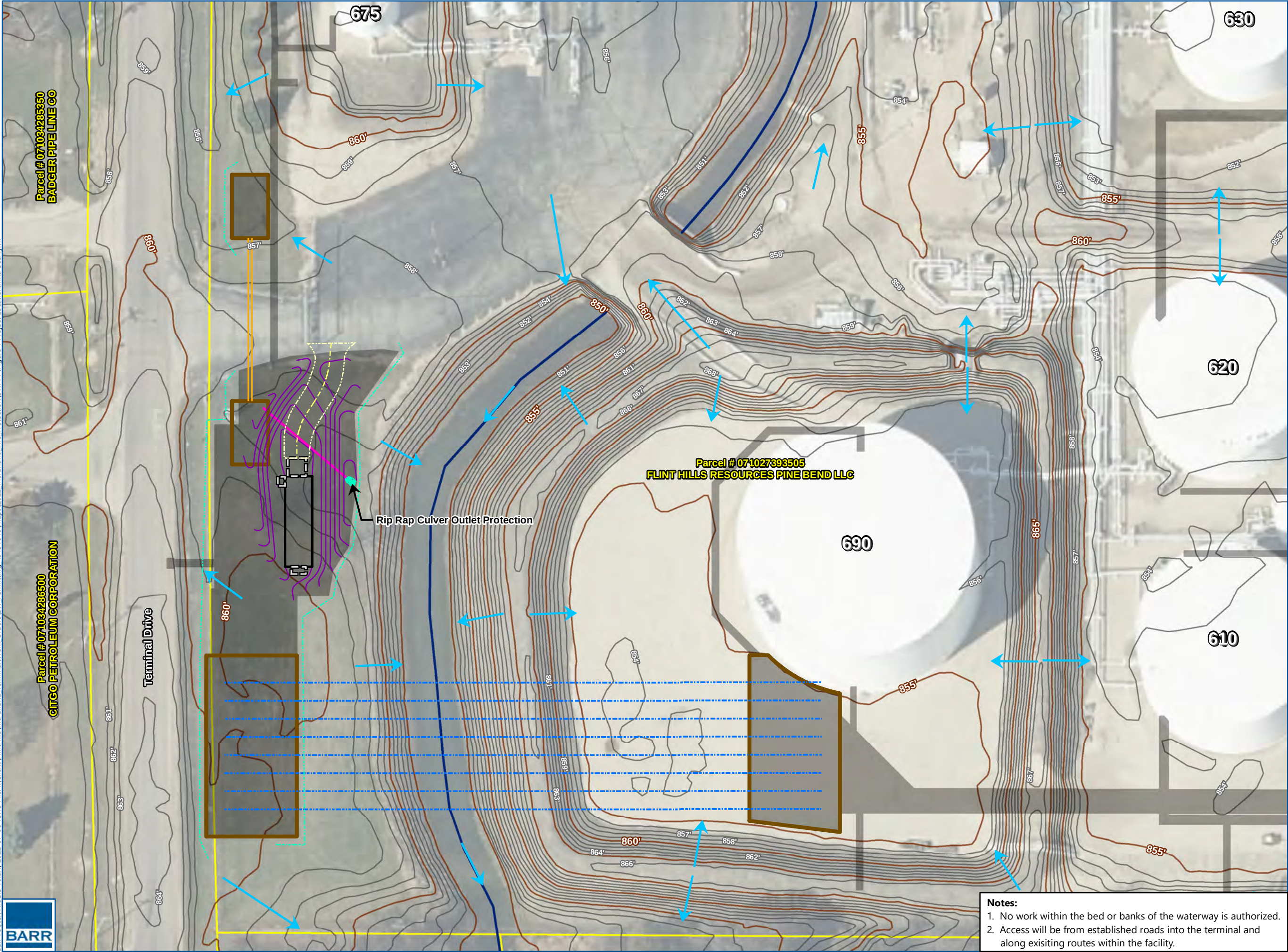
WROC Imagery Circa 2020

FIRE PROTECTION DETAIL
McFarland Terminal
Flint Hills Resources
Pine Bend, LLC
Village of McFarland
Dane County, Wisconsin

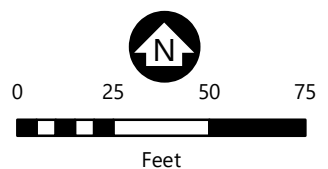
FIGURE 2-1

- Notes:**
1. No work within the bed or banks of the waterway is authorized.
 2. Access will be from established roads into the terminal and along existing routes within the facility.





- ★ Site Location
- Approximate Area of Disturbance - 0.92 Acres
- Proposed Features**
 - Suggested Sediment Control BMPs
 - RDS-NEW BUILDING
 - Concrete Pad
 - Contour
 - Road
 - Road Centerline
 - HDD Driveway Bores
 - HDD Fire Water
 - HDD Pits
 - New Stormwater Culvert
- Contours (2017 Lidar)**
 - 5-Foot
 - 1-Foot
 - Surface Flow Direction
 - Rivers and Streams
 - Parcel Boundaries



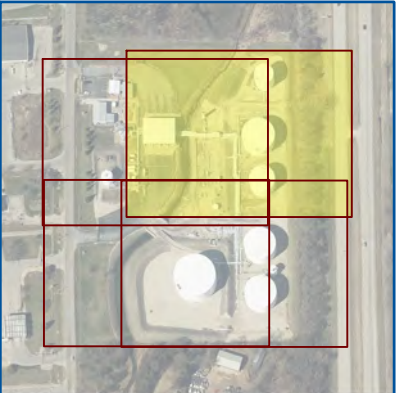
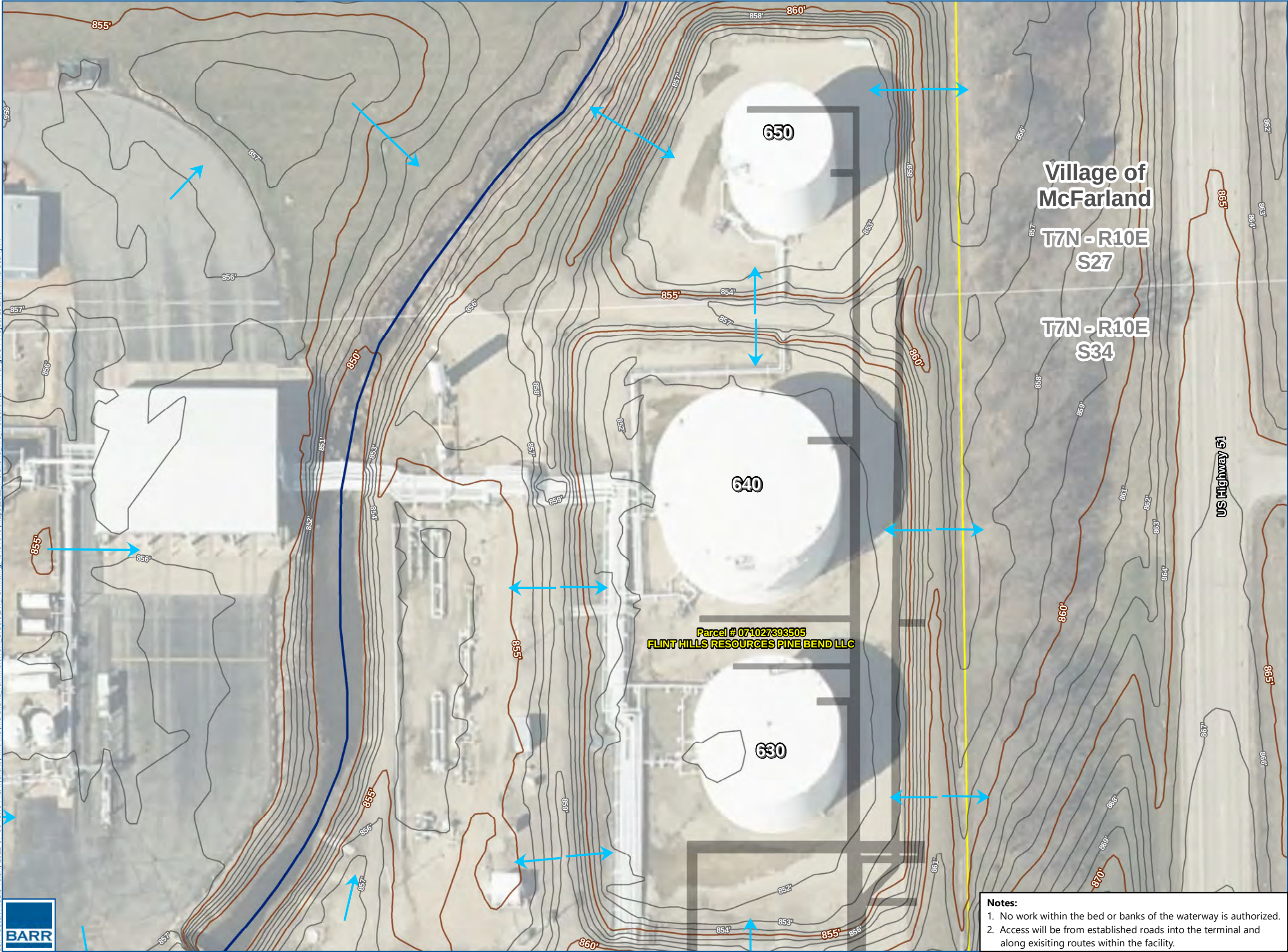
WROC Imagery Circa 2020

FIRE PROTECTION DETAIL
McFarland Terminal
Flint Hills Resources
Pine Bend, LLC
Village of McFarland
Dane County, Wisconsin

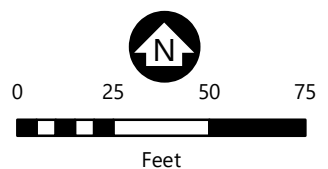
FIGURE 2-2

- Notes:**
1. No work within the bed or banks of the waterway is authorized.
 2. Access will be from established roads into the terminal and along existing routes within the facility.





- ★ Site Location
- Approximate Area of Disturbance - 0.92 Acres
- Proposed Features**
 - Suggested Sediment Control BMPs
 - RDS-NEW BUILDING
 - Concrete Pad
 - Contour
 - Road
 - Road Centerline
 - HDD Driveway Bores
 - HDD Fire Water
 - HDD Pits
 - New Stormwater Culvert
- Contours (2017 Lidar)**
 - 5-Foot
 - 1-Foot
 - Surface Flow Direction
 - Rivers and Streams
 - Parcel Boundaries



WROC Imagery Circa 2020

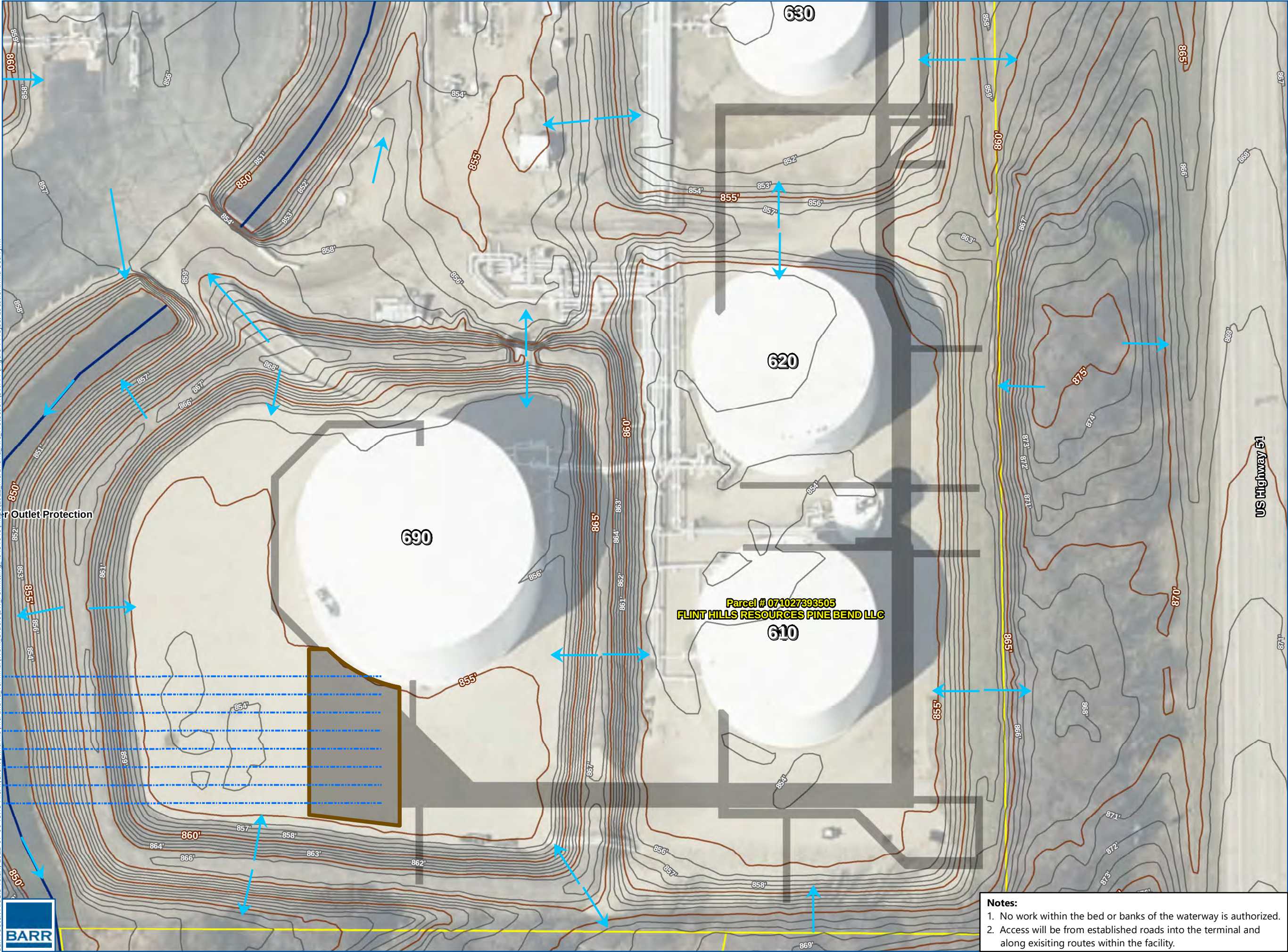
FIRE PROTECTION DETAIL
McFarland Terminal
Flint Hills Resources
Pine Bend, LLC
Village of McFarland
Dane County, Wisconsin

FIGURE 2-3

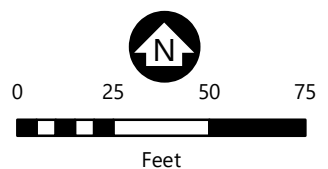
- Notes:**
1. No work within the bed or banks of the waterway is authorized.
 2. Access will be from established roads into the terminal and along existing routes within the facility.



Barr Footer: ArcGIS 10.8.1, 2022-07-06 13:13 File: I:\Client\FlintHills\McFarland_Terminal\Work_Orders\SW_Permitting_49131016\Maps\2022_McFarland_Fire_Protection\SWPPP\Figure 1 Project Location.mxd User: jwk



- ★ Site Location
- Approximate Area of Disturbance - 0.92 Acres
- Proposed Features**
 - Suggested Sediment Control BMPs
 - RDS-NEW BUILDING
 - Concrete Pad
 - Contour
 - Road
 - Road Centerline
 - HDD Driveway Bores
 - HDD Fire Water
 - HDD Pits
 - New Stormwater Culvert
- Contours (2017 Lidar)**
 - 5-Foot
 - 1-Foot
 - Surface Flow Direction
 - Rivers and Streams
 - Parcel Boundaries



WROC Imagery Circa 2020

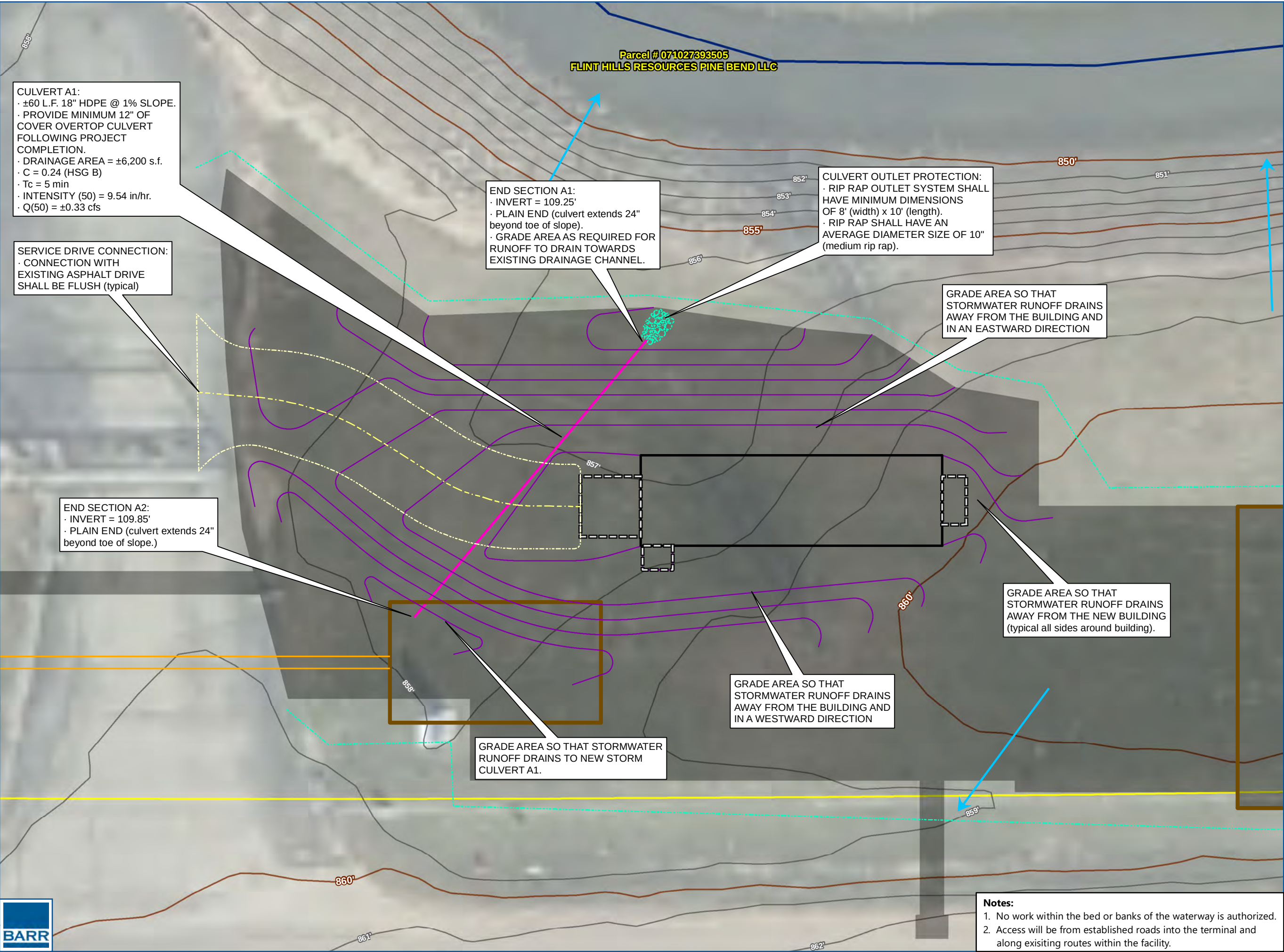
FIRE PROTECTION DETAIL
McFarland Terminal
Flint Hills Resources
Pine Bend, LLC
Village of McFarland
Dane County, Wisconsin

FIGURE 2-4

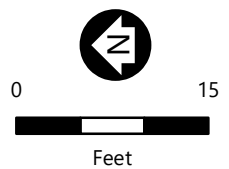
- Notes:**
1. No work within the bed or banks of the waterway is authorized.
 2. Access will be from established roads into the terminal and along existing routes within the facility.



Barr Footer: ArcGIS 10.8.1, 2022-07-13 14:05 File: I:\Client\FlintHills\McFarland_Terminal\Work_Orders\SW_Permitting_49131016\Maps\2022_McFarland_Fire_Protection\SWPPP\Figure 3 Grading Plan.mxd User: jvk



- ★ Site Location
- Approximate Area of Disturbance - 0.92 Acres
- Proposed Features**
- Suggested Sediment Control BMPs
 - RDS-NEW BUILDING
 - Concrete Pad
 - Contour
 - Road
 - Road Centerline
 - HDD Driveway Bores
 - HDD Fire Water
 - HDD Pits
 - New Stormwater Culvert
- Contours (2017 Lidar)**
- 5-Foot
 - 1-Foot
 - Surface Flow Direction
 - Rivers and Streams
 - Parcel Boundaries



WROC Imagery Circa 2020

FIRE PROTECTION - GRADING
McFarland Terminal
Flint Hills Resources
Pine Bend, LLC
Village of McFarland
Dane County, Wisconsin

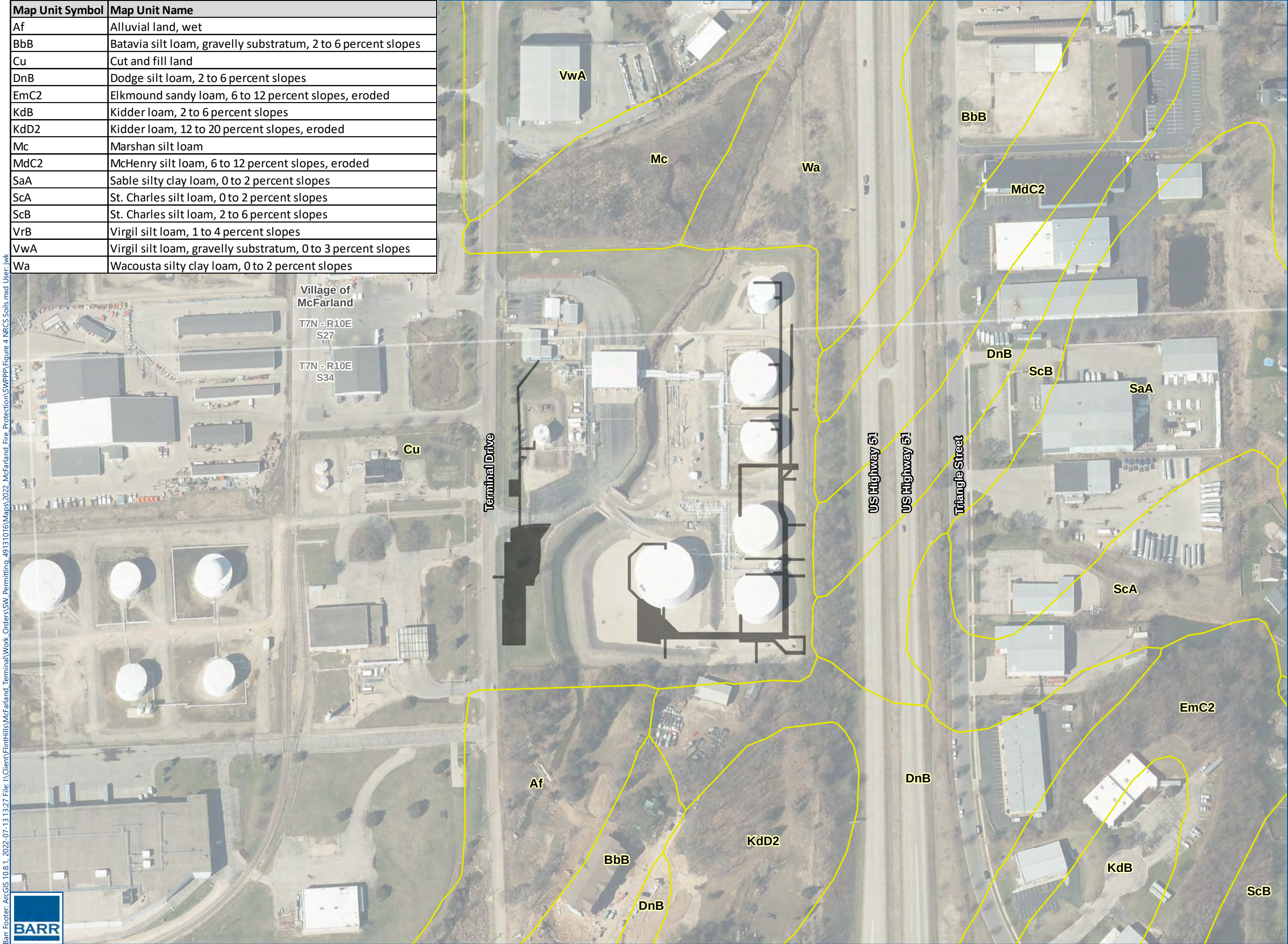
FIGURE 3

- Notes:**
1. No work within the bed or banks of the waterway is authorized.
 2. Access will be from established roads into the terminal and along existing routes within the facility.

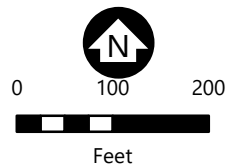


Map Unit Symbol	Map Unit Name
Af	Alluvial land, wet
BbB	Batavia silt loam, gravelly substratum, 2 to 6 percent slopes
Cu	Cut and fill land
DnB	Dodge silt loam, 2 to 6 percent slopes
EmC2	Elk mound sandy loam, 6 to 12 percent slopes, eroded
KdB	Kidder loam, 2 to 6 percent slopes
KdD2	Kidder loam, 12 to 20 percent slopes, eroded
Mc	Marshan silt loam
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded
SaA	Sable silty clay loam, 0 to 2 percent slopes
ScA	St. Charles silt loam, 0 to 2 percent slopes
ScB	St. Charles silt loam, 2 to 6 percent slopes
VrB	Virgil silt loam, 1 to 4 percent slopes
VwA	Virgil silt loam, gravelly substratum, 0 to 3 percent slopes
Wa	Wacousta silty clay loam, 0 to 2 percent slopes

Barr Footer: ArcGIS 10.8.1, 2022-07-13 13:27 File: I:\Client\FlintHills\McFarland_Terminal\Work_Orders\SW_Permitting_49131016\Maps\2022_McFarland_Fire_Protection\SWPPP\Figure 4 NRCS Soils.mxd User: jvk



- Site
- Approximate Area of Disturbance - 0.92 Acres
- NRCS



WROC Imagery Circa 2020

NRCS SOILS

McFarland Terminal

Flint Hills Resources

Pine Bend, LLC

Village of McFarland

Dane County, Wisconsin

FIGURE 4

Industrial Center Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project connect building entries with walkways to planned sidewalks in Terminal Drive, distinguishing them from driving surfaces?	✓	
2. Does the project locate service areas, loading docks, mechanical equipment, and refuse containers to non-street sides of buildings and screen them?		N/A
3. Does the project include adequate, accessible, and convenient areas for collecting and loading trash and recyclables?		N/A
4. Does the project screen ground-, roof-, and wall-mounted mechanical equipment from public rights-of-way and adjacent properties?	✓	
5. Does the project include landscaped front yards, parking areas, and foundations?	✓	
6. Does the project convey stormwater to on-site or in-district infiltration areas?	✓	
7. Does the project provide bicycle parking?		✗
8. Are all fully screened outdoor storage or display areas inside of all required side and rear building setbacks, with dense landscaping on the outside of these areas?	N/A	
9. Does the project permanently define and screen all outdoor storage areas with dense landscaping, opaque walls and/or opaque fences?		N/A
10. Does the project limit outdoor operations and store equipment and raw materials inside buildings to ensure minimal visual impact on neighboring uses and the public?	✓	
11. Does the project locate limited outdoor merchandise display areas near building entrances, without affecting traffic flow?		N/A
12. Does the project preserve existing on-site vegetation, especially large trees, wood lots, and remnant wetlands and prairies?	✓	
13. Does the project locate service and storage areas to minimize Highway 51 visibility?	✓	
14. Does the project heavily screen parking areas adjacent to highway 51?	N/A	
15. Does the project screen rooftop mechanicals and utilities?		N/A
16. Are mechanicals and utilities shown on the project's site plan?	✓	
17. Does the project use wall-mounted signs?		N/A
18. Does the project include buildings which are at least two-stories in height?		✗
19. Does the project include buildings which are compatible with the desired gateway character of the Village?	✓	
20. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides?	✓	
21. Does the project include loading docks or overhead doors on street-facing facades?		✓
22. Does the project screen loading docks or overhead doors on other facades?	✓	
23. Does the project provide overhangs for pedestrian shelter?	Property not for public access	✗
24. Does the project have a FAR between 0.15 and 1.0 if it is an Industrial use or 0.35 and 1.5 if it is a Commercial use?	(62,000+750)/666,468 = .0941	✗
25. Is a minimum of 50% of the front building wall 20' to 35' from Terminal Drive or McFarland Street right-of-way?	46'-8"	✗
Building Design & Materials		
1. Does the project use building materials with lasting architectural character (strength, durability and quality)?	✓	
2. Does the project encourage use of the following exterior wall materials: brick, decorative masonry block, architectural grade metal panels, cedar siding, stone, architectural pre-cast concrete panels, Exterior Insulation and Finish System (EIFS),		✗

The request does not include outdoor storage.

The request does not include new parking. Existing parking is adjacent to Terminal Drive

The request does not include new signage.

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

New building includes overhead doors on south facing side, a non-street side.





May 1, 2023

Re: Site Design Review for 4405 Terminal Drive

We have reviewed the Plan Commission application for site design review of 4405 Terminal Drive submitted by Tim Solberg of Flint Hills Resources Pine Bend, LLC. to add a 50' 0" x 15' 0" fire pump building.

The existing property has access roadway complying with the International Fire Code (IFC) 2015 edition. All portions of the new building are proposed to be within 150 feet of the existing fire department access roadways and provide compliance with IFC 503.1.1. If the building location or size is modified and a portion of the new building is not within 150 feet of the existing fire department access roadway, the new access roadway will be required to be modified. The proposed access roadway is assumed to be less than 20 feet wide, as required by IFC 503.2.1, to be considered a fire department access roadway.

Based on our review of the submitted application, we are not recommending any site design modifications.

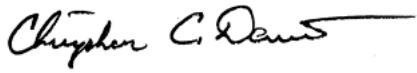
To proactively coordinate the installation of fire protection systems, below is a list of items the owner should be aware of.

- The Village of McFarland is a delegated agent of the State of Wisconsin for fire protection system plan review. Submissions must be submitted to the Fire & Rescue Department to obtain a fire protection system work permit.
- A fire protection system work permit is required before any work commences on a fire protection system.
- Village Ordinance 26-146 requires key boxes and building keys on all newly constructed commercial buildings. The proposed building will require access from a department-approved key, and the existing key box for the complex may be utilized.

We have communicated with the owner on the proposed fire protection system. We would also commend the property owner for being proactive with adding a fire

protection system that will protect not only their employees and property but also the commuters, visitors, and residents of McFarland.

Sincerely,

A handwritten signature in black ink, reading "Christopher C. Dennis". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Christopher C. Dennis, Chief
Fire & Rescue Department
Village of McFarland

May 10, 2023

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

Subject: 4405 Terminal Drive – Flint Hills Fire Protection Submittal Review

Dear Andrew:

We have received the site plan and erosion control permit application for a proposed new fire protection shed and associated piping construction for the site at 4405 Terminal Drive dated April 4, 2023.

We have reviewed the plan and permit application with Village public works staff and have no additional comments. Approval is recommended.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

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

BRB:sai

J:\JOB#S\McFarland\MC-00-00\Correspondence\2023\Flint Hills Fire Protection review letter.docx

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, April 16, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding a preapplication concept plan for potential improvements to 5923 Exchange Street, McFarland House Cafe.

PREVIOUS ACTION:

4.8.24 Landmarks Commission preapplication meeting

ISSUE SUMMARY:

Shaun O'Hearn has requested to appear before the Landmarks Commission (April 8) and Plan Commission for separate preapplication meetings to discuss potential improvements to the McFarland House Cafe. The purpose of a preapplication meeting is to provide an opportunity for some initial discussion on the proposed projects before the applicant develops professional detailed plans and submits an official Certificate of Appropriateness Application, CUP (or PD-I rezone), and Site/Design Review Application. Preapplication meetings are not required, and all feedback provided by the Landmarks Commission and Plan Commission is voluntary and non-binding.

Phase 1 Project

The proposed project includes adding a first floor bumpout of approximately 10'x20' on the north side (McFarland Tavern side) of the house. The purpose of the bump out is to provide space to expand the kitchen to serve the restaurant and a planned conversion of the two-second floor apartments into hotel rooms along with the third floor apartments, which are currently used for tourist rooming purposes (i.e. AirBnB). The conversion of the apartments to a hotel will require approval by the Plan Commission and not the Landmarks Commission. However, it is worth noting that, historically, the house was used as a hotel, among other past uses.

The project includes removal of the exterior stairs/decks on the back of the house to the second floor apartments and replacement with balconies. The exterior stairs and decks are not original features of the house. The first floor addition would not extend across the full width of the house and would be setback from the primary street facing facade per the requirements of Sec. 62-396(j) of the Historic Preservation Code. The final size, height, and design of the bumpout is to be determined based on final architectural design, with the intention to match materials, styles and colors to the existing house per Sec. 62-396(h). Shaun has provided a picture from the McFarland Historical Society that shows the house had a bumpout in the same location at one point in the past. Shaun may also pursue the installation of rooftop solar panels on the east side of the roof (Chase Lumber side). Per Sec. 62-396(c), solar collectors are allowed if they do not detract from the architectural integrity of the structure and are as unobtrusive as possible.



Shaun's desire is to obtain official permit approvals this Summer and then start construction in the Fall.

Phase 2 Project

The packet includes a preliminary concept for a larger Phase 2 project that consists of razing the existing ice cream shop building and developing a new two-story mixed use building with 5 residential units (or potential hotel rooms) and four ground floor commercial spaces. This is a more significant project in terms of project scope and budget. Shaun's primary focus at this time is on the Phase 1 improvements and there is no definitive timeline for Phase 2 at this time.

However, the meeting provides an opportunity to provide preliminary feedback on the initial design of Phase 2. For the Landmarks Commission, the discussion preliminary relates to the architectural appearance of the proposed building as it relates to the historical house. Shaun's preliminary designs call for a depot/agricultural appearance to the building. This is a nod to the early 1900 era depot and Eighth grain elevator that were near the McFarland House (refer to photos in the packet). Plan Commission feedback also includes the proposed architectural design but also proposed uses and site design.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

[Division 62-II-6 Historic Preservation](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

1. 5923 Exchange Street Phase 1 PreApp_04.02.24
2. 5923 Exchange Street Phase 2 PreApp_04.02.24

From: [Shaun O'Hearn](#)
To: [Andrew Bremer](#)
Subject: McFarland House - LC
Date: Tuesday, April 2, 2024 3:19:41 PM
Attachments: [24.3.26 Cafe Remodel 4-unit option.pdf](#)

Dear Members of the Landmarks Commission,

I am writing to express my enthusiasm and commitment to the preservation and enhancement of the McFarland House, a cherished landmark in our community. As an admirer of its historical significance and value, I believe that thoughtful renovation and adaptation can ensure its continued relevance and utility for generations to come.

The proposed remodeling project for the McFarland House aims to honor its rich heritage while also accommodating modern needs. Our vision includes replacing the existing decks with interior access only balconies, thus preserving the integrity of the exterior façade while offering enhanced safety and functionality for guests. This modification will not only align with contemporary standards but also safeguard the structural integrity of the building.

Furthermore, we intend to enhance the functionality of the McFarland House by expanding the kitchen space through a tasteful bump-out addition. It is our belief that this expansion will not only meet the demands of a growing operation but also contribute to the overall charm and allure of the property. To ensure harmony with the existing structure, the design of the bump-out addition will be crafted to resemble the historic addition as depicted on the McFarland Historical Society website. All windows, doors (if applicable), and siding will be selected to match the traditional building materials.

It is important to note that these proposed changes are not undertaken lightly. Our goal is to strike a delicate balance between preserving the authenticity of the McFarland House and ensuring its continued relevance in a dynamic and evolving landscape.

Moreover, I am excited to share that these renovations will pave the way for the transformation of the McFarland House into a six-room boutique hotel. By leveraging its unique charm and historical significance, we aim to create an unparalleled hospitality experience that celebrates the heritage of our community while offering modern comforts and amenities to guests.

In conclusion, I respectfully request the support and future approval of the Landmarks Commission for the proposed remodeling project of the McFarland House. With your

guidance and collaboration, we can ensure that this treasured landmark continues to serve as a beacon of history, culture, and hospitality for years to come.

Thank you for your time and consideration.

Sincerely,

Shaun & Jess O'Hearn

McFarland House Cafe Inc.



Existing decking to be removed



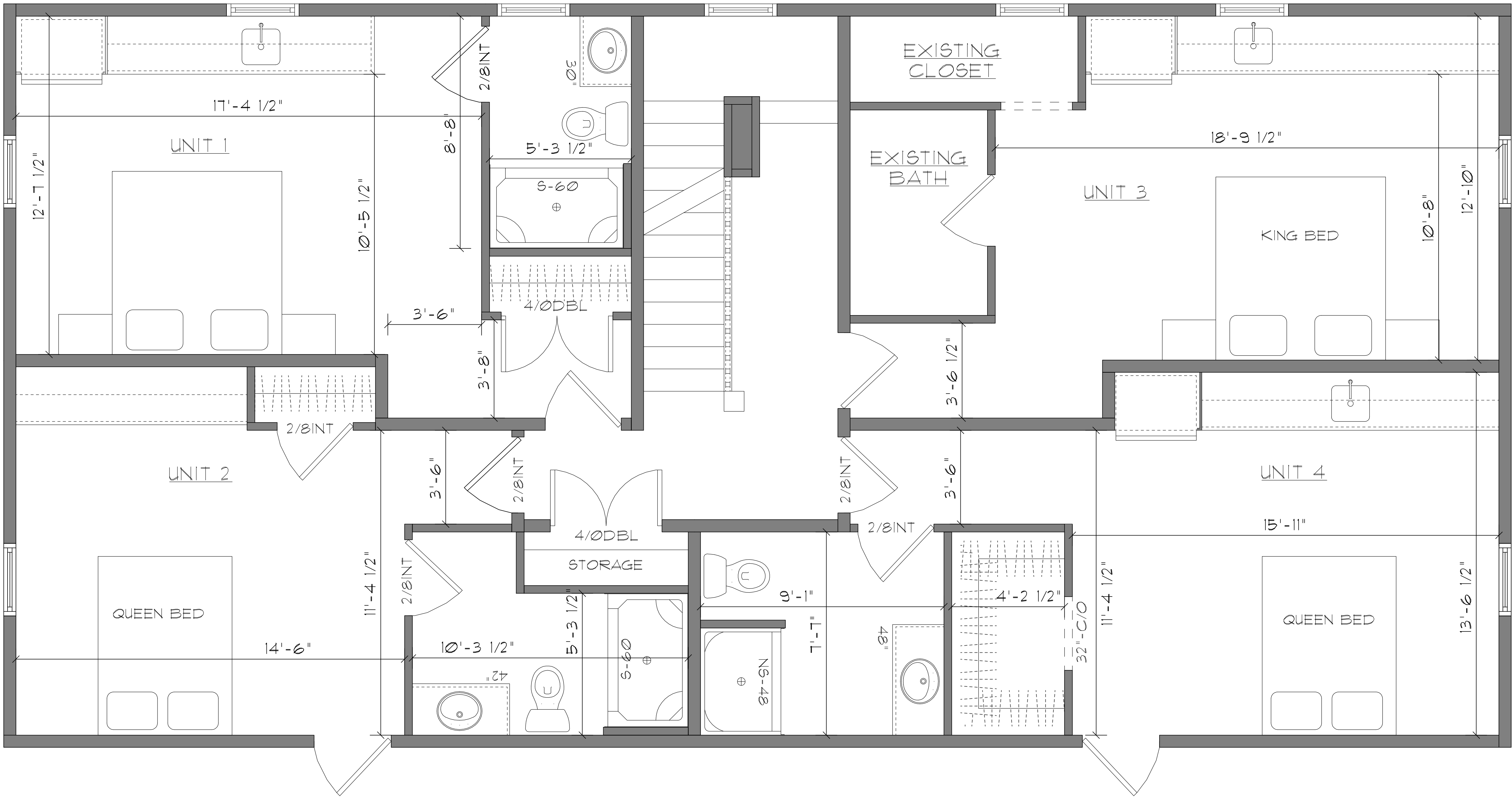


Prior bump out
on north side
of building

Activities

ALL EXISTING BUILDING FOOTPRINT LENGTHS, WALL HEIGHTS, WALL THICKNESSES & DETAILS, WINDOW SIZES & LOCATIONS, AND ANY OTHER "EXISTING" REFERENCES ARE BASED ENTIRELY ON FIELD MEASUREMNTS AND EXISTING FLOOR PLANS, ARE SHOWN FOR REFERENCE ONLY AND MUST BE VERIFIED & ADJUSTED ON-SITE BY CONTRACTORS. ALL CARE HAS BEEN TAKEN TO MAKE EXISTING INFO ACCURATE

BUILDER IS TO MAKE EVERY EFFORT AND WILL BE RESPONSIBLE FOR IDENTIFYING ALL ELECTRICAL, PLUMBING, HVAC AND LOAD-BEARING STRUCTURAL WALLS TO BE REMODELED AND UPDATING AND CONFORMING TO LOCAL CODES AND CONDITIONS OF SAID COMPONENTS



SECOND LEVEL REMODEL PLAN (4 UNIT OPTION)

CUSTOM HOME REMODEL DESIGN FOR:
**McFARLAND
HOUSE CAFE**

DESIGNER ASSUMES NO LIABILITY FOR HOME CONSTRUCTION FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO HAVE BUILDER OR CONTRACTOR VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. BUILDER OR CONTRACTOR MUST ALSO VERIFY COMPLIANCE WITH ALL LOCAL CODES AND CONDITIONS. ALL CARE HAS BEEN TAKEN BY DESIGNER TO MAKE PLANS ACCURATE. PLANS ARE FOR LOCATIONS AND REFERENCE ONLY. BUILDER OR CONTRACTOR RESPONSIBLE FOR ANY ENGINEERING AND REVISIONS TO PLAN. ALL ENGINEERING TO INCORPORATE ACTUAL SITE CONDITIONS.

REVISIONS:

2-13-24

LAST REVISION:

3-26-24

JOB NAME:

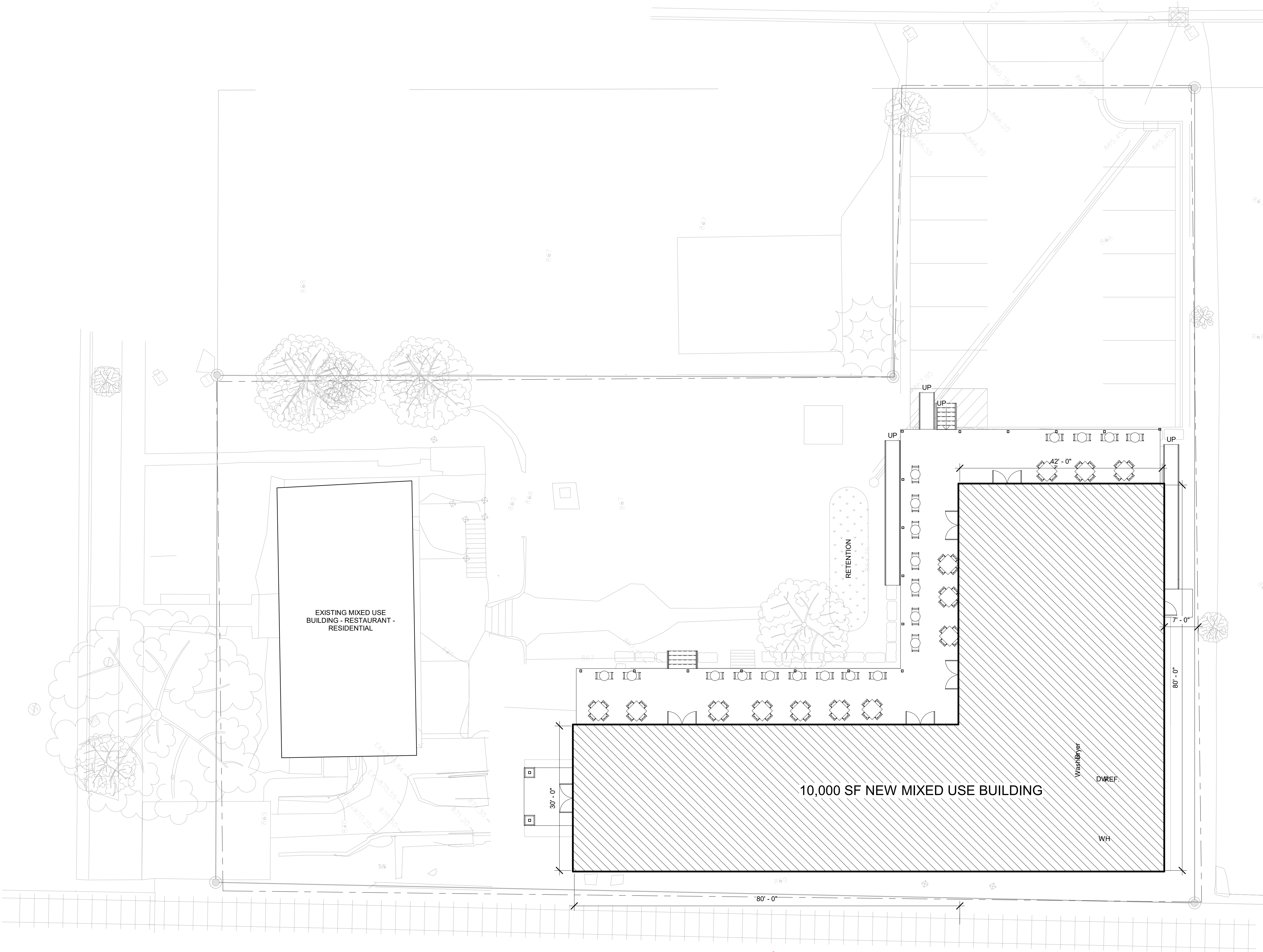
CAFE

SCALE:

1/2" = 1'-0"

SHEET:

TR1



1 SITE PLAN
3/32" = 1'-0"

Estimated Project Budget: Project Status

PRELIMINARY DRAWING
FOR OWNER'S APPROVAL

- ☐ - DRAWING APPROVED AS SUBMITTED
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SCALE: 3/32" = 1'-0"

SHEET NO.
A0 OF S3

McFarland Apts-Bar

5923 Exchange St, McFarland, WI 53558

ALLIED DESIGN ARCHITECTURAL & ENGINEERING GROUP, P.C.
100 S. PERSHING P.O. BOX 110 MORTON, IL 61550 L PROF. DESIGN FRM # 18403480 PHONE NUMBER 309-263-4105

OFFICE:
Dodgeville, WI
JOB NO.
B09112674

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Estimated Project Budget: Project Status

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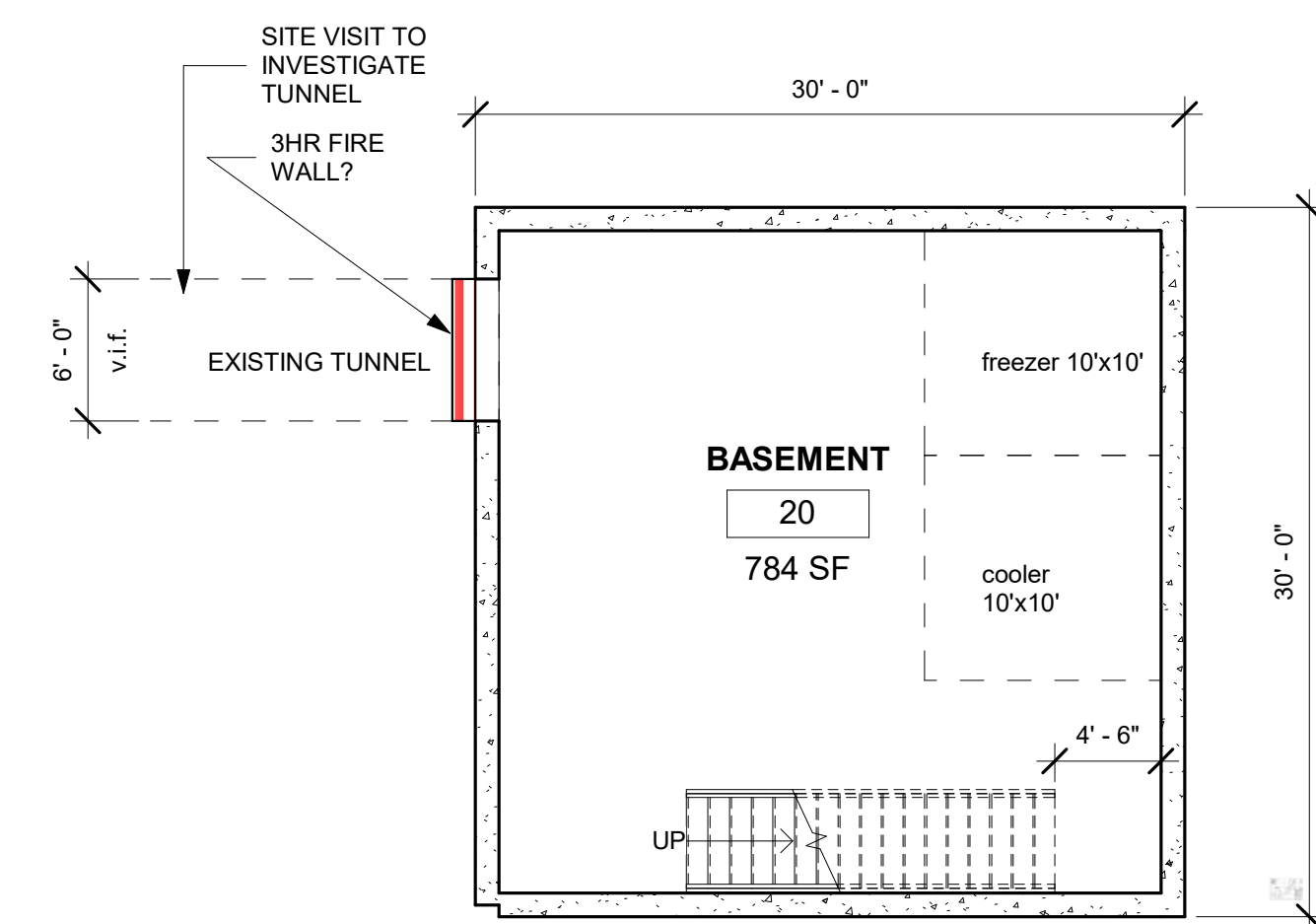
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SCALE: 1/8" = 1'-0"

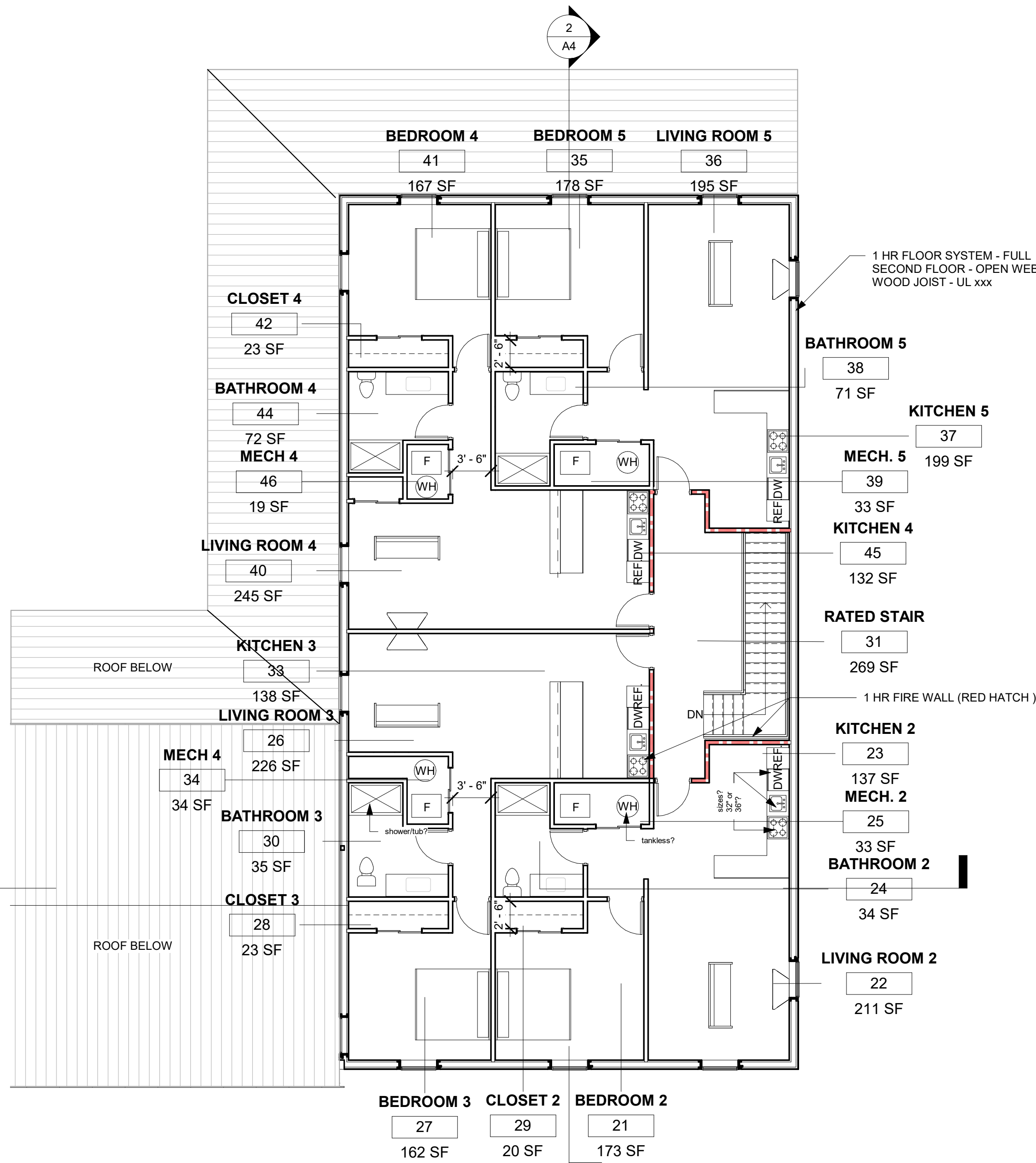
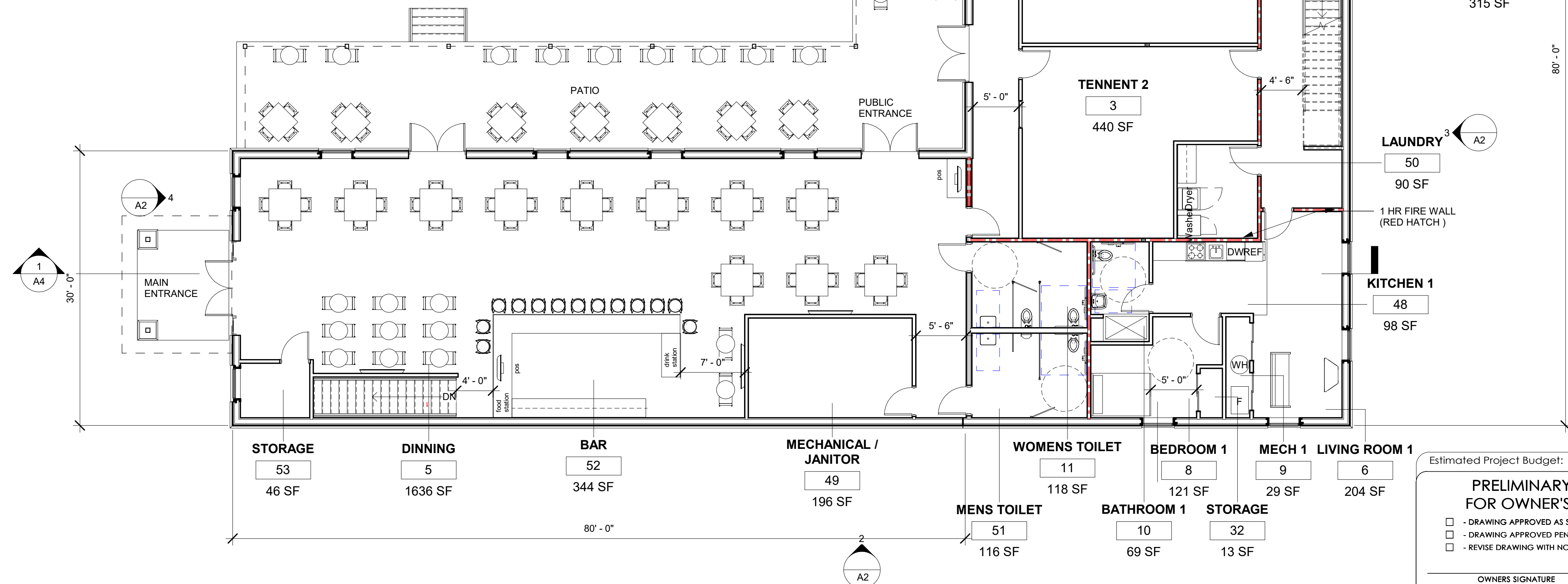
SHEET NO.
A1 OF A4

3 SECOND FLOOR
1/8" = 1'-0"



2 BASEMENT
1/8" = 1'-0"

1 1 - GRADE
1/8" = 1'-0"



FINISH SCHEDULE								
ROOM NUMBER	DESCRIPTION	SF	CEILING HEIGHT	FLOOR FINISH	BASE TRIM	WALL FINISH	CEILING FINISH	SUB CEILING
1	ICE CREAM SHOP	622 SF						
2	TENNENT 1	452 SF						
3	TENNENT 2	440 SF						
5	DINNING	1636 SF				HI-RIB ACOUSTICAL STEEL	HI-RIB ACOUSTICAL STEEL	
6	LIVING ROOM 1	204 SF						
7	TENNENT/RESIDENCE CORRIDOOR	315 SF						
8	BEDROOM 1	121 SF						
9	MECH 1	29 SF						
10	BATHROOM 1	69 SF						
11	WOMENS TOILET	118 SF						
13	ELECTICAL / SPRINKLER	96 SF						
20	BASEMENT	784 SF						
21	BEDROOM 2	173 SF						
22	LIVING ROOM 2	211 SF						
23	KITCHEN 2	137 SF						
24	BATHROOM 2	34 SF						
25	MECH. 2	33 SF						
26	LIVING ROOM 3	226 SF						
27	BEDROOM 3	162 SF						
28	CLOSET 3	23 SF						
29	CLOSET 2	20 SF						
30	BATHROOM 3	35 SF						
31	RATED STAIR	269 SF						
32	STORAGE	13 SF						
33	KITCHEN 3	138 SF						
34	MECH 4	34 SF						
35	BEDROOM 5	178 SF						
36	LIVING ROOM 5	195 SF						
37	KITCHEN 5	199 SF						
38	BATHROOM 5	71 SF						
39	MECH. 5	33 SF						
40	LIVING ROOM 4	245 SF						
41	BEDROOM 4	167 SF						
42	CLOSET 4	23 SF						
43	CLOSET 2	20 SF						
44	BATHROOM 4	72 SF						
45	KITCHEN 4	132 SF						
46	MECH 4	19 SF						
47	Room	10 SF						
48	KITCHEN 1	98 SF						
49	MECHANICAL / JANITOR	196 SF						
50	LAUNDRY	90 SF						
51	MENS TOILET	116 SF						
52	BAR	344 SF				HI-RIB ACOUSTICAL STEEL	HI-RIB ACOUSTICAL STEEL	
53	STORAGE	46 SF						

Door Schedule										
DOOR NUMBER	SIZE	STYLE	TYPE	FIRE RATING	GLAZING	FRAME	TRIM	CLOSER	HARDWARE	COMMENTS
107										
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Window Schedule											
WINDOW NUMBER	QUANTITY	SIZE	MANUFACTURER	STYLE	CATALOG #	WINDOW GLAZING	FRAME	TRIM	ACCESSORIES	SILL HEIGHT	COMMENTS
152											
154											
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154											
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OFFICE:
Dodgeville, WI

JOB NO.
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McFarland Apts-Bar

5923 Exchange St, Mc Farland, WI 53558

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100 S. PERSHING P.O. BOX 110 MORTON, IL 61550

PHONE NUMBER 309-263-4105

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Estimated Project Budget: Project Status

PRELIMINARY DRAWING
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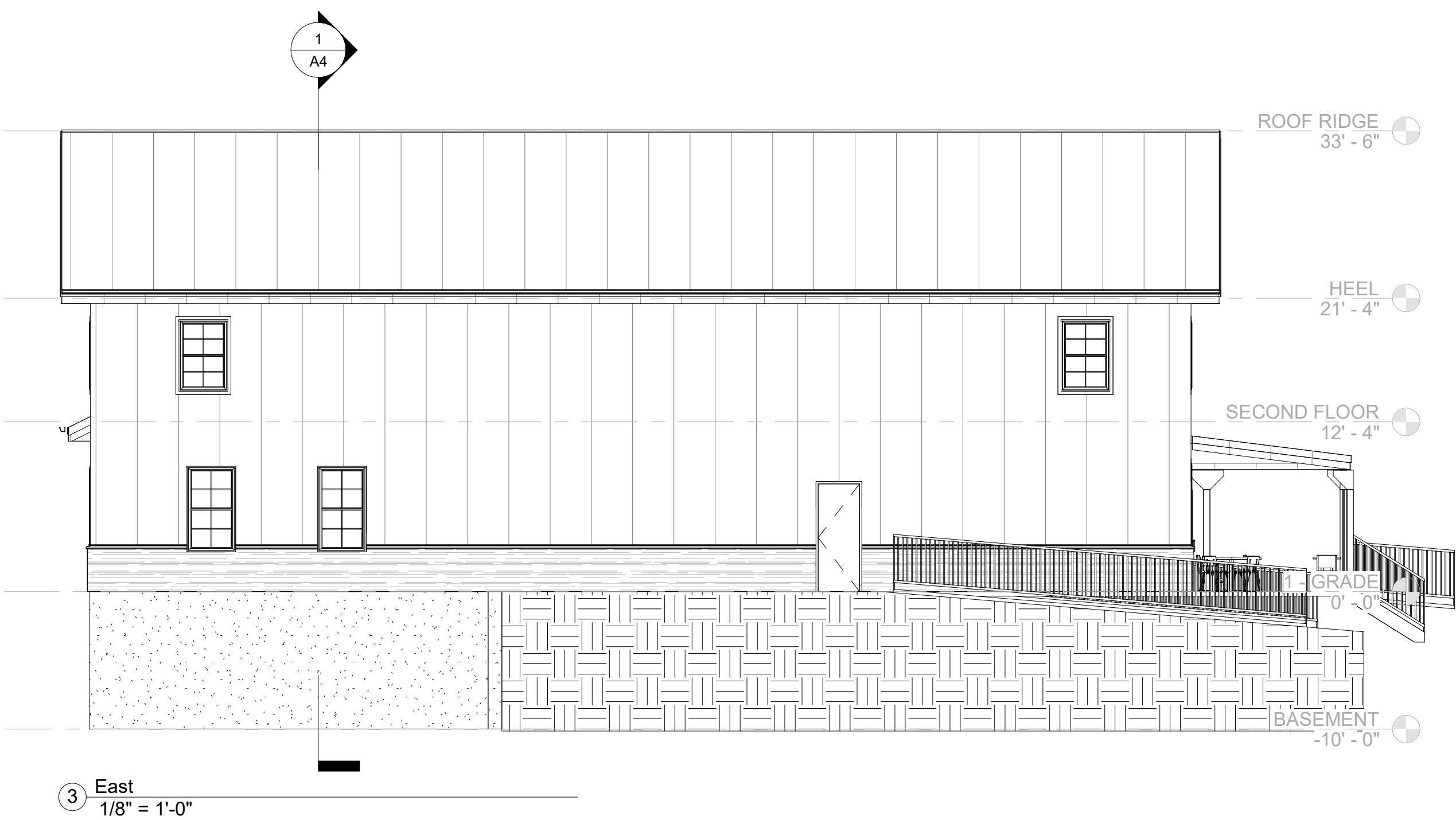
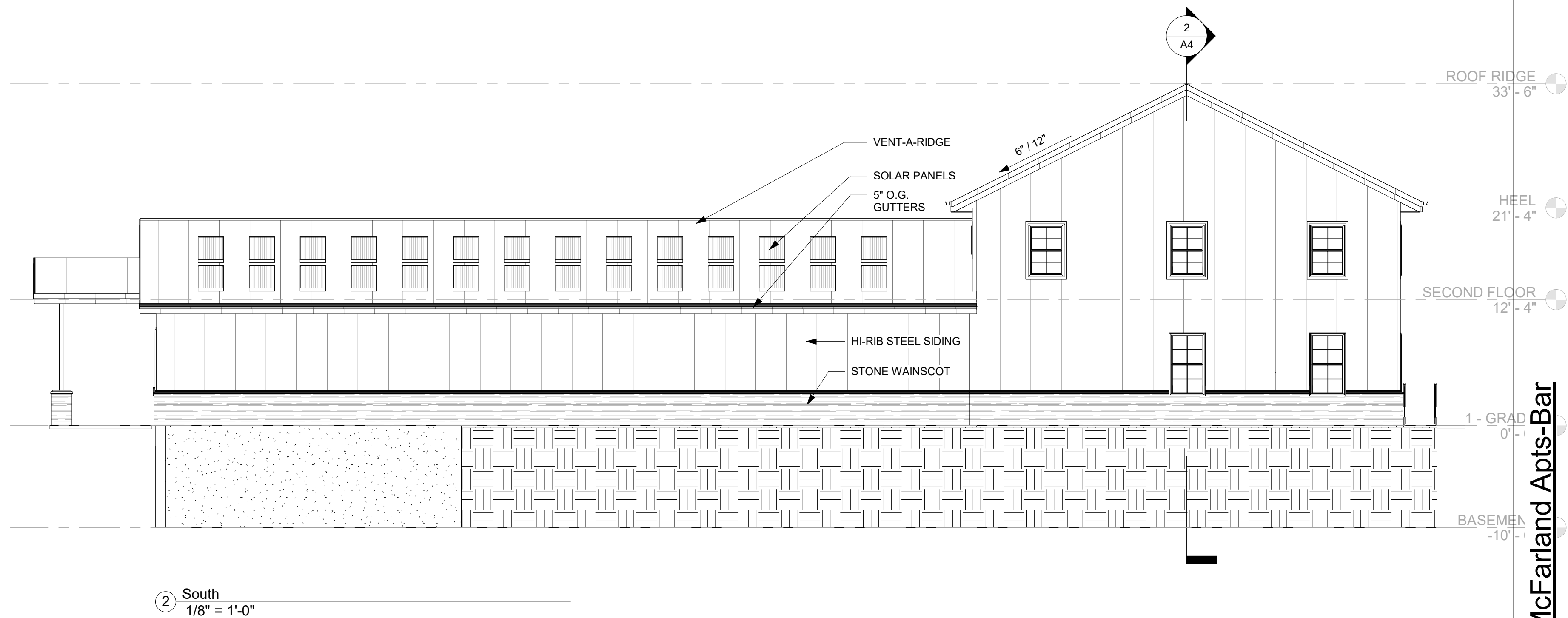
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SCALE:

SHEET NO.
A1.1 OF A4



McFarland Apts-Bar
5923 Exchange St, Mc Farland, WI 53558

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TEL: 815/550-3480 FAX: 815/550-3480
PHONE NUMBER: 309-263-4105

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Estimated Project Budget: **Project Status**

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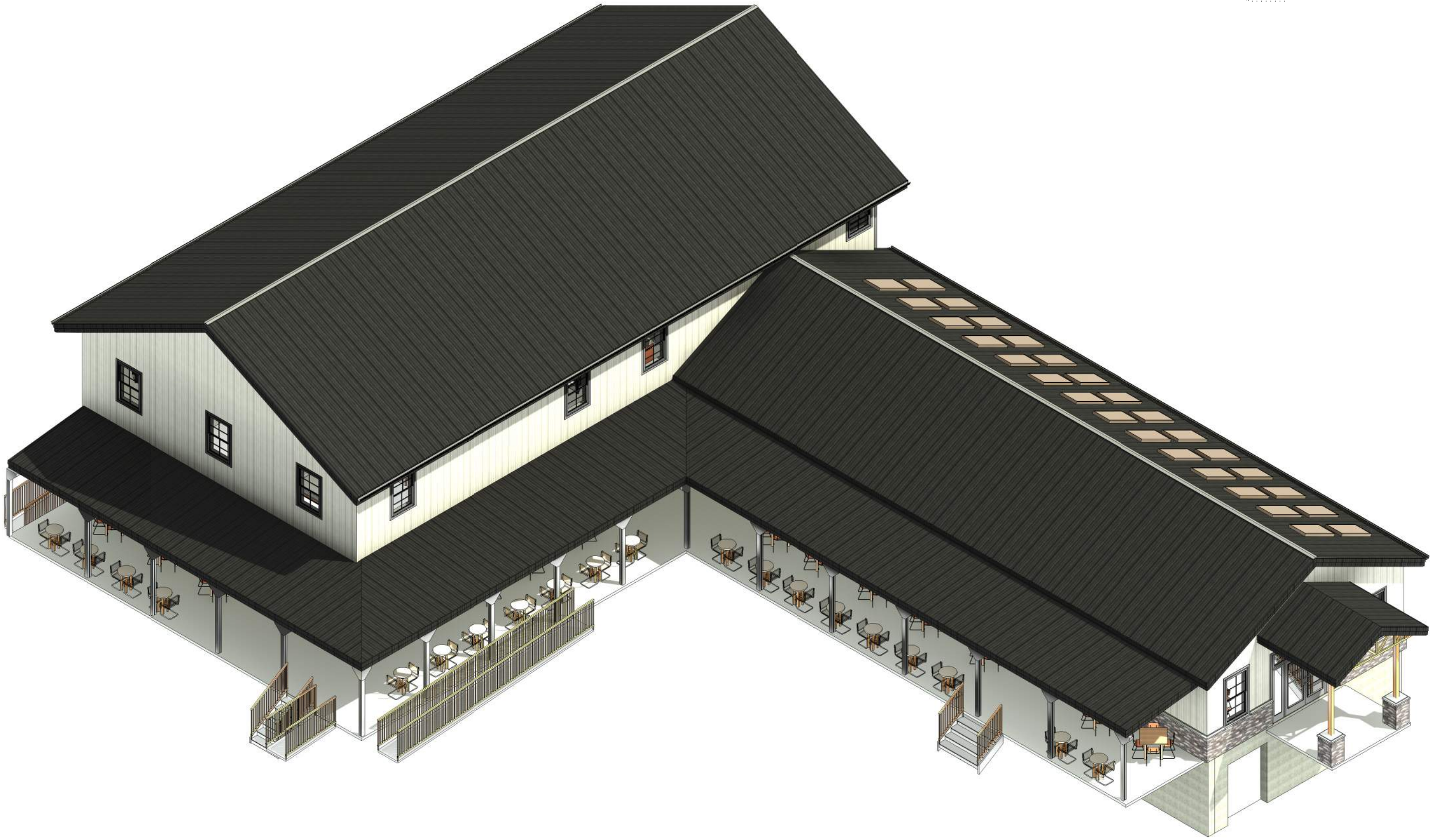
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SCALE: 1/8" = 1'-0"

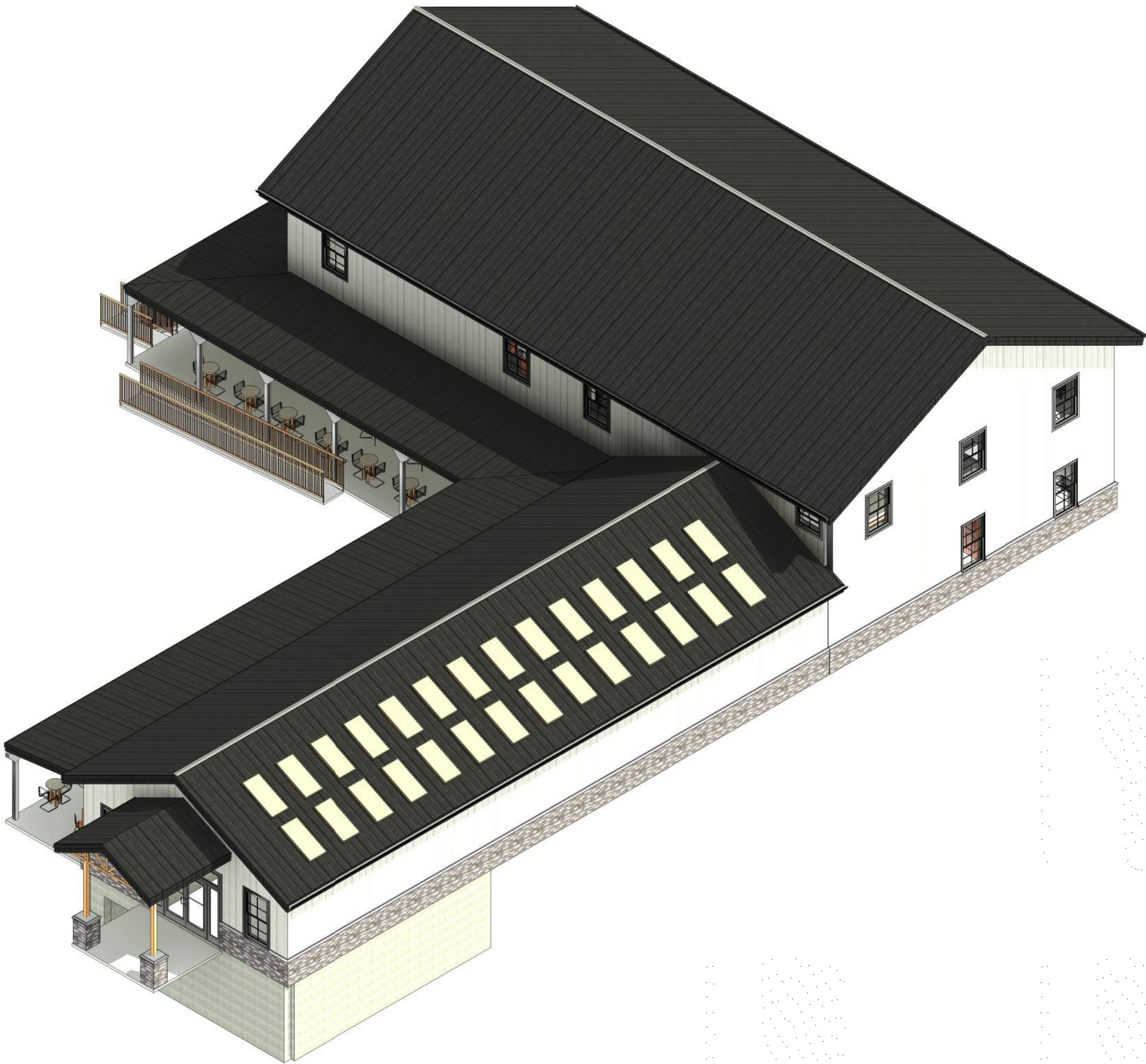
SHEET NO. **A2** OF **A**



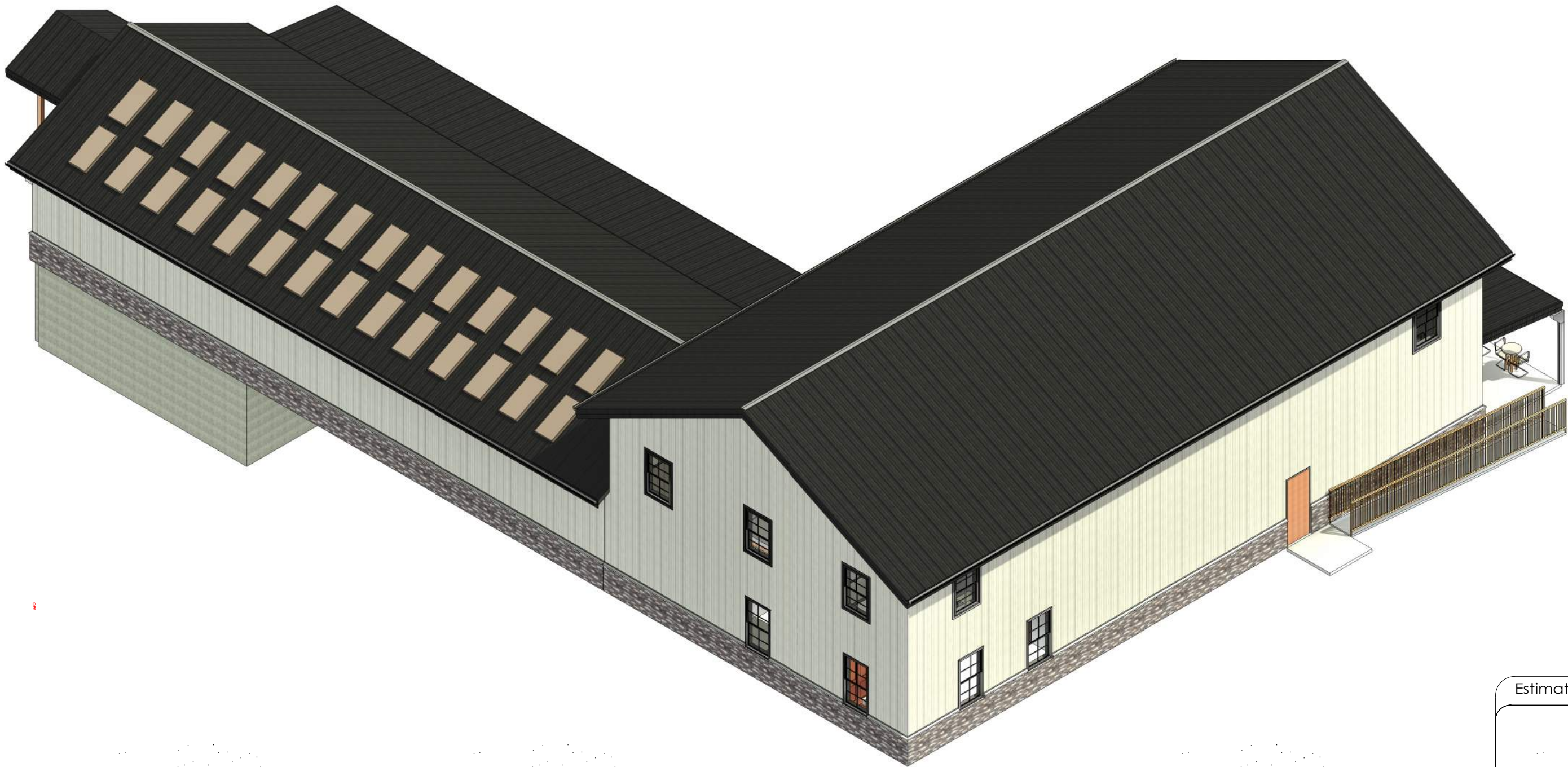
④ NORTHEAST VIEW



③ NORTHWEST VIEW



② SOUTHEAST VIEW



① SOUTHWEST VIEW

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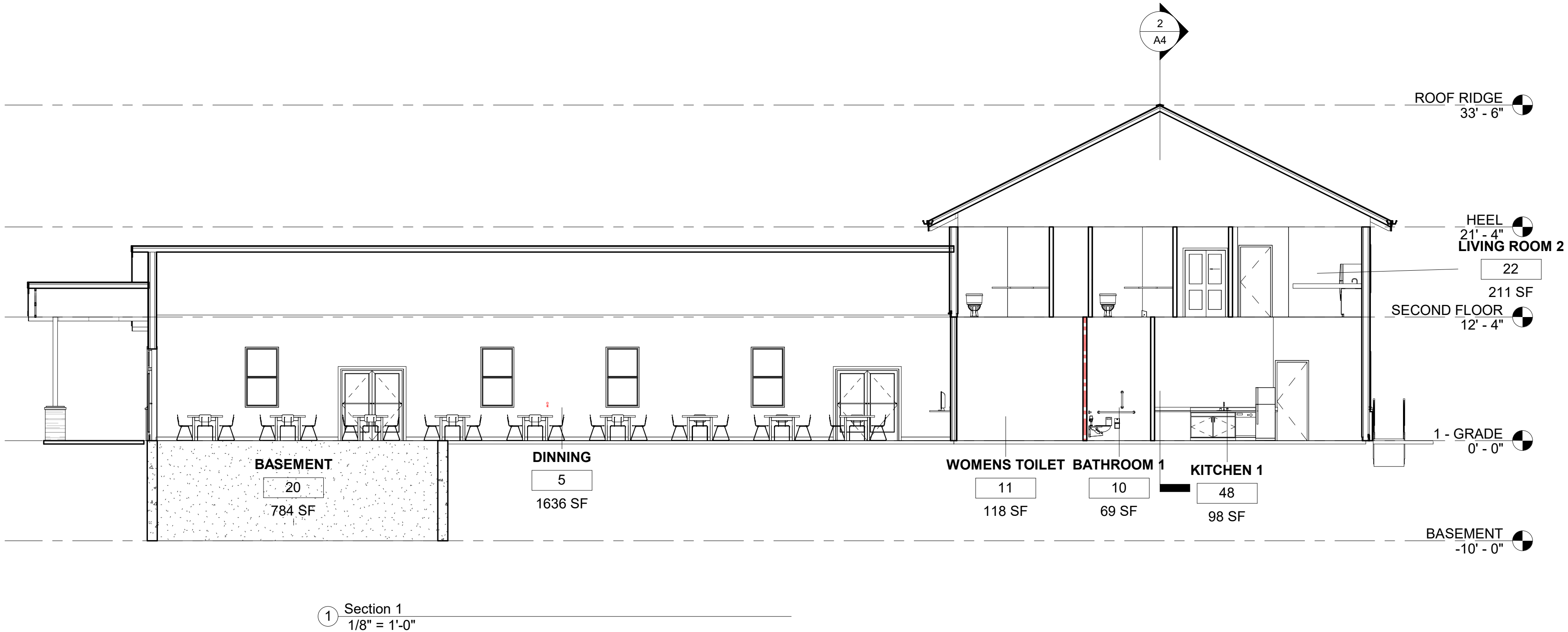
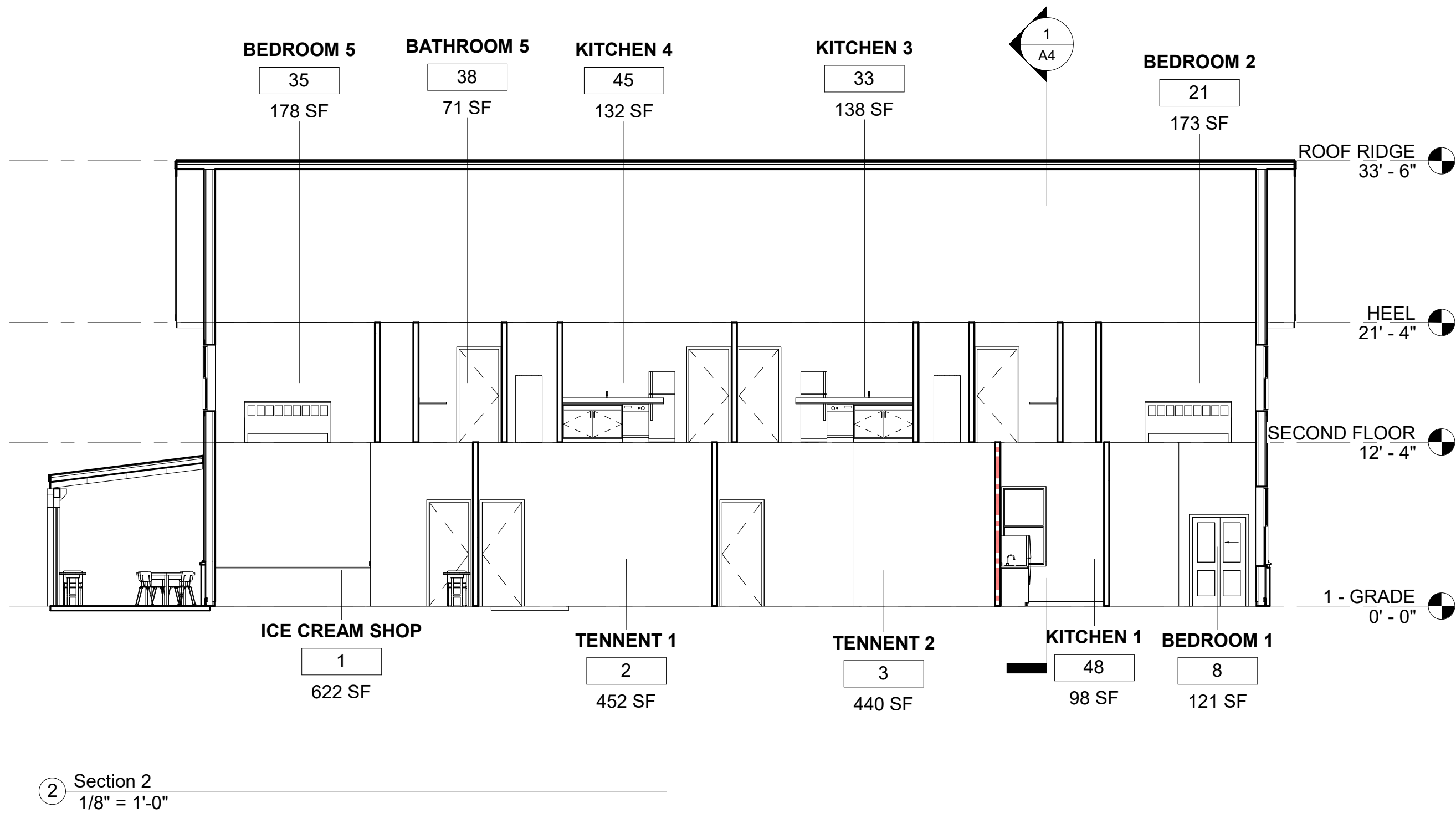
Estimated Project Budget: Project Status

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Estimated Project Budget: Project Status

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REVISED DATE:	

SCALE: 1/8" = 1'-0"

SHEET NO.
A4 OF A4



Early 1900 photo looking east. McFarland House not pictured but left/behind this image.



Early 1900 photo looking west. McFarland House center/right behind Eighmy grain elevator.



Early 1900 photo of McFarland House and Depot.



1974 aerial view of McFarland House. Garden building not shown.



1976 aerial view of McFarland House. Garden building shown.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, April 16, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding a preferred concept plan for improvements to proposed WisDOT roundabouts at Siggelkow Road and USH 51 ramps.

PREVIOUS ACTION:

December 6, 2023 Joint Plan Commission and CDA meeting to review four initial roundabout design concepts.

ISSUE SUMMARY:

Project Update Since the December 6, 2023 Joint PC/CDA Meeting

After the December 6, 2023 joint meeting between the PC/CDA Village Staff shared with the WisDOT the committee's preferred Concept 1.B. WisDOT staff remain committed that they will not allow fixed objects, even if on breakaway poles, within the center of the roundabout despite initially telling the Village the contrary. Of the original four concepts this leaves the Village with only the Welcome M concept that the WisDOT would accept. Within the packet is a revised Welcome M concept that includes the following features:

- The outer area of the roundabout (drive over portion) is the required WisDOT red colored concrete. WisDOT will not allow deviations in this area.
- The terrace areas between the sidewalks and curbing is grass. WisDOT will not allow deviations in this area, with the exception of terraces that are located under the USH 51 bridges.
- The splinter islands are proposed for a dark gray colored concrete similar to the terrace treatment on Farwell Street. In many other roundabout locations found throughout the State these splinter islands tend to be WisDOT red colored concrete. WisDOT preference is to only use the WisDOT red colored concrete in the outer third of the roundabout as this is meant to single a drive over truck apron.
- The crosswalks are proposed for WisDOT green colored concrete.
- Plantings in the median are proposed for drought and salt tolerant perennials and ornamental grasses, without the need for permanent irrigation within the roundabout.
- There are two proposed McFarland "M" logos composed of bluestone flagstone paving. Noting that another option could be to only include one "M" facing traffic that is exiting USH 51. Another alternative is to remove the "M" all together and replace with additional plantings.



The meeting provides an opportunity to discuss the final preferred concept and provide a recommendation to the Village Board.

Project Background from the December 6, 2023 Joint PC/CDA Meeting

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

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

Concept 1A “Naturally Connected”

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

Concept 1B: “McFarland Community”

- Same masonry wall and vegetation as concept 1A
- Include “Naturally Connected” text in truck apron paving

Concept 2: “Marsh Connection”

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

Concept 3: “Village Link”



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

Concept 4: "The Welcome M"

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

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

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

FINANCIAL/BUDGET IMPACT:

Funding for this project will utilize TID #3 revenues.

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, second, to recommend to the Village Board approval of the preferred Welcome M



roundabout design concept.

ATTACHMENTS:

1. McFarlandSiggelkowRAB_2024.04.10
2. McFarland - Siggelkow RAB Landscape Design Options

PREFERRED CONCEPT - The Welcome 'M'



Birds Eye Perspective



Western RAB Plan View



Driver Perspective from SB Offramp



Splitter Island Pavement

- Design Data to DOT
- Red DOT pavement treatment in RAB truck apron
 - Dark grey stamped concrete in splitter islands. Color, stamp and general aesthetics to match Farwell Street terrace treatment.
 - Green DOT pavement treatment in pedestrian crosswalk
 - Mounded central island in compliance with WisDOT FDM 11-26 Figure 40.1, 6' total height from ground elevation.
 - McFarland "M", composed of bluestone flagstone paving within bed of buff colored decomposed granite
 - Drought and salt tolerant perennials and ornamental grasses plantings (recommended species follows).
 - No permanent irrigation will be provided.

Salt and Drought Tolerant Plants for Island Planting



Juniperus horizontalis
creeping juniper



Rhus aromatica 'Gro Low'
'Gro Low' fragrant sumac



Arctostaphylos uva-ursi
Bearberry



Nepeta 'Walkers Low'
walkers low catmint



Allium
ornamental onion



Asclepias tuberosa
butterfly weed



Gallardia
blanketflower



Liatris spicata
spike gayfeather



Salvia 'May Night'
May Night Meadow Sage



Perovskia 'little spire'
Russian sage



Sedum
Autumn Joy Sedum



Panicum virgatum
switchgrass



Schizachrium scoparium
little bluestem



Sporobolus heterolepis
prairie dropseed



Bouteloua curtipendula
side oats gamma

CONCEPT 1.A “NATURALLY CONNECTED”



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

Precedents



Plan View



Design Data to DOT

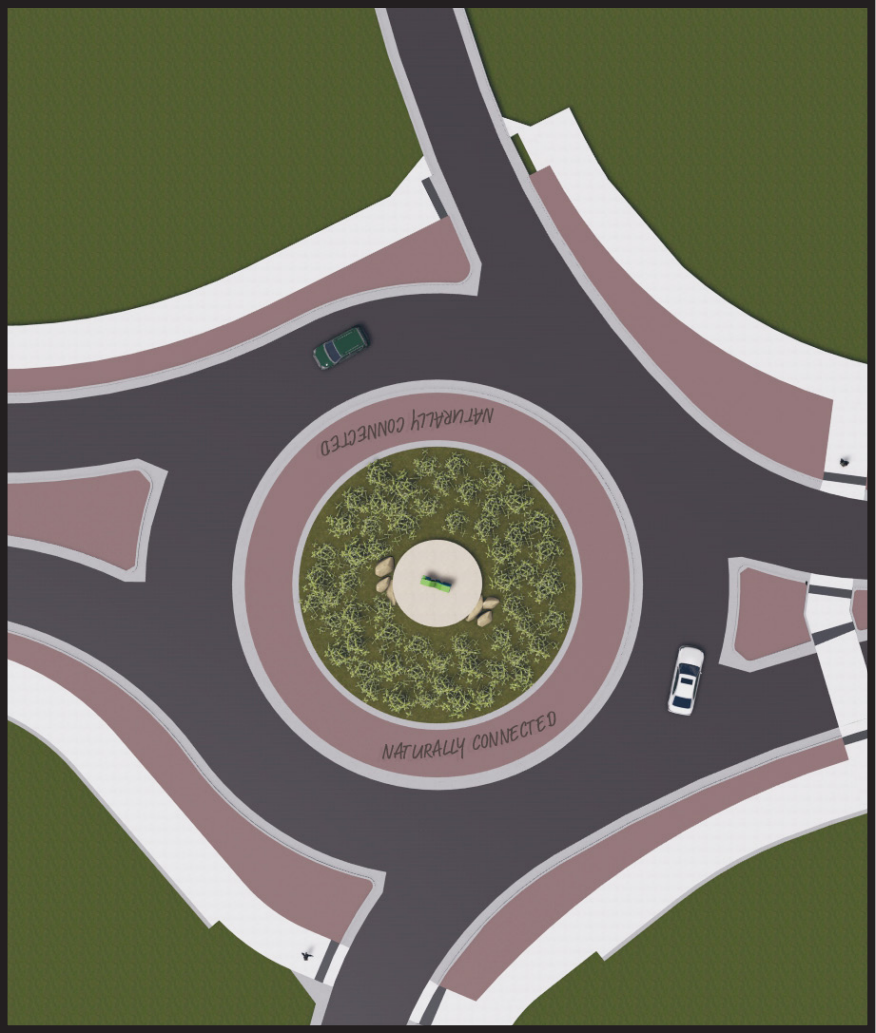
- Red DOT pavement treatment
- 3ft tall X 20 ft in circumference round stone veneer wall with 6” wall cap
- "Naturally Connected" metal signage on circular wall
- 4’ tall earth surface mound (WisDOT design standards anywhere 3.5’-6’)
- Height of vehicle pavement to top of “M” 12’ 6”

CONCEPT 1.B “MCFARLAND COMMUNITY”



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

Plan View



Precedents



Design Data to DOT

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

CONCEPT 2 “MARSH CONNECTION”



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

Precedents



Place-making posts by Landscape Structures



Decorative pavement

Plan View



Design Data to DOT

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



Siggelkow Roundabout
Landscape Improvements
October 2023



CONCEPT 3 “VILLAGE LINK”



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

Plan View



Precedents



Design Data to DOT

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



Siggelkow Roundabout
Landscape Improvements
October 2023



CONCEPT 4 “THE WELCOME ‘M’”



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

Plan View



Precedents



Design Data to DOT

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



Siggelkow Roundabout
Landscape Improvements
October 2023

