

Wednesday, August 28, 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 July 16, 2024 Plan Commission meeting.

4. PUBLIC HEARINGS.

- a. Public hearing on Ordinance 2024-16: an ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, McFarland, WI to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential. Request by MCGN Properties.
- b. Public hearing on a conditional use permit requested by Shaun O'hearn for use of property located at 5923 Exchange Street as a hotel.
- c. Public hearing regarding Ordinance 2024-19, an Ordinance to Revise Section 62-72 of the Zoning Code to Increase the Maximum Percent of Lot Coverage in the Commercial Limited District. Request by McFarland Hockey Inc.

5. BUSINESS.

- a. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2024-16, an Ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, McFarland, WI to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential. Request by MCGN Properties.
- b. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2024-17: An Ordinance Rezoning Lands in the Village of McFarland for parcel 061003305601, 4719 Burma Road, McFarland, WI from R-1 Single Family Residence to R-3 General Residence. Request by MCGN Properties.
- c. Discussion and action on a conditional use permit requested by Shaun O'hearn for use of property located at 5923 Exchange Street as a hotel.
- d. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2024-19, an Ordinance to Revise Section 62-72 of the Zoning Code to Increase the Maximum Percent of Lot Coverage in the Commercial Limited District. Request by McFarland Hockey Inc.
- e. Discussion and action on a site design review permit requested by McFarland Hockey Inc, for an addition to the McFarland Ice Hockey facility located at 4812 Marsh Road.
- f. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2024-21, an Ordinance to amend various sections of Chapter 8, Buildings and Building Regulations, of the Municipal Code of Ordinances
- g. Discussion regarding creation of Tax Incremental Finance District #7.

6. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, September 11, 2024 @ 7:00PM (joint meeting with Community Development Authority)
- b. Tuesday, September 17 at 7:00PM

7. ADJOURNMENT.

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

Plan Commission Minutes July 16, 2024, at 7:00 P.M.

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

Members Absent: Peter Bloechl-Anderson

Staff Present: Andrew Bremer, Kong Thao, Karen Knoll

1. CALL TO ORDER, ROLL CALL

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

2. PUBLIC APPEARANCES.

Matthew Wiswell, 6302 Pennock Lane, was present in-person to voice his opposition to the TID #7. Meredith Hughey, 5003 Wild Rye Court, was present online and voiced her opposition to TID #7. General concerns expressed included:

- Changes from the 1999 City of Madison Marsh Road Neighborhood Plan
- Impacts to Siggelkow Road and CTH AB
- Traffic and safety
- Consistency with the 2023 East Side Plan

The Commission also received three public comment forms from the following two people indicating an opposition to TID #7.

- Ken Boyd, 3457 Siggelkow Road
- Debbie Murphy, 5030 Eagles Perch Dr, Madison, Wisconsin
- Amie Ramczyk, 5312 Autumn Lane

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the June 18, 2024, Plan Commission meeting.

Clow moved to approve the minutes of the June 18, 2024, Plan Commission meeting. Brassington seconded the motion. Motion carried 5-0-1, with an abstention from Conrad.

4. PUBLIC HEARING.

- a. Public Hearing on Ordinance 2024-16, an Ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, McFarland, WI. Requested by MCGN Properties to amend the

Future Land Use designation from Single Family Residential to Multiple Family Residential.

Bremer shared Staff's summary including the changes to the applicant's proposal from the prior preapplication meeting highlighting the project's existing Future Land Use designation, location, building size and layouts, proposed number of units, bioretention basins, parkland dedication, elevations, and parking. The Commission discussed the parking availability for each tenant. Mike Calkins, Project Civil Engineering from Snyder Associates, spoke of the desire for more parking options but must accommodate the retention basins and desire to preserve trees. Halverson asked about the proposed multifamily building elevation in comparison to single-family homes adjacent to the west. Calkins stated the multifamily buildings will be about three feet higher.

Clow opened the public hearing at 7:51 PM.

James Peltier, 6107 Indian Mound Dr, commented his concern and recommendation to preserve the existing trees along the shared lot lines of his property and the subject property at the southwest corner. The trees serve as additional screening and privacy to Peltier's property. Peltier expressed he was not objecting to the project. Matthew Wiswell, 6302 Pennock Lane spoke against the proposal. Clow read into record a public comment form submitted by Jostin and Terri Noyes, 6103 Indian Mound Dr, expressing opposition to the agenda item and rezoning proposal.

Clow closed the public hearing at 8:00 PM.

Conrad asked Staff, what the units per acre would need to be to proceed without requesting a conditional use permit. Bremer stated 10 units with the parkland dedication.

- b. Public Hearing on Ordinance 2024-17: An Ordinance Rezoning Lands in the Village of McFarland for parcel 061003305601, 4719 Burma Road, McFarland, WI from R-1 Single Family Residence to R-3 General Residence. Requested by MCGN Properties proposing to construct a 12-unit multi-family residential project.

Bremer indicated this application is related to the prior comprehensive plan amendment request. The Commission can take both requests in one meeting, but the action for comprehensive plan amendment needs to be approved before the rezoning can be approved. Bremer stated that if the Board were to vote to deny the comprehensive plan amendment, then in turn it should deny the R-3 zoning request, to be consistent with Wisconsin statutes for comprehensive law.

Clow opened the public hearing at 8:06 PM. James Peltier, 6107 Indian Mound Dr, did not have any comments on the rezone, only the comment with the existing trees as stated earlier. Clow closed the public hearing at 8:08 PM.

5. BUSINESS.

- a. Discussion and action on Plan Commission Resolution 2024-02: A resolution recommending the Village Board approve the creation of Tax Increment District #6.

Bremer provided summary on the agenda item discussing the sections of the TID #6, including boundaries, type of TID, allowable uses of TID #6 increment, framework for eligible expenses and financing projects. Reynolds asked Bremer to clarify TID balance and classification of TID #6 as a blighted district. Bremer commented blight designation was upon a study completed by the Village's planning consultant and reviewed the TID projections. Bremer provided additional explanation on the function of TIDs, establishment of TID #6 does not impact existing zoning nor does it change the current zoning classification of properties.

Halverson inquired on the TID boundary and future land uses for properties along Whitehorse Place and extending south of Siggelkow Road. Bremer provided explanations to Halverson's questions referencing examples from recently completed projects that utilized the flex commercial classification within the future land use map and updates to the Redevelopment District No. 1 plan. Conrad asked Halverson if it was the concern over the boundary or the future land use classification. Halverson commented on the extension of the boundary beyond the existing boundary TID #3. Reynolds commented on the significance of the blighted properties south of Siggelkow Road. Bremer affirmed that at least 50% of the properties included in the TID would meet the criteria as blighted and that the properties along Whitehorse Place are already in TID #3. The Commission and Staff discussed additional clarification on eligible expenses, improvement projects, and allowable uses.

Clow motioned to approve Plan Commission Resolution 2024-02: A resolution recommending the Village Board approve the creation of Tax Increment District #6. Conrad seconded the motion. Motion passed 6-0.

- b. Discussion and action on Plan Commission Resolution 2024-03: A resolution recommending the Village Board approve an Allocation Amendment of Tax Increment District #3 to make it a donor to Tax Increment District #5 and #6.

Bremer provided summary of the agenda item with background information on TID #3. The Commission discussed alternatives if the TID closed without the

allocation amendment. Bremer provided explanation of the scenarios based on the different outcomes and Board decisions.

Clow motioned to approve Plan Commission Resolution 2024-03: A resolution recommending the Village Board approve an Allocation Amendment to Tax Increment District #3 to make it a donor to Tax Increment District #5 and #6. Seconded by Conrad. Motion passed 6-0.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, July 30 at 7:00 PM – TID #7 Public Information Meeting
- b. Wednesday, August 28 at 7:00 PM (regular meeting)

7. ADJOURNMENT.

Peters motioned to adjourn; Brassington seconded the motion. Motion carried 6-0. Meeting adjourned at 9:05 P.M.

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, August 28, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on Ordinance 2024-16: an ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, McFarland, WI to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential. Request by MCGN Properties.

PREVIOUS ACTION:

ISSUE SUMMARY:

The public hearings for both Ordinance 2024-16 and 2024-17 were held at the July 16, 2024, regular Plan Commission meeting. A second public hearing is being held on Ordinance 2024-16 as it was previously noticed with a Class II notice instead of a Class I notice. A Class II notice provides one more insertion than the Class I notice; however, neither was published at least 30 days prior to the public hearing as required under Wis. Stat. 66.1001. Agenda item 5a provides background on Ordinance 2024-16. There was one change to the development concept since the July Plan Commission meeting to remove the proposed public parkland dedication per the recommendation of the Parks & Recreation Committee. This change also allowed the developer to move the buildings closer to Burma Road to mitigate existing landscaping removal and visual impacts to the adjacent single family home adjacent to the south lot line, which was a concern of the homeowner expressed at the July 16th public hearing.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for public hearing only. The Business portion of the agenda includes discussion and potential action on Ordinance 2024-16.

ATTACHMENTS:

None

McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, August 28, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on a conditional use permit requested by Shaun O'hearn for use of property located at 5923 Exchange Street as a hotel.

PREVIOUS ACTION:

April 8, 2024 Landmarks Commission preapplication meeting.
April 16, 2024 Plan Commission preapplication meeting.

ISSUE SUMMARY:

Shaun O'Hearn, Applicant and Owner, is requesting a Conditional Use Permit for the use of the second and third floors of the McFarland House Cafe, 5923 Exchange Street, as a hotel. The property is zoned C-C Central Commercial. The Village's Code of Ordinance, Sec. 62-71 Permitted or conditional uses - Commercial Districts identifies "Lodging (NAICS 721110)" as a conditional use within the C-G General Commercial District. The property is currently zoned C-C Central Commercial. Section footnote (2) from the same code states the following: *All uses that are permitted or conditional in C-G are permitted or conditional in the C-C Central Commercial District.* Therefore, Lodging is a conditional use in the C-C District. The submittal includes proposed changes to the building's interior to accommodate lodging use. This includes changing the two-second floor apartments into four hotel rooms along with two rooms on the third floor currently used as a Tourist Room House. The hours of operation of the hotel will be 7 days per week, year-round with check-in hours between 3:00 PM - 10:00 PM. The applicant will be hiring two additional part-time staff for housekeeping assistance and booking inquiries. No changes to the site or exterior building additions are planned with this permit application.

SUMMARY OF THE PREAPPLICATION MEETINGS

The Applicant met with the Landmarks Commission on April 8, 2024, and the Plan Commission on April 14, 2024, for a voluntary preapplication meeting to discuss conceptual improvements to the property, including the potential hotel use. The property is listed on the National Register of Historic Places. The proposed concept included a two-phased approach for improvements to the property. Phase 1 included removal of the decks, replacing windows, and an addition to the north side of the building which would add additional kitchen space. The proposed addition is a bumpout, referenced from a historical photo included in the [April 14, 2024, Plan Commission Meeting](#) packet. Phase 2 includes removal of the ice cream shop for a proposed two-story mixed-use building with 5 residential units or potential hotel rooms and four ground floor commercial spaces. The phased updates are not included as part of the applicant's submittal and will be submitted at a future date. The Applicant has not established a specific timeline for



when these additional future projects will begin, but the intent is to establish the revenue stream from the hotel operations before moving on to additional projects.

EXISTING PROPERTY

The lot includes parcels 061003168840, 061003169152, and 061003169269, collectively totaling 25,351 square feet or 0.58 acres. All three parcels are owned by the applicant and zoned C-C, Central Commercial. The property includes the McFarland House Cafe, seasonal seating in the front facing Exchange Street, the ice cream shop, two decks in the rear attached to each second floor apartment unit for private entrance, and six off-street parking stalls. Adjacent to the northeast is 5915 Exchange Street, a bar/tavern. Adjacent to the northwest is a mixed-use commercial and multifamily building. Adjacent to the southwest is a railroad followed by 6001 Exchange Street, a village-owned parking lot. Adjacent to the southeast is 5417 Long Street, Chase Lumber. All properties mentioned are zoned C-C Central Commercial.

CONDITIONAL USE PERMIT REVIEW

The packet includes the Applicant's responses to Sec. 62-111, Conditional Use Standards. Sec. 62-114 provides that prior to granting of any conditional use, the Plan Commission may stipulate or impose such condition and restrictions upon the establishment, location, construction, maintenance, and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community and to secure compliance with the standards and requirements specified in Sec. 62-111.

The property is currently zoned C-C Central Commercial. Sec. 62-68(p), Statement of Purpose, C-C Central Commercial District, states that this district is "*designated to accommodate those retail, service and office uses characteristics of the original downtown of McFarland.*"

In Staff's opinion, the applicant's responses to Sec. 62-111 are generally adequate. Staff note one comment to the response for c.

c. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The applicant's response references the on-site parking to limit the impact on neighboring businesses. The proposed use will change the current operation of the long-term (apartment) and short-term (tourist rooming units) to all function as short-term lodging. The use will continue to utilize the existing seven off-street parking stalls for hotel guests, which are currently signed for tenant and TRH guests.

HISTORICAL PRESERVATION

The property is listed on the National Register of Historic Places. Per Sec. 62-395(b)(1), *no person in charge of a historic structure, historic site or structure within a Historic District shall reconstruction or alter any part of the exterior of such structure or construct any improvement upon such designated historic site or improvement parcel within an Historic District or cause or permit any such work to be performed upon such property unless a certificate of appropriateness has been granted by the Landmarks Commission.* As the project progresses and future applications are submitted to the Department, such as a site design review application for exterior improvements, the applicant will also need to obtain a Certificate of Appropriateness as a condition of approval during the site design review application. None is



required by the Applicant at this time. Additional details of the conceptual improvements are included in the [April 16, 2024 Plan Commission packet](#).

DEPARTMENT STAFF COMMENTS

- The Village Public Works Director raised concerns about potential hotel guests parking on-street during winter snow emergencies. The property currently includes seven off-street parking stalls for the existing two apartments and two Tourist Rooming House rooms, plus two additional staff stalls. As a condition of approval, staff recommends these stalls be signed for hotel guest only. This signage, along with general communications with hotel guests should limit instances of guests parking in the street during a snow emergency.
- The Village Fire Chief raised concerns about the occupancy classification for hotels requiring a fire alarm and detection system, regardless of the number of rooms or occupants. The tourist room housing permit and apartments have different thresholds and are currently under them. The applicant is aware of this and will work to include this in the interior renovations.
- No additional comments or concerns from the Village Police Chief and Village Engineer.

C&ED STAFF COMMENTS

- The applicant has communicated with department staff and confirmed that there will be no exterior improvements to the property at this time. This includes the removal of the rear decking as alluded to in their submittal. This project will occur at a later date and time, likely with the future kitchen bump out.
- Per Sec. 62-172(j) Parking spaces required, the minimum standard for motels and hotels is 1 space/unit plus 1 space for manager. The proposed use includes 6 rooms, totaling a minimum of 7 parking stalls. Within C-C district, off-street parking requirements are advisory only. Staff's site inspection showed the property includes seven existing off-street parking stalls with posted signs reading "Customer Parking Only." Staff notes the language and design of the current parking signs may be interpreted as open to all customers of the McFarland House. As a condition of approval, the applicant shall post one designated off-street parking space per room for hotel guests.
- In Staff's opinion, the proposed change in occupancy from its current use of apartments and tourist-rooming to a hotel would not significantly alter or disrupt the existing use of the property. The proposed use restores the historical use of the property, creating the potential for more foot traffic to the downtown area.

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. The conversion of the two second floor apartments to four hotel rooms will increase the amount of room tax revenue collected on the property which is used to support the Chamber of Commerce.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017 - Future Land Use Map 6 identifies the property as Downtown. The Figure 4.1 General Description of Land uses allowed provides the following description for Downtown, *"Mapped within the historic Downtown area of the Village, generally aligning with the Village's TID #4 boundary. Land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses."* In Staff's opinion, the proposed use is consistent with the description in Figure 4.1 which includes lodging.

Redevelopment District #2, 2010 - The three parcels of the property are included in Redevelopment District #2. The proposed use is consistent with the purpose and intent of this plan to support downtown revitalization.

Tax Increment District #4, 2008 - The property is included within TID #4. The submittal does not include a request for TID funding and maintains the commercial use of the property.

ORDINANCE REFERENCE:

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

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for public hearing only. The Business portion of the agenda includes discussion and potential action on the CUP. If there are unresolved public concerns as part of the public hearing testimony, the Plan Commission can postpone action to the next meeting as desired so that those concerns can be analyzed by staff as directed by the Plan Commission.

ATTACHMENTS:

1. 5923 Exchange Street CUP Application 7.9.24
2. 5923 Exchange St CUP McFarland House Hotel FR Comments

VILLAGE OF McFarland

Community & Economic Development

Plan Commission Application – 2024

~Application must be completed in full~

Applicant	O'Hearn Ventures LLC	Applicant's Agent	
Property Owner (if different)	Shaun O'Hearn	Name	
Address	5205 Linden Parkway McFarland WI 53558	Address	
Email	mcfarlandcafe@gmail.com	Email	
Phone #	6082176356	Phone #	

Parcel No(s). 061003168840, 061003169152 **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)

5923 Exchange St (McFarland House) is zoned CC and is a mixed use property. We would like to bring it back to its original function as a boarding house/hotel. We have been operating under a TRH permit and require conditional use of Lodging. Parking (6) is provided at the rear of the property for each room and can be identified through parking signage

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.)

A preliminary meeting was discussed with Landmark Commission and Plan Commission

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 Shaun O'Hearn

Signature of Applicant/Agent

7.9.2024

Date

Conditional Use Permit Application

Statement of Purpose

The Village of McFarland Zoning Code is based upon the division of the Village into districts, within which districts the use of land and buildings, and bulk and location of buildings and structures in relation to the land, are mutually compatible and substantially uniform. However, there are certain uses which, because of their unique characteristics, cannot be properly classified as unrestricted permitted uses in any particular district, without consideration, in each case, of the impact of those uses upon neighboring land or public facilities, and of the public need for the particular use of a particular location. Such uses, nevertheless, may be necessary or desirable to be allowed in a particular district, provided that due consideration is given to location, development and operation of such uses. Such uses are classified as conditional uses. As used in this Subdivision, the term "substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion (Sec. 62-105(b)).

Submittal Requirements

Applicants shall submit one (1) hard copy of this application, along with the applicable fee, to the Community & Economic Development Department 5915 Milwaukee Street, PO Box 110, McFarland, WI 53558. In addition to the one hard copy, applicants shall submit one (1) electronic (pdf) copy to community.development@mcfarland.wi.us. Applicants shall also complete the separate Plan Commission Application. Please refer to the second page of the Plan Commission Application for a list of submittal deadlines and meeting dates.

Per Sec. 62-108(a)(4) of the Village's Zoning Code, applicants may be required to provide additional information as may be required by the Plan Commission or other authorities, boards, commissions or officers of the Village. The Plan Commission may require such other information as may be necessary to determine and provide for an enforcement of this Chapter, including a plan showing contours and soil types; high-water mark and groundwater conditions; bedrock, vegetative cover, specifications for areas of proposed filling, grading, and lagooning; location of buildings, parking areas, traffic access, driveways, walkways, open spaces and landscaping; plans of buildings, sewage disposal facilities, water supply systems and arrangements of operations.

Per Sec. 62-108(a)(6) upon request by the Village Board, Plan Commission or Zoning Administrator, the applicant shall provide reports and studies, prepared by a qualified professional, addressing any applicable standard. The applicant is solely responsible for the cost of such reports and studies. A qualified professional is one with appropriate education, experience, license and/or certification pertinent to the

applicable standard, and the professional's qualifications should be provided with the report or study (e.g. a curriculum vitae or resume). If necessary, expertise is not available from staff or other appropriate governmental agency, the Village Board, Plan Commission or Zoning Administrator may consult with a third-party consultant to effectively evaluate the application. The Zoning Administrator will select the consultant. The applicant is solely responsible for all reasonable costs and expenses associated with such consultation. Applicants retain the right to withdraw an application if they choose not to pay consultant fees.

Per Sec. 62-114(a), prior to the granting of any conditional use, the Plan Commission, or the Village Board on appeal, may stipulate or impose such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in Section 62-111. In all cases in which conditional uses are granted, the Plan Commission or Village Board shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated or imposed in connection therewith are being and will be complied with. Such conditions may include specifications for, without limitation because of specific enumeration:

1. Landscaping;
2. Type of construction;
3. Construction commencement and completion dates;
4. Sureties;
5. Lighting;
6. Fencing;
7. Operational control;
8. Hours of operation;
9. Traffic circulation;
10. Deed restrictions;
11. Access restrictions;
12. Setbacks and yards;
13. Type of shore cover;
14. Specified sewage disposal and water supply systems;
15. Planting screens;
16. Piers and docks;
17. Increased parking; or
18. Any other requirements necessary to fulfill the purpose and intent of this Chapter

Applicants are encouraged to review the full list of Conditional Use regulations within the Village's Zoning Code prior to completing this application.

Village of McFarland – Conditional Use Permit Application

Applicant/Owner	Shaun O'Hearn	Applicant's Agent (If applicable)	
Applicant Address	5205 Linden Parkway McFarland WI 53558	Agent Address	
Email	mcfarlandcafe@gmail.com	Email	
Applicant's Phone #	6082176356	Agent's Phone #	
Project Site Address	5923 Exchange Street	Project Site Parcel #	
Current Zoning	CC	Proposed Zoning (If applicable)	
Current Lot Size (Square Feet)	25351	Current Building Size (Square Feet)	3900
Proposed Lot Size (If applicable)		Proposed Building Size (If applicable)	3900
Proposed Use	Lodging	Number of Residential Units (If applicable)	4
Describe the Proposed Operations (hours of operation, number of employees, truck delivery schedules, outdoor storage needs, etc.)	The hotel would be open 7 days per week, year-round. We anticipate the hiring of 2 part-time staff for housekeeping assistance and booking inquiries. The additional rooms would not have an effect on our deliveries or daily operation of the cafe. Storage needs would be eliminated from the two yearly tenants. PIN Pad access is provided to the front door for 24/hr entry. All guests rooms will also have individual PIN numbers. Each of the new rooms would have a 2 person occupancy for a total of 12. Check-in hours are 3pm - 10pm.		
Describe any Proposed Changes to the Building Interior*	The McFarland House currently has 4 apartments with two on the second floor and two on the third floor and our cafe on the first floor. We propose changing the two units on the second floor to 4 hotel-style rooms, consisting of a sleeping area and restroom.		
Describe any Proposed Change to the Building Exterior or Site**	No exterior changes are planned for the conditional use of lodging with the exception of the rear decking is planned for removal/updating. A kitchen bump out is planned for the future on the first floor that will impact the decking.		

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

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

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

Sec. 62-111, Conditional Use Standards

Applicants are required to provide a detailed description addressing each item described in Sec. 62-111, (a) through (j) and (j)1 through (j)9. Applicants shall describe why in their opinion each standard is met by providing substantial evidence. Written responses such as "see plans" are not acceptable. The applicant must identify what specific portion of the project or plans supports the contention that a standard will be met by including, for example, a detailed description of compliance with any applicable Village land use plan or zoning regulations regarding light, dust, particulate emissions, noise, frequency, vibration, traffic, nuisances, odors, visibility, health, safety welfare and the environment. Applicants may attach submittal information to the application, including any reports, studies, or site plans.

Sec. 62-111(a) – The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

We currently run two TRH units on the third floor with great success. Our hope is to offer the same use on the second floor but bringing our total room count to six, which is needed to reclassify the McFarland House as a boutique hotel which was its original use. We have shown over the last few years that this use is not only needed but well received by visitors from around the world, and we will continue to comply with permitted operation.

Sec. 62-111(b) – The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.

We project no detrimental impact on the surrounding neighborhood by converting two apartments into 4 hotel rooms. There is not a change in operations from our current use.

Sec. 62-111(c) – The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

We believe the addition of the hotel style rooms will bring new business to the downtown surrounding properties. We offer on-site parking to limit the impact on neighboring business as well. The creation of a reliable room tax source for the village is also a great bonus.

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

There are no changes required for utilities, access or drainage on the site at this time.

Sec. 62-111(e) – Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

There are no changes to ingress or egress with a change in use from annual tenants to hotel guests.

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

The conditional use will conform to all applicable regulations.

Sec. 62-111(g) – The proposed use does not violate floodplain regulations governing the site.

The proposed use does not change anything about the physical site or violate floodplain regulations.

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

The change to lodging will not violate any other applicable regulation.

Sec. 62-111(i) – That, when applying the standards to any new construction of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.

The change of use will not defeat the purposes of the zoning district.

Sec. 62-111(j) – In its review, the Plan Commission shall also evaluate the effect of the proposed conditional use upon the following items listed below. Identify how your project will impact and/or address each of these items.

1. The maintenance of safe and healthful conditions.

The project will increase the safety and healthful conditions of the building and its guests. New HVAC will help with air quality and humidity.

2. The prevention and control of water pollution including sedimentation.
This does not apply to this project.

3. Existing topographic and drainage features and vegetative cover on the site.
This does not apply to this project.

4. The location of the site with respect to floodplains and floodways of rivers and streams.
This does not apply to this project.

5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
This does not apply to this project.

6. The location of the site with respect to existing or future access roads.
There are no site changes with this project.

7. The need of the proposed use for a shoreland location.
This does not apply to this project.

8. Its compatibility with uses on adjacent land.
We believe the change in use will have no impact on adjacent uses.

9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.
We have made significant improvements to the water utilities in past updates.

DISCLAIMER

- I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, may be held over until the next scheduled meeting.
- I understand any fees not paid for (i.e. legal notices, mailings, consultant review costs, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.
- I understand Plan Commission applications requiring a Public Hearing will not be acted on the same night as the Public Hearing.

Applicant's Name (Print): Shaun O'Hearn Date: 7.09.2024

Applicant's Signature: 

P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

PLAT OF SURVEY

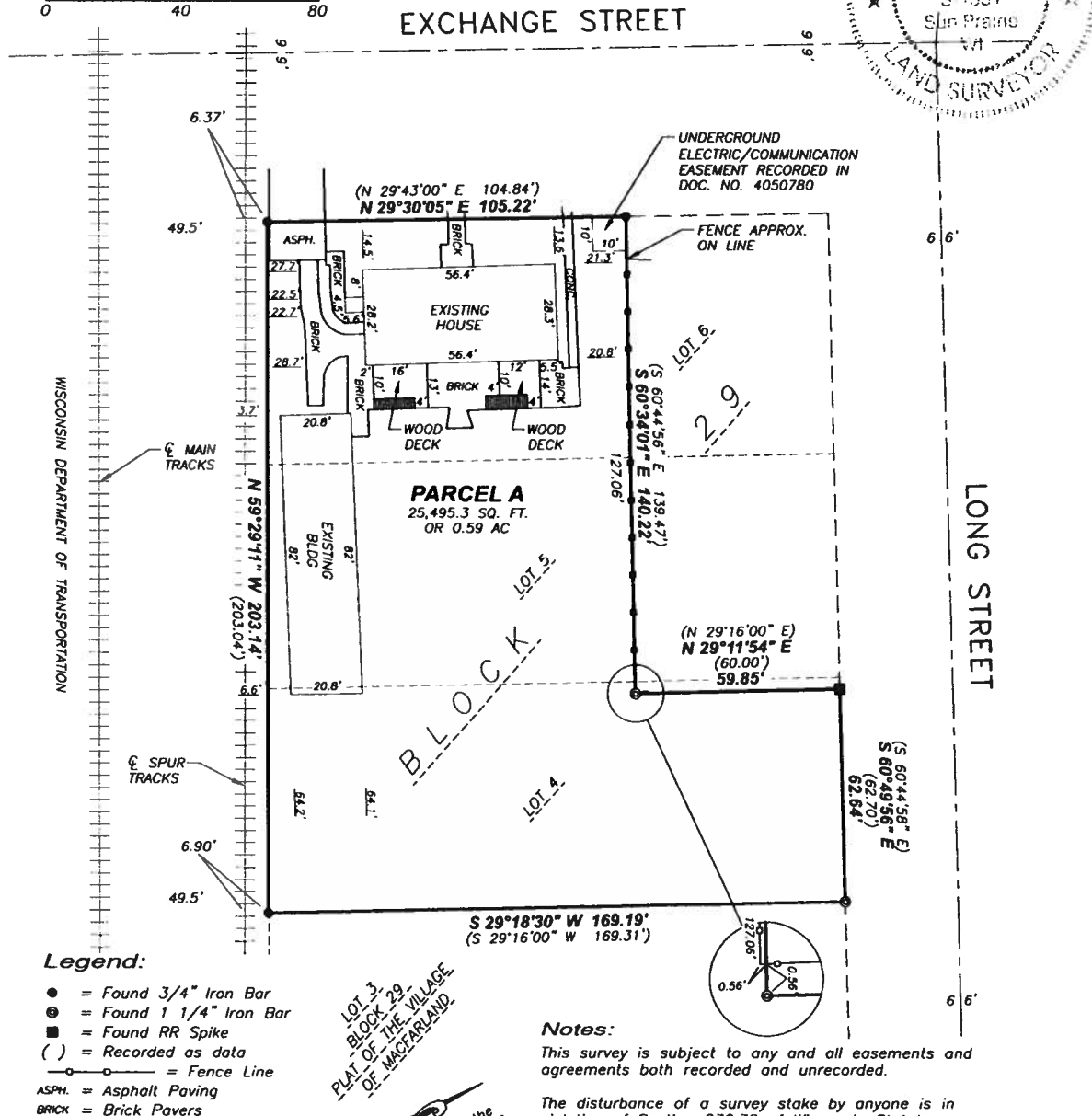
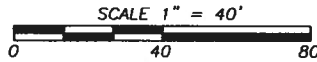
SURVEYOR'S CERTIFICATE:

I, Daniel V. Birenkott, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Description of Record:

Lots Four (4), Five (5) and Six (6), Block Twenty-nine (29), Village of McFarland, in the Village of McFarland, except that part of said Lots 4, 5 and 6, described as follows: Beginning at the North corner of said Lot 6; thence Southwest along the Northwest line of said lot 60 feet; thence Southeast parallel to the Northeast line of Block 29, 139 feet; thence Northeast to said Northeast line at a point 139 feet Southeast from the point of beginning; thence Northwest to the point of beginning.

Daniel V. Birrenkott
Wisconsin Professional Land Surveyor No. S-1531.



Legend:

- = Found 3/4" Iron Bar
 ⊙ = Found 1 1/4" Iron Bar
 ■ = Found RR Spike
 () = Recorded as data
 ○—○ = Fence Line
 ASPH. = Asphalt Paving
 BRICK = Brick Pavers

Dated: March 16, 2018
 Surveyed: T.A.S.
 Drawn: B.S.S.
 Checked: D.V.B.
 Approved: D.V.B.
 Field book: 369/34-35
 Comp. File: J:\2018\CARLSON
 Office Map No. 180176

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is a violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.



P.O. Box 237
1677 N. Bristol Street
Sun Prairie, WI. 53590
Phone (608) 837-7463
Fax (608) 837-1081

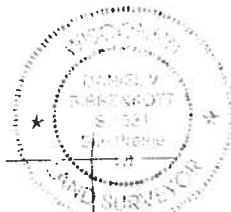
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 Approved: D.V.E.
 Field book: 363/34-35
 Comp. File: J-2018/CAPLSON
 Office Map No. 130776

LOT 3.
BLOCK 23.
PLAT OF THE VILLAGE
OF MACAPALAND

Bearings referenced to the
South line of Lts 4, 5 & 6.
bearing N 59°29'11" W

Notes:

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The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

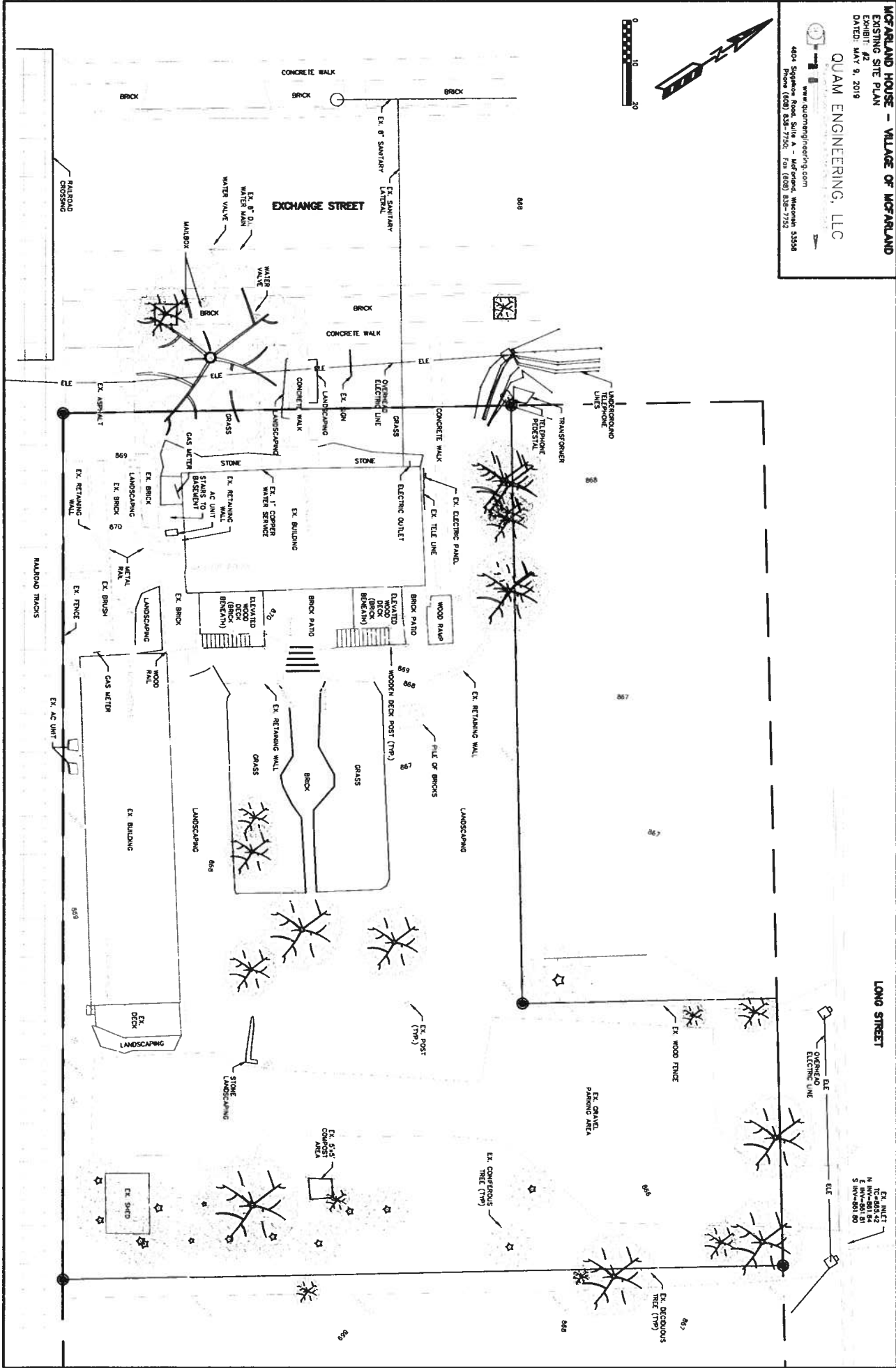
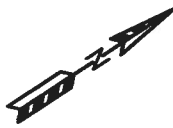
This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

SHEET ' OF 1

McFARLAND HOUSE - VILLAGE OF MCFARLAND
EXISTING SITE PLAN
EXHIBIT #2
DATED: MAY 9, 2019

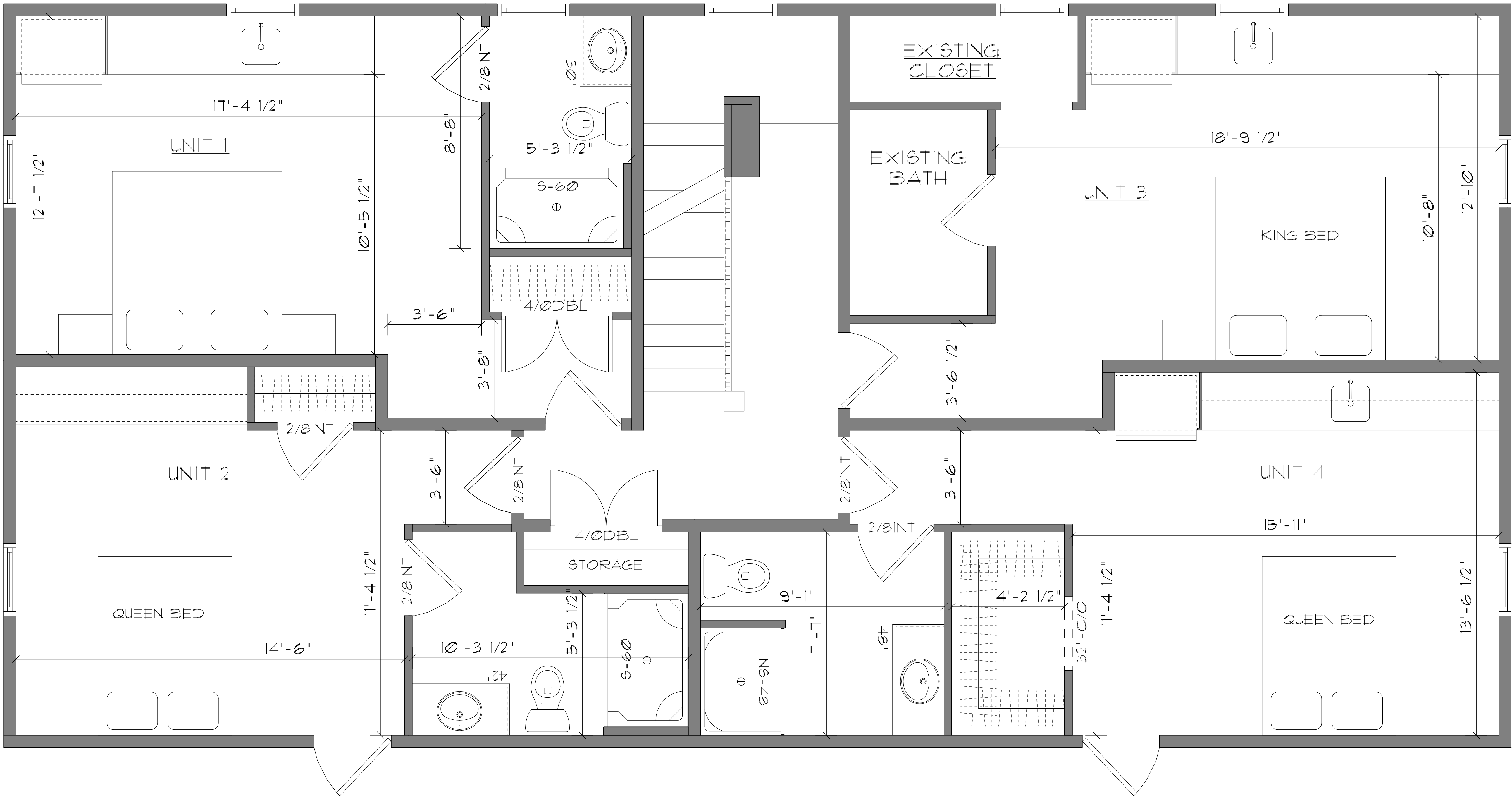
QUAM ENGINEERING, LLC

www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750 Fax (608) 838-7752



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

August 12, 2024

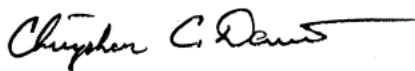
Re: Conditional Use Permit Application – 5923 Exchange Street

I have reviewed the conditional use permit application submitted by Shaun O'Hearn of O'Hearn Ventures LLC for 5912 Exchange Street. The application indicates changing the use of the occupancy from long- and short-term rental to a hotel. The application provided the required information for our review of requirements of the new occupancy classification.

The 2015 edition of the International Building Code (IBC) defines the existing apartments utilized as short-term tourist rooming units as Residential Group R-3 (IBC 310.5) and the long-term apartments as Residential Group R-2 (IBC 310.4). The IBC defines Hotels as Residential Group R-1 (IBC 310.3). The 2015 Edition International Existing Building Code (IEBC) 1012.2.2 requires that where a building or portion of a building undergoes a change in occupancy classification and a different fire protection system threshold requirement in the IBC that requires a fire alarm and detection system to be provided based on the new occupancy, such system shall be provided throughout the area where the change of occupancy occurs.

Based on the above code requirements for compliance with the IBC and IEBC the property would require the installation of a fire alarm system within the spaces of the building utilized as hotel included the exiting pathways from those spaces.

Sincerely,



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

McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, August 28, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing regarding Ordinance 2024-19, an Ordinance to Revise Section 62-72 of the Zoning Code to Increase the Maximum Percent of Lot Coverage in the Commercial Limited District. Request by McFarland Hockey Inc.

PREVIOUS ACTION:

ISSUE SUMMARY:

McFarland Hockey Inc., Applicants Tod Prichard and Aaron Babcock, are requesting a zoning text amendment to the Village Code of Ordinance's Sec. 62-72 Bulk Standards to increase the maximum lot coverage percentage in the C-L Limited Commercial District, currently 50%.

Refer to application under agenda item 5d. The amendment will increase the maximum lot coverage in the C-L District to 70%. The agenda item is associated with item 5e for the Site Design Review Permit for an addition and improvements to the property located at 4812 Marsh Road. The current lot size of 4812 Marsh Road is 194,525 SF, or 4.47 acres. The current lot coverage is 81,614 SF at 42%. With the proposed building addition and parking lot expansion, the resulting lot coverage will increase to 107,165 square feet, approximately 55.1% lot coverage, which is 5.1% over the allowed standard. McFarland Hockey's application does not request a specific new maximum lot coverage; however, staff recommend an increase to 70% for the reasons provided in this staff report.

Sec 62-72. - Bulk Standards Commercial Districts

The following table provides the maximum percentage of lot coverage allowed for each commercial district identified in the Village's Zoning Code. For commercial properties, lot coverage is defined as *"the area of a lot occupied by the principal buildings or buildings and accessory buildings including any driveways, parking areas, loading areas, storage areas and walkways,"* essentially impervious surfaces.

	C-C	C-G	C-L	C-H	C-P	M-IC
Percent of lot coverage	None	90%	50%	70%	70%	90%

Per Sec. 62-68(o) the Statement of Purpose for the C-L Limited Commercial Districts is: *The C-L Limited Commercial District is established to accommodate business and neighborhood*



consumer needs for services and storage space located in proximity to residential areas without creating a nuisance to the neighborhood. The table shows C-L Districts with the lowest lot coverage among the six commercial districts. Staff's recommends the increase in maximum lot coverage from 50% to 70% based on the following rationale:

- **Stormwater Management.** Based on the best available information, it is likely that the Village's maximum lot coverage requirements predate the adoption of on-site stormwater management requirements. The maximum commercial lot coverage requirements have remained unchanged since at least 1998. The stormwater management requirements were most recently updated in 2023 to adopt the new County standards, including maintaining redevelopment peak runoff rates for the 200-year storm event. A 50% lot coverage may have been intended to provide space on commercial lots for stormwater infiltration to minimize nuisances to adjacent properties before separate stormwater management requirements were adopted by the Village. Increasing the maximum lot coverage from 50% to 70% does not change the Village's stormwater management requirements for C-L zoned properties.
- **Aesthetics.** Another reason why the Village may have originally adopted the 50% lot coverage maximum is to require areas for green space and landscaping, particularly where C-L properties are adjacent to residential zoned properties. Here again, in 2011, the Village adopted Appendix B Landscaping Requirements to provide more specific and robust landscaping requirements for non-single family or duplex properties. Increasing the maximum lot coverage from 50% to 70% does not change the Village's requirements to provide sufficient landscaping on a C-L zoned property.
- **Sustainability.** Requiring at least 50% of a commercial lot to be green space is not a sustainable form of development. While providing green space on a lot addresses aspects of sustainability by having areas for stormwater management, landscaping, etc., requiring half the lot to be green space requires property owners to acquire more land than necessary if they can otherwise meet stormwater management and landscaping requirements on a smaller lot. Therefore, the 50% requirement may cause a less efficient and sustainable land use development pattern.
- **Comparability with residential requirements.** The lot coverage for residential districts is determined by the standards for usable open space per dwelling units, minimum setbacks, minimum lot width, and minimum lot area per unit. For example, Sec 62-70 Bulk Standards - Residential Districts, R-1 Single Family Districts establishes standard minimums for usable open space per dwelling unit (1,300 square feet) and minimum lot areas per dwelling unit (10,000 square foot). The minimum open space for R-1 Single Family districts is only 13%. In addition, when considering the minimum lot size, lot width, and setback requirements for a single family home in the R-1 district, at least 46% of the lot could be covered by the home, which doesn't include additional impervious surfaces for driveways, patios, walkways, or accessory buildings. Therefore, under the Village's Zoning Code, residential zoned properties are allowed more lot coverage than properties zoned C-L.
- **Impacts to Other C-L Zoned Properties.** There are 5 properties zoned C-L in the Village. The table below provides a summary of the approximate lot coverage of each property.



	Address	Lot size (SF)	Acres	~Lot coverage (SF)	Lot %
McFarland Curling Club	4802 Marsh Road	262,174.8	6.02	119,418.1	45.5%
McFarland Community Ice Area	4812 Marsh Road	194,525.0	4.46	84,614.0	42.0%
Self storage	4800 Terminal Drive	154,128.2	3.54	49,678.4	32.2%
Cress Funeral & Cremation Services	5801 US HWY 51	45,257.0	1.04	27,592.0	61.0%
Self storage	4712 Farwell Street	39,540.0	0.91	37,520.0	94.9%

From the five properties, two properties are non-conforming to the 50% requirement. The proposed ordinance amendment would reduce the number of non-conforming lots to one. Other properties may also benefit from the proposed increase in maximum lot coverage for future building additions, subject to site and building design, landscaping, and stormwater management requirements and permit approvals.

For the reasons stated above, the proposed ordinance amendment is consistent with the purpose statement of the C-L Zoning District and the purpose and intent of the Village's Zoning Code.

Additional regulations such as on-site stormwater management, landscaping requirements and site and building design review permit requirements provide ways to mitigate potential nuisances to neighboring properties from impervious surfaces.

Department Head Comments

The packet includes a summary letter from the Village Engineer supporting the proposed amendment. No comments or concerns from the Police Chief, Fire Chief, and Public Works Director.

Public Comments

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

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017 - The property is identified as Public Lands, Recreation, and Environmental Corridor in Map 6 Future Land Use. Figure 4.1 includes the general description of land uses allowed: *Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species*



habitat intended for long-term open space, whether or not in public ownership. Future parks may also be on lands mapped under other future land use categories. The proposed text amendment is consistent with the development policy: "1. Utilize the Outdoor Recreation & Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas." The property is located within the McFarland Park Master Plan, 2021, which supports expansion of the recreational facility for the ice hockey area. The proposed text amendment will insure the proposed improvements are conforming to Sec. 62-72, while McFarland Hockey Inc. can expand their services to their customers. Additionally, being adjacent to a community park provided residual benefits for park goers and continued improvements McFarland Park.

ORDINANCE REFERENCE:

Division 62-II-4 CHANGES AND AMENDMENTS TO THE ZONING CODE
Sec. 62-72. - Bulk Standard

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for public hearing only. The Business portion of the agenda includes discussion and potential action on Ordinance 2024-19. If there are unresolved public concerns as part of the public hearing testimony, the Plan Commission can postpone action to the next meeting as desired so that those concerns can be analyzed by staff as directed by the Plan Commission.

ATTACHMENTS:

1. 2024-19 To Amend Section 62-72 of the Zoning Code
2. McFarland Park Master Plan, 2021
3. 4812 Marsh Road McFarland Ice Arena PC VE Ltr_8.15.2024

**VILLAGE OF MCFARLAND
ORDINANCE 2024-19**

**AMENDMENT OF SECTION 62-72 OF THE VILLAGE'S ZONING CODE TO
INCREASE THE MAXIMUM PERCENT OF LOT COVERAGE IN THE
COMMERCIAL LIMITED DISTRICT**

PURPOSE, To amend Section 62-72 Bulk Standards – Commercial Districts to increase the maximum lot coverage to 70% within the Village's C-L Commercial Limited District.

SPONSOR, Andrew Bremer, AICP, Community & Economic Development Director

REFFERAL, Plan Commission (required)

PUBLIC HEARING, Class 2, held by Plan Commission

WHEREAS, Section 62-72 Bulk Standards – Commercial Districts establishes a maximum lot coverage of 50% within the Village's C-L Commercial Limited District; and,

WHEREAS, the McFarland Hockey Inc. proposes additions to their property located at 4812 Marsh Road, parcel 071034199300 zoned C-L Commercial Limited, including a new practice ice rink, additional off-street parking with lighting, and additional equipment and locker room storage spaces, which will exceed the maximum lot coverage of 50%; and,

WHEREAS, the McFarland Hockey Inc. has requested the Village increase the maximum percent of lot coverage allowed in the Commercial Limited District; and,

WHEREAS, the Village has five properties zoned C-L Limited Commercial: parts of 4802 Marsh Road (parcel 071034183102), 4812 Marsh Road (parcel 071034199300), 4800 Terminal Drive (parcel 071034242404), 5801 US HWY 51 (parcel 061003264003), and 4712 Farwell Street (parcel 071034242922); and,

WHEREAS, of the five properties zoned C-L Limited Commercial, two properties are nonconforming and exceed the 50% maximum lot coverage: 5801 US HWY 51 (parcel 061003264003) at ~61.0%, and 4712 Farwell Street (parcel 071034242922) 94.9%; and,

WHEREAS, Section 62-68(o) Statement of purpose of the Village Code for C-L Limited Commercial District provides the following description, “The C-L Limited Commercial District is established to accommodate business and neighborhood consumer needs for services and storage space located in proximity to residential areas without creating a nuisance to the neighborhood”; and,

WHEREAS, the Village of McFarland zoning code of ordinance is established to promote and maintain the comfort, health, safety, morals, prosperity, aesthetics and general welfare of the people of the Village; and,

WHEREAS, the proposed amendment to will increase the maximum lot coverage allowed in the C-L Commercial Limited District to 70%, which is the same required within the Village's C-H Commercial Highway and C-P Commercial Park districts; and,

WHEREAS, the McFarland Plan Commission held a public hearing on the proposed amendments to Section 62-72 at their August 28, 2024 meeting; and

WHEREAS, prior to holding the public hearing the Village provided a Class 2 notice as required under Section 62-343 of the Zoning Code; and

WHEREAS, the Village Board finds that the proposed ordinance amendment is consistent with the Village's Comprehensive Plan and William McFarland Master Plan.

WHEREAS, the Village Board is willing to grant approval of the zoning text amendment to Section 62-72 and the Village Board finds approval thereof is in the public interest.

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

SECTION 1: **AMENDMENT** “62-72 Bulk Standard--Commercial Districts” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

62-72 Bulk Standard--Commercial Districts

No structure or lot shall be developed, used or occupied unless it meets the minimum lot frontage, lot area, yard requirements, height limits and other dimensional standards set forth in the following table:

COMMERCIAL DISTRICT BULK STANDARDS

Bulk Standards	C-O	C-C	C-G ⁽¹⁾	C-L	C-H	C-P	M-IC
Minimum lot area (sq. ft.)	None	None	6,000	10,000	12,000	34,000	20,000
Minimum lot width (ft.)	None	None	50	80	80	100	100
Building height (ft.)	None	None	40	35	35	35	35
With conditional use permit	None	None	None	None	None	None	None
Yards ⁽²⁾							

Front yard (ft.)	None	None	25	25	35	25	35
Side yard (ft.)	None	None	10	8	10	15	20
Both sides comb.	None	None	20	15	20	30	40
Rear yard (ft.)	None	None	20	20	30	30	30
Percentage of lot coverage	None	None	90%	50 70 %	70%	70%	90%
Minimum lot area per dwelling unit (sq. ft.)			2,900	NA	NA	NA	NA
Minimum landscaping points ⁽³⁾							
Points per 100 ft. of bldg. foundation	None	None	40	0	20	40	20
Points per 1,000 sq. ft. gross floor area	None	None	10	0	5	10	5
Points per 100 ft./street frontage	None	None	40	0	20	40	20
Points per 10,000 sq. ft. of paved area	None	None	80	20	40	80	40

(1) The front yard setback can be reduced to zero, if parking is provided in the rear of the building.

(2) All yards abutting upon navigable waterways set back at least 40 feet unless superseded by Wisconsin Department of Natural Resources or Dane County regulations.

(3) See Appendix B, Village of McFarland Landscaping Standards.

(Code 1998, § 13-1-51; Ord. No. 2003-03, § 1(13-1-51), 3-24-2003; Ord. No. 2011-06, § 4, 5-23-2011

PASSED AND ADOPTED BY THE VILLAGE OF MCFARLAND VILLAGE BOARD

_____.

	AYE	NAY	ABSENT	ABSTAIN
Brandt	_____	_____	_____	_____
Brassington	_____	_____	_____	_____
Clow	_____	_____	_____	_____
Fessler	_____	_____	_____	_____
Leamy	_____	_____	_____	_____
Peña	_____	_____	_____	_____
Prill	_____	_____	_____	_____

Presiding Officer

Attest

Carolyn Clow, Village President,
Village of McFarland

Cassandra Suettinger, Deputy
Administrator/Clerk, Village of
McFarland

File: V:\20.022 McFarland Park MP\CAD\WM Park\LW Concept final.dwg Layout: WM MASTER User: Blake Plotted: Oct 21, 2021 - 2:11pm

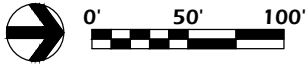


ROANNE LANE

MARSH ROAD

LEGEND

- | | |
|---------------------------|-------------------------------|
| 1 Ice Arena Expansion | 9 Flexible Open Space |
| 2 Curling Club Expansion | 10 Parking Expansion |
| 3 Outdoor Ice Sheet | 11 Shelter Access + Parking |
| 4 Playground | 12 Trail Network |
| 5 Pickleball/Court Sports | 13 Stormwater Management Area |
| 6 Community Aquatics | 14 Fitness Equipment Court |
| 7 Baseball - 225' | 15 Skate Park |
| 8 Bocce Expansion | 16 Basketball |



Revisions:

Project #: 20.022
Issued For: Review
Date: 9/19/2021

Revised August 19, 2024

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

Subject: McFarland Ice Arena – 2024 Addition (4812 Marsh Road) – Plan
Commission Submittal Review

Dear Andrew:

We have received the proposed Plan Commission application in the July 12, 2024 submittal for a proposed building and parking lot expansion for the McFarland Ice Arena site located at 4812 Marsh Road. We have reviewed the concept site plan relative to the Village's utility and stormwater management requirements, with comments below:

General

The proposed expansion would result in the site having approximately 56% lot coverage, exceeding the currently allowed 50% amount for this zoning district. We understand that there is a parallel discussion about increasing the threshold for this district (C-L: Commercial Limited) to be 70%, which would match the current levels in the C-H: Commercial Highway and C-P: Commercial Park districts.

This seems reasonable, as one of the main drivers behind the history of lot coverage caps is to address stormwater runoff concerns. These are now handled via the Village/County/State stormwater requirements.

Plan Sheets

The only proposed change to the Village utility lateral connections is to abandon the existing service line that connects to existing water main along Marsh Road and replace it with a new shorter connection to a Village main running along the north side of the existing rink.

We recommend that the shut-off valve for this new 6-inch service be placed 4 feet from the main. Alternatively, a "live tap" style connection could be used.

Stormwater Management Plan

Stormwater runoff from the expanded roof and parking areas is proposed to be addressed via one dry-bottom pond (for rate control) and two bio-retention areas (for sediment removal). The accessible existing soils on site are not conducive to infiltration, making the site exempt from Village and DNR requirements. All of the Village performance standards are met, except that runoff rate control also needs to include the 0.5% chance (or 200-year) storm. The report (and the plan set, if needed) should be updated and re-submitted to reflect that

The maintenance affidavit refers to a single bio-retention area. The count should be two to reflect the plans.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

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

BRB:brb

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VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, August 28, 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 Ordinance 2024-16, an Ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, McFarland, WI to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential. Request by MCGN Properties.

PREVIOUS ACTION:

The developer has previously met separately with several of the adjacent property owners prior to the pre-application meeting to introduce themselves and their proposed concept.

May 18, 2024 - Pre-application meeting was adjourned prior to completion of the agenda item due to severe weather.

June 18, 2024 - Plan Commission held pre-application meeting for the agenda item.

July 16, 2024 - Plan Commission held a public hearing on the agenda item.

August 6, 2024 - Parks & Recreation Committee recommended forgoing the previously proposed Lot 2 parkland dedication but continue with a 40-foot public trail easement.

ISSUE SUMMARY:

Tom Gunderson and Clayton McDonough (MCGN Properties) have requested an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 Burma Road, from Single Family Residential to Multiple Family Residential. The comprehensive plan amendment is accompanied by a request for a rezone of the same property from R-1 Single Family Residence to R-3 General Residence. The applicant desires to construct two multifamily buildings composed of one four-unit building and one eight-unit building for a proposed total of 12 units.

Proposed Development Characteristics

The concept includes two apartment buildings, with the north building including four three-bedroom units and the south building including eight two-bedroom units. Each building is two stories with all units having a separate ground floor entry and no common interior hallways or shared garages. Each three-bedroom unit includes two garage spaces and two apron spaces for parking. Each two-bedroom unit includes a single garage space and a single apron space for parking.

Revised Concept Following Parks and Recreation Meeting, August 6, 2024

A revised conceptual development site plan was submitted to the C&ED Department following



the August 6, 2024 Parks and Recreation Committee's (P&R) recommendation to forgo the 4,462 square foot parkland dedication. The P&R Committee concurred with Staff's opinion that the reduced size and safety concerns of the proposed parkland dedication have reduced the public benefit and desirability from previous concept plans that showed a potential larger park prior to considering on-site stormwater management needs. In addition, removing the parkland dedication provides great flexibility to modify the site and building design to minimize grading and landscaping disturbance along the shared lot lines with existing residences, which as a concern expressed at the July public hearing. The P&R Committee included a request for up to a 40-foot easement along the east lot line for a future public trail to the Indian Mound Conservancy, which is included in the updated concept. The revised concept moves the buildings ~20 feet closer towards Burma Road with additional retention wall now extending the full length along the west lot line and along the southwest lot line. A 6-foot high privacy fence is still proposed along a portion of the western side of the lot to screen vehicle headlights to adjacent single-family homes. The current concept includes three bioretention basins: one located along the north lot line parallel with Burma Road, another located where the previous parkland dedication area was located extending south parallel to the 40-foot easement and the last bioretention basin located parallel with the south lot line. The revised concept includes 5 additional off-street parking stalls, which had been removed from the July public hearing concept. The proposed net density (less right of way) is 8.4 dwelling units per acre, with 3.1 parking stalls per unit, and a lot coverage of approximately 33%. The locations and sizes of site and building improvements are preliminary and are subject to final approval as part of a future Site Design Review Permit as approved by the Plan Commission.

Existing Property & Neighborhood Conditions

- Property Size: 1.6 Acres, including right-of-way
- Current Use: Single Family Residence
- Adjacent Uses: North (8-unit, two-story apartments), West/East (single family homes), South (single family & Indian Mound Conservancy)
- Comprehensive Plan Future Land Use Designation: Single Family Residential
- Adjacent FLU Designations: North (Mixed-Use/Flex Commercial, West/East (Single Family Residence), South (Single Family & Public Lands)
- Current Zoning: R-1 Single Family Residence
- Adjacent Zoning: North (R-3 General Residence), West/East (R-1 Single Family Residence), South (R-1 & CO Conservancy)
- Natural Features: The property includes tall trees along the west, east and south lot lines and includes some topographical challenges along the same sides with a peak elevation of 880 feet to the southeast corner and a low elevation of 859 feet to the northwest.
- Neighborhood Density, Building Heights, Lot Coverage:
 - 4707 Burma (Indian Mound Condominium): 7 dwelling units, ~10.2 DU/AC, 1-2 stories with pitched roofs, ~28% lot coverage
 - 4716-4802 Burma: five 8-unit buildings, ~21.6 DU/AC, 2-story buildings with pitched roofs, ~50% lot coverage, 1.5 off-street parking stalls per unit.
 - 4810-4914 Burma: five duplex buildings, ~5.8 DU/AC, 1-story buildings with pitched roofs, ~13-28% lot coverage.



- 6101-6105 Indian Mound: three single family homes, ~4.3 DU/AC, 1-story buildings with pitched roofs, ~30% lot coverage.
- 6107 Indian Mound: one single family home, ~0.7 DU/AC, 2-story building with pitched roof, ~5% lot coverage

Comprehensive Plan Review - Description of Current and Requested Future Land Use Designations

The Village Comprehensive Plan identifies the property for future Single Family Residential use. Figure 4.1 of the plan (page 34) provides the following General Description of this category: *Predominantly single family detached homes, generally in "subdivision" settings. May include limited two family residences where compatible with a predominantly single family environment.* Figure 4.1 lists Typical Implementing Zoning Districts to include R-1, R-1A, and R-1B Residence Districts and R-2 Single-and Two-Family Residence (more limited) and CO Conservancy for parks, stormwater and other open areas. The comprehensive plan includes the following General Description of the Multiple Family Residential category: *A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.* Figure 4.1 lists Typical Implementing Zoning Districts to include R-3 General Residence, R-E Elderly Residence, PD Planned Development, and PD-I Planned Development Infill. The use as proposed would be more appropriate under the Multiple Family Residential future land use category. As such, the developers have submitted an official application to amend the Village's Comprehensive Plan Future Land Use Map from Single Family Residential to Multiple Family Residential before proceeding with further zoning permits.

What the Comprehensive Plan Regulates and Doesn't Regulate

The descriptions provided in Figure 4.1 for both the Single Family Residential and the Multiple Family Residential categories, do not directly address maximum dwelling units, or dwelling units per acre. The allowable number of units, or density, is determined by the approved zoning district for a property. For example, the Village's R-3 zoning district permits by right a maximum density of 8 dwelling units per acre, and 15 units per acre with a conditional use. For Planned Development districts, the density is determined on a case-by-case basis as approved by the Village Board, based on a recommendation from the Plan Commission.

The descriptions in Figure 4.1 also do not address building height, which is also regulated by zoning. The Zoning Code permits a maximum building height of 35 feet, unless a taller height is approved through a Planned Development District. Building height is measured from grade to the top of a flat roof or the mid-point between eaves and ridges of a hip roof. The descriptions in Figure 4.1 also do not dictate whether developments are owner-occupied or renter-occupied and this is not something the Village typically would directly stipulate.

Comprehensive Plan Review - Figure 4.1

Figure 4-1, Future Land Use Categories and Policies, provides the following development policies for the Multiple Family Residential category. Staff comments on the proposed conceptual development are included.



1. *Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas.* The property is located within 1,000 feet of USH 51. The policies of the Comprehensive Plan envision more intensive development along USH 51, which is then stepped back the further you head east, transitioning from highway commercial, to mixed use, to multifamily development, and then single-family development. The proposed development follows this land use pattern while proposing densities that, while higher than the adjacent single family homes, are lower than existing multiple family developments along Burma Road. The topic of "right-sizing" the density or number of dwelling units for infill redevelopment proposals has been a topic of discussion for other infill development proposals in the Village. **The Comprehensive Plan (Volume 2, page 42) states the Village will "consider community-sensitive infill development and redevelopment....these include larger parcels on mainly residential sites that have been passed over for development.....or that may have a single residence on one to several acres, such as sites along Burma Road."** However, the Comprehensive Plan does not provide specific density or number of dwelling unit maximums and leaves those decisions to be made by the Plan Commission and Village Board on a case-by-case basis, following applicable zoning district standards.
2. *Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance.* The proposed development includes two multifamily buildings, with the four-unit building along the street frontage, similar in size to the 8-unit buildings across Burma Road, while minimizing the street view of the larger 8-unit building in the rear yard. The garages for the 4-unit building are behind the building, and most of the garages for the 8-unit building are screened from view from Burma Road by the 4-unit building. The apartments across the street do not have garages but include off-street parking in the side and rear yards. The proposed setback for the 4-unit building is 25 feet. Building setbacks on the south side of Burma range from 25 feet (corner of Burma/Indian Mound) to 100 feet (adjacent east single family home). Consideration should be given to adding sidewalk along the property, including a walkway and curb cuts for the proposed 40-foot easement on the north side of the street. There is currently sidewalk on the north side of Burma Road but not the south side. In addition, a mid-block crosswalk with traffic-calming or pedestrian warning signs/signals should be considered to improve safety for pedestrian access to the future trailhead.
3. *Hold new multiple family housing to similar standards for quality and livability expected of single-family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or under building parking, and responsible management.* A comprehensive plan amendment and rezone submittal does not require a detailed architectural building plan. The applicant has included building floor plan drawings and building elevation images of the proposed buildings exteriors. The details of the building image for both buildings include building materials and color themes. The buildings include a base foundation of brick veneer, vinyl siding and pitched roofs. The apartments across the street have 100% masonry siding. Adjacent single family homes on Indian Mound Drive



are similar to the proposed design (base masonry combined with vinyl siding). Other duplexes and single family homes on Burma Road include a mix of 100% vinyl siding, and some mixed masonry and vinyl siding. Based on the building elevation images submitted, all but the back elevation side of the 8-unit building will include the base masonry material and vinyl siding.

4. *Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders.* This development policy is not applicable for new development requests.
5. *Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.* See below for Staff review of Figure 4-2.

Comprehensive Plan Review - Figure 4.2

Figure 4.2 of the plan (page 44) includes a suggested approach and standards for infill development and redevelopment in such settings. It also includes and illustrates several urban design principles appropriate to some of these settings. Figure 4.2 includes 12 guiding design principles and procedural standards for infill redevelopment, noting that all 12 may not be applicable to all development sites. It's worth noting that the *Neighborhood Infill Example* shown in Figure 4.2 is a representation of 4719 Burma Road. However, the conceptual development layout is intended only to highlight the design principles and not be used as the recommended design for this property as it doesn't account for the site topography for required setbacks. Based on Staff's review, the following design principles A, B, F, G, and J appear to be satisfactory, while E, H and L are not applicable. From the remaining design principles, staff comments are provided for the concept project.

C. Back-to-back is best. Figure 4.2 advocates for abutting back yards of the proposed development to back yards of existing residential uses where possible. In this case, the proposed design likely provides more compatibility with the adjacent single family homes on Indian Mound Drive by only having the side yards of one unit in each building facing the rear yards of the existing three single family homes. The west sides of the proposed buildings do not include patios or decks that are likely to have more outdoor tenant activity. In staff's opinion, the developer's design meets the intent of minimizing potential impacts on the surrounding properties.

D. Provide gathering and focal points. The Park and Recreation Committee (P&R) reviewed the previous concept which included a parkland dedication of 4,462 square feet. The P&R Committee recommended forgoing the land dedication and including up to a 40-foot easement along the east lot line. The easement will be for future a recreational trail connecting to Indian Mound Conservancy. The applicant's revised concept plan includes the changes mentioned.

F. Keep it green. A comprehensive plan amendment and rezone submittal does not require a detailed landscaping plan, this will be required as part of any future site design review permit. If R-3 is the approved zoning, the landscaping plan will need to meet or exceed the minimum landscaping points required for the R-3 General Residence District. Staff also recommends the development team identify any existing trees on the property that may be impacted by the development project and other existing mature trees that would be removed during construction, particularly in the area in and adjacent to the garage and house where there are several mature



oaks and other trees. The proposed concept site plan includes a proposed fence along the west lot line, screening the adjacent Indian Mound Drive single family homes rear yards from any potential car headlights. From the preapplication and public hearing meetings, members of the public advocated for the preservation of trees along the property line, particularly those along the west and south shared lot lines. The updated concept moves the buildings closer to Burma Road to minimize landscaping disturbance along the rear lot line.

G. Use stormwater as a design feature. The conceptual site plan includes three bioretention basins.

I. On-site circulation. The concept submitted for the June preapplication meeting included an additional six off-street parking stalls adjacent to the fire truck turn around, which were removed as part of the July concept. The Zoning Code requires a minimum of 26 off-street parking stalls based on the unit and bedroom mix. The proposed concept exceeds this requirement by providing 37 off-street stalls. However, it is worth mentioning that each of the units in the 8-unit building include one garage space and one driveway space in front of the garage. If these units are occupied by residents with more than one vehicle, it is likely that one of the vehicle owners may be more inclined to park in the street or the available 5 parking stalls than potentially blocking the other driver's vehicle in the garage. On-street parking is allowed on both sides of Burma in front of the development and future tenants would have the right to utilize the on-street parking. The parcel has approximately 223 feet of frontage, accounting for the proposed driveway and crosswalk, the amount of available on-street parking stalls on the south side of Burma Road in front of the development is likely 8 stalls. The revised concept reintroduces five common off-street parking stalls for tenants and guests to address the prior concern from the July public hearing.

K. Details matter. The applicant's conceptual site design does not include a designated location of a dumpster for this development. The location and design of a trash enclosure should be included in future design concepts. Residential developments in excess of 5 dwelling units require private trash collection services. In previous meetings the Applicants have suggested each unit would have its own trash and recycle bin. This equates to potentially 24 bins placed along Burma Road. This amount of trash bins is not appropriate in staff's opinion, nor consistent with other multi-family developments across Burma Road which have trash enclosures. Staff advises the Applicants provide a trash enclosure as part of the future site design review permit. The proposed location of a central post office box should also be shown in future design concepts.

Other Staff Comments

- Given the proximity to the conservancy, staff recommends the developer hire an independent professional to complete an archaeological review of the property as part of any future Site Design Review Permit.
- The packet includes the Village Fire Chief's comments. The Fire Chief did not have concerns with the proposed Comprehensive Plan Amendment or Rezone, but included comments regarding the site design should the project proceed further. This includes the potential need to mark the north-south access drive as a No Parking - Fire Lane, the potential need for a fire hydrant and widening of the access drive to 26' adjacent to the hydrant if required, while adding that there is no sprinkler riser room as required for Fire code.



- No additional comments or concerns from the Village Public Works Director, Police Chief, and Village Engineer at this time.

Public Comments

The packet includes public comments received prior to the publication of this packet.

Additional Permit Requirements & Next Steps

If the proposed comprehensive plan amendment and rezone are approved and the project progresses further, the following official zoning applications will be required:

1. Conditional Use Permit. Within the R-3 zoning district, any density exceeding 8 dwelling unit per acre, but no more than 15 dwelling units per acre, will require approval of a conditional use permit from the Plan Commission. The CUP will require a public hearing.
2. Site Design Review Permit. A site design review permit will be required for any development of residential projects consisting of three or more dwelling units. This permit is reviewed and approved by the Plan Commission.
3. Certified Survey Map. The proposed parkland dedication will require approval of a CSM by the Plan Commission. The CSM will require a public hearing. In addition, prior review of the proposed parkland dedication by the Park & Recreation Committee is advised.

The applicant intends to submit these permits for public hearing and potential action at the Plan Commission's October meeting.

Summary of Staff Items for Consideration

Village Staff are engaged in ongoing discussion and planning with the applicant and their planning team. The conversations continue to refine the details of the project such as the driveway design, fire truck turnaround, parking locations, trash enclosure, and mailbox. The following is a high-level summary of some of the staff comments, some of which may be best addressed during review of a Site Design Review Permit if the project advances, but are advisable to discuss early in the conceptual planning stages.

- Compatibility of the proposed use, design and density within the neighborhood fabric.
- Off-street parking for the 8-unit building.
- Proposed building setbacks, building design and materials.
- Desire and layout of the proposed public trail easement.
- Inclusion of sidewalks and mid-block crosswalk improvements to connect the proposed park to the sidewalk on the north side of Burma Road.
- Addressing trash enclosures and central post office boxes.
- Survey of mature trees near existing buildings and proposed park.
- Archaeological site survey.
- Fire truck access and fire hydrant location.



FINANCIAL/BUDGET IMPACT:

The developers will be responsible for the costs to develop the property. At the Parks & Recreation Committee meeting on August 6, 2024, the Committee voted to recommend to the Village Board that MCGN Properties provide a full parkland fee in lieu of dedication in the estimated amount of \$36,041.72. The following includes an estimate of applicable impact fees including credit for the existing single family unit to be razed. These fees do not include standard building permit fees.

- Park Land Impact Fee: $\$3,276.52 \times 11 = \$36,041.72$
- Park Improvement Fee: $\$2,124.95 \times 11 = \$23,374.45$
- Water Well Fee (assuming 1 ½ meter) = \$5,585.00
- Water Tower Fee (assuming 1 ½ meter) = \$1,865.00
- Library Impact Fee: $\$431 \times 11 = \$4,741.00$
- Public Safety Center Fee: $\$1,673 \times 11 = \$18,403.00$
- Total Estimated Impact Fees (not including other building permit fees) = \$90,010.17

VILLAGE PLAN REFERENCE:

[Comprehensive Plan, 2017](#)

Chapter 4 Land Use, pages 29-43 provide relevant goals, objectives, policies, and initiatives. Objective #2 states *"Guide development for an efficient land use pattern."* Policy #3, *"Plan for a land use pattern that enhances economic opportunities and quality of life, and that complements the plans of neighboring communities, Dane County, and the Capital Area Regional Planning Commission (CARPC)."* Policy #5 *"Actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area."* Initiative #3 states *"provide for compatible reinvestment along Lake Waubesa and in residential areas. The Village encourages redevelopment that weaves new uses skillfully into the existing fabric, strengthening neighborhoods and the Village's economic health while minimizing negative impacts."* The plan states the Village will *"consider community-sensitive infill development including on larger parcels on mainly residential sites that have been passed over for development."*

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



states *"allow higher-end multiple family housing for McFarland's workforce and elderly, including owner-occupied options at lower price points than possible for single family housing."*

[Housing Needs Assessment, 2023](#)

This plan identified a shortage of renter-occupied housing units in the Village, including market rate apartments. The proposed concept includes 12 new units, ranging from two- to three-bedroom units. The Housing Needs Assessment provides low and high projections on rental housing demand by 2030 based on 2020 data. Population projections and target vacancy rate for low projections show the total rental units needed by 2030 is 117, or approximately 15 net new units constructed per year. For high projections, a total of 293 rental units is needed by 2030, or approximately 37 net new units constructed per year. The plan calculates a 0.0% vacancy rate between rental and owner-occupied units. This would indicate that there is a high demand for additional housing opportunity for both rental and owner-occupied units. Typically, a 1-2% vacancy rate would indicate a healthy range. The plan also identified an under supply of rental units at 80% or more of the County median income. Housing Goal #1 (page 67) states *"increase the supply of ownership and rental units."* The concepts within Housing Goal #3, create healthy neighborhoods is also applicable including *"varied housing types, size and price points, including both owner- and renter-occupied units. This enables more people to stay in the neighborhood through shifting housing needs, and it limits future instability due to changes in the housing market."*

[Dane County Regional Housing Strategy](#)

From September 2022 to August 2023, an 80-person Housing Advisory Committee (HAC), including representatives from McFarland, joined together through a strategic planning process to create the Dane County Regional Housing Strategy (RHS). The RHS Action Plan identified five housing priorities to guide future efforts around housing:

1. Increase the number of housing units attainable to low-income and moderate-income households.
2. Increase the overall number of housing units.
3. Provide housing, resources and protections for the most vulnerable populations.
4. Rehabilitate and preserve affordability of existing housing.
5. Provide more pathways to homeownership.

[Capital Area Regional Planning Commission, 2050 Regional Development Framework, 2022](#)

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

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



6. Preserve farming area.

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

ORDINANCE REFERENCE:

Sec. 2-313(a) The Village Comprehensive Plan
Article 8-X Impact Fees
Sec. 56-39 Certified Survey Maps
Sec. 56-173 and 56-175 Land Dedication and Development of Park Area
Sec. 62-11(a) Lots abutting more restrictive districts
Sec. 62-70, R-3 Bulk Requirements
Subdivision IV, Vision Clearance, Parking and Loading Facilities, Screening
Sec. 62-310, Site/Design Review
Division 62-II-4, Changes and Amendments to the Zoning Code
Appendix B, Landscaping Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to recommend to the Village Board approval of Ordinance 2024-16, an Ordinance adopting an amendment to the Village of McFarland Comprehensive Plan for parcel 061003305601, 4719 4719 Burma Road, McFarland, WI, to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential.

ATTACHMENTS:

1. 2024-16 To Amend the Comprehensive Plan Future Land Use Map designation at 4719 Burma Road
2. 4719 Burma Road Comp Plan and Rezone App_06.03.2024(rev 8.12.24)
3. 4719 Burma Road JULY Preliminary Concept_8.19.2024
4. 4719 Burma Potential Playground Area
5. 4719 Burma East Side Path
6. 4719 Burma Zoning Map
7. McFarland Future Land Use Map_04.25.2023
8. McFarland Comp Plan Figure 4.1
9. McFarland Comp Plan Figure 4.2
10. Brussock Ltr_4719 Burma_05.07.24
11. Marten Ltr_4719 Burma Road_07.10.24

ORDINANCE 2024-16

AN ORDINANCE ADOPTING AN AMENDMENT TO THE VILLAGE OF MCFARLAND COMPREHENSIVE PLAN FOR PARCEL 061003305601, 4719 BURMA ROAD, MCFARLAND, WI, TO AMEND THE FUTURE LAND USE DESIGNATION FROM SINGLE FAMILY RESIDENTIAL TO MULTIPLE FAMILY RESIDENTIAL.

Purpose: To amend lands on parcels #0610-033-0560-1, 4719 Burma Road, from Single Family Residential to Multiple Family Residential.

Sponsor: Andrew Bremer, Community & Economic Development Director

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 1 Notice

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

WHEREAS, the Comprehensive Plan contains a Future Land Use Map designating parcel #0610-033-0560-1, 4719 Burma Road as Single Family Residential; and,

WHEREAS, the Village has received an application to amend the Comprehensive Plan Future Land Use Map for the following described property from Single Family Residential to Multiple Family Residential in order to facility the construction of two new multifamily residential buildings, adding a total of 12-dwelling units as conceptual shown in Exhibit A:

ASSESSORS PLAT PRT OUTLOT 90 BEG NW COR OL 90 TH S5DEG14'W 325 FT
N89DEG11'E 160.5 FT N36DEG13'E 107.5 FT N1DEGE 223.5 FT N89DEG19'W 224.3
FT TO POB

WHEREAS, the Plan Commission held a public hearing on the proposed changes on July 16, 2024, preceded by a Class Two Notice and an additional public hearing on August 28, 2024, preceded by a Class One Notice; and,

WHEREAS, the Village of McFarland Plan Commission reviewed and adopted a resolution approving the proposed change, and the Plan Commission recommends that the Village Board amend the Comprehensive Plan to change the use of the aforesaid property to Multiple Family Residential; and,

WHEREAS, the Village Board accepts the recommendation from the Plan Commission and approves the proposed changes in future land use designation for the aforesaid property, and

that this change is in the public interest and consistent with the overall goals and objectives set forth in the Comprehensive Plan.

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

1. The Village of McFarland Comprehensive Plan Future Land Use Map is amended to reflect that the aforesaid property is changed from Single Family Residential to Multiple Family Residential.
2. The Future Land Use Map for the Comprehensive Plan shall be modified to reflect this amendment.
3. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board.

BE IT FURTHER RESOLVED, that prior to the issuance of a building permit for the proposed development conceptual shown in Exhibit A, the developer shall obtain approval from the Village of applicable zoning, conditional use, site design review, and certified survey map permits.

The foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the _____ of _____, 2024.

APPROVED:

Carolyn Clow, Village President

ATTEST:

Cassandra Suettinger, Deputy
Administrator/Clerk

ORDINANCE 2024 – 16	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brandt –	Leamy –
Brassington –	Pena –
Clow –	Prill –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

Exhibit A, Ordinance 2024-16
4719 Burma Road Concept

Total Proposed Dwelling Units = 12
4 units with 3 bedrooms, two garage spaces, 2 apron spaces
8 units with 2 bedrooms, one garage space, 1 apron space

Property Area = 1.6 acres (69,696 SF)
Property Size less ROW dedication = 62,462 SF

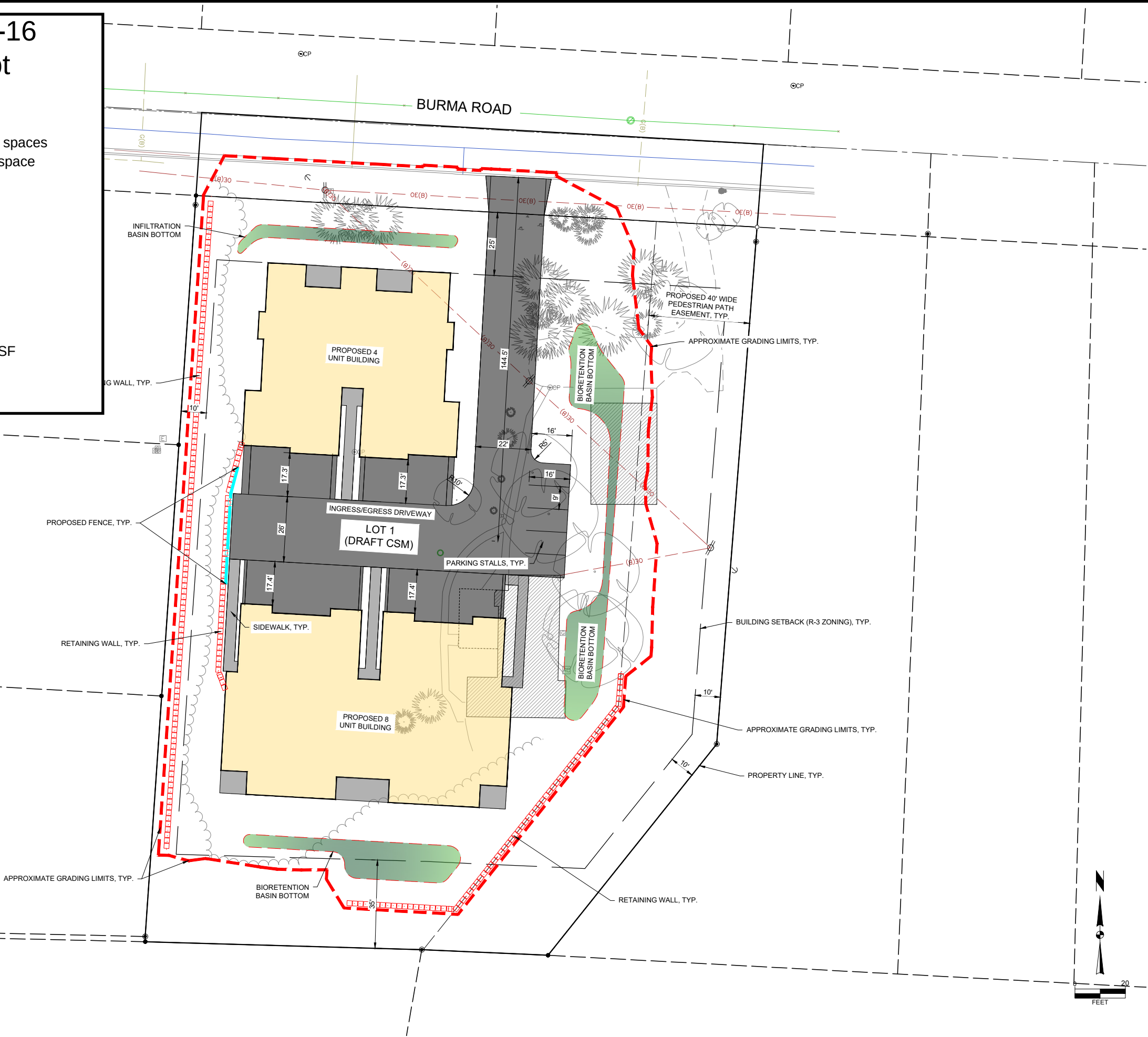
Lot Area per Dwelling Unit (less ROW) = 5,205 SF
Density (less ROW) = 8.4 DU/AC

Total Lot Coverage (buildings only) = ~20,678 SF
Total Lot Coverage (less ROW) = ~33%

Open Space per Dwelling Unit (less ROW) = ~3,200 SF

Total Off-Street Parking Stalls = 37 stalls
Parking Stalls per Unit = 3.1

INDIAN



4719 BURMA ROAD DEVELOPMENT

PROPOSED SITE PLAN

VILLAGE OF MCFARLAND, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC. |



Project No: 124.0539.30
Sheet C300

MARK	REVISION	DATE	BY
1	REVISED LAYOUT	08-12-24	MLC
Engineer: MLC	Checked By: CHKD	Scale: 1" = 20'	
Technician: TECH	Date: 07-01-2024	T-R-S: TTN-RRW-SS	

Project No: 124.0539.30
Sheet C300

VILLAGE OF McFarland

Community & Economic Development

Plan Commission Application – 2024

~Application must be completed in full~

Applicant	Tom Gundersen	Applicant's Agent	
Property Owner (if different)	MCGN Properties	Name	
Address	6222 Sommer Valley Circle DeForest, WI 53532	Address	
Email	mcDonough2004@gmail.com	Email	
Phone #	608-535-0876	Phone #	

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)

From: Single Family Residential

To: Multiple Family Residential
Zone From R-1 To R-3

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

6/3/2024
Date

McFarland

VILLAGE OF
Community & Economic Development

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

Comprehensive Plan Amendment Application

Applicant/Agent Information

Name: MCGN Properties
Address: 6222 Summer Valley Circle Datoresb, WI 53532
Phone Number: 608-535-0876 Email: McDonough2004@gmail.com

Property Owner (if different)

Name: Same
Address: _____
Phone Number: _____ Email: _____

☒ **Request for Map Amendment**

Use the following link, [Future Land Use \(FLU\) map](#), to identify the current FLU for the associated property. Complete all questions for 1 (see page 2).

Address of property (map amendment only): 4719 Burma Rd
Parcel Number: 154/0610-033-0560-1 Size (Acre): 1.6
Current FLU: Single Family R-1 Proposed FLU¹: Multiple Family R-3

¹Proposed future land use category must be an existing future land use category included in the Village's Comprehensive Plan. If the property is being changed into multiple land use designations or only a portion of the property is being changed then submit an exhibit with complete legal description of each land use designation

☐ **Request for Text Amendment**

Provide details regarding the chapter and page number found in the [Comprehensive Plan](#), then complete all questions for 2 (see page 3).

Is this application accompanying any other pending application(s) with the Village? (Rezone, Conditional Use, etc.). ☒ YES ☐ NO (If yes, please list all associated applications).

1. JUSTIFICATION FOR PROPOSED MAP AMENDMENT

a. Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project).

proposing to change property to R-3. intent is to build a 4 unit and 8 unit on land. Also dedicate 6,500 sq' for village park.

b. Explain how the proposed use will be compatible with the adjacent properties' current uses and planned uses as designated on the Village's Future Land Use Map.

the immediate area is a mix of single family homes, multifamily units and condos

c. Explain how the proposed amendment is consistent with the goals, objectives, and policies indicated in the comprehensive plan text or another accepted Village of McFarland plan. (Please give detailed information including page numbers from the comprehensive plan or other accepted Village plan).

Additional Housing for young family

d. Explain how the proposed amendment will benefit the community in McFarland.

Bring in more tax base, with adding part more community area

e. Explain the impact the proposed amendment may have on the environment or ways in which environmental impacts will be mitigated.

utilizing a 1.6 Acre property within walking distance to schools and businesses

f. Are transportation facilities and public utilities available, or planned to be available in the near future, to serve the proposed development? Explain.

utilities are already in place.

2. JUSTIFICATION FOR PROPOSED TEXT AMENDMENT

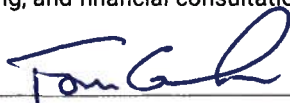
a. Provide the proposed text amendment for the comprehensive plan.

b. Explain how the associated text is inconsistent with the comprehensive plan or otherwise needs to be updated.

*Applicants may include supplemental documents such as a cover letter, site plans, plat/property map(s), and any other attachments as needed. Applicants may also provide their responses on a separate sheet of paper if the spaces provided are not enough. In addition to this application, please complete the Plan Commission application. Please refer to the **second page** of the Plan Commission Application for listed submittal deadlines and meetings dates.

Acknowledgement

- Failure to submit a complete application and associated fee may result in the delay of the application.
- I understand the Village of McFarland's Staff, Plan Commission and/or Village Board may request the submittal of additional forms and documents related to my request and failure to do so may result in the denial or delay of this application.
- I understand that, regardless of the justification and/or information provided by Village Staff, Commission or Board members, or affiliates, in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested.
- I am aware that the approval of an application to amend the Future Land Use Plan Map only amends the Map and does not otherwise revise or change the zoning of the land affected by the Map amendment. If I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, conditional use, site plan, etc.) from the Village or other agencies as a condition to the development of such land. Failure to obtain required approvals may result in the automatic annulment of the comprehensive plan amendment. Approval of a Map amendment implies no inherent right to the approval of subsequent zoning and building permits.
- I agree to include a non-negotiable and non-refundable filing fee of \$500.00 per Sec. 2-313(a)(3) of the Village Code of Ordinance at the time of this application's submittal. This filing fee is not an escrow and the applicant agrees to reimburse the Village for additional costs such as publication fees and notification charges, plus actual legal, engineering, and financial consultation costs incurred by the Village in review of this application.

Applicant Signature:  Date: 6/3/2021

Property Owner Signature: _____ Date: _____

Parcel Number - 154/0610-033-0560-1

Current

◀ Parcel Parents

Summary Report

Parcel Detail			Less —
Municipality Name	VILLAGE OF MCFARLAND		
State Municipality Code	154		
Township & Range	Section	Quarter/Quarter & Quarter	
T06NR10E	03	NE of the SW	
Plat Name	MC FARLAND, VILLAGE OF ASSESSOR'S PLAT		
Block/Building			
Lot/Unit	90		
Plat Name	MC FARLAND, VILLAGE OF ASSESSOR'S PLAT (Click link above to access images for Plat)		
Restrictive Covenants	Show Restrictions for this Plat, CSM, or Quarter		
Parcel Description	ASSESSORS PLAT PRT OUTLOT 90 BEG NW COR OL 90 TH S5DEG14'W 325 FT N89DEG11'E 160.5 FT N36DEG13'E 107.5 FT N1DEGE 223.5 FT N89DEG19'W 224.3 FT TO POB This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.		
Current Owner	GULSETH FAMILY TR, LAVERNE MYRON & BETTY ANN		
Primary Address	4719 BURMA RD		
Billing Address	4719 BURMA RD MCFARLAND WI 53558		

Show Municipal Contact Information ▼

Assessment Summary		More +
Assessment Year	2024	
Valuation Classification	G1	
Assessment Acres	1.600	
Land Value	\$128,700.00	
Improved Value	\$214,600.00	
Total Value	\$343,300.00	

Show Valuation Breakout

Open Book
Open Book dates have passed for the year
Starts: ~~04/03/2024~~ ~~12:00 PM~~
Ends: ~~04/03/2024~~ ~~06:00 PM~~
Starts: ~~04/04/2024~~ ~~12:00 PM~~
Ends: ~~04/04/2024~~ ~~06:00 PM~~
[About Open Book](#)

Board Of Review
Starts: 05/09/2024 - 09:00 AM
Ends: To Adjourn
[About Board Of Review](#)

Zoning Information

For the most current and complete zoning information contact:
VILLAGE OF MCFARLAND | ☎ 608-838-3154

District Information		
Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
OTHER DISTRICT	49MF	MCFARLAND FIRE

Parcel Maps



DCiMap

Google Map

Bing Map

Tax Information ⓘ

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

« < Newer Older > »

Tax Year 2023		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$99,000.00	\$204,600.00	\$303,600.00
Taxes:		\$4,935.80
Lottery Credit(-):		\$265.77
First Dollar Credit(-):		\$71.40
Specials(+):		\$149.40
Amount:		\$4,748.03
2023 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
QCD	06/23/1998	2984390		

Show More ▼

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. [Click here for instructions.](#)

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0610-033-0560-1. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

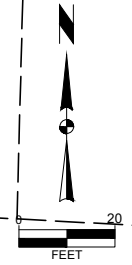


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Dane County Land Information Council
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210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116
Madison, WI 53703

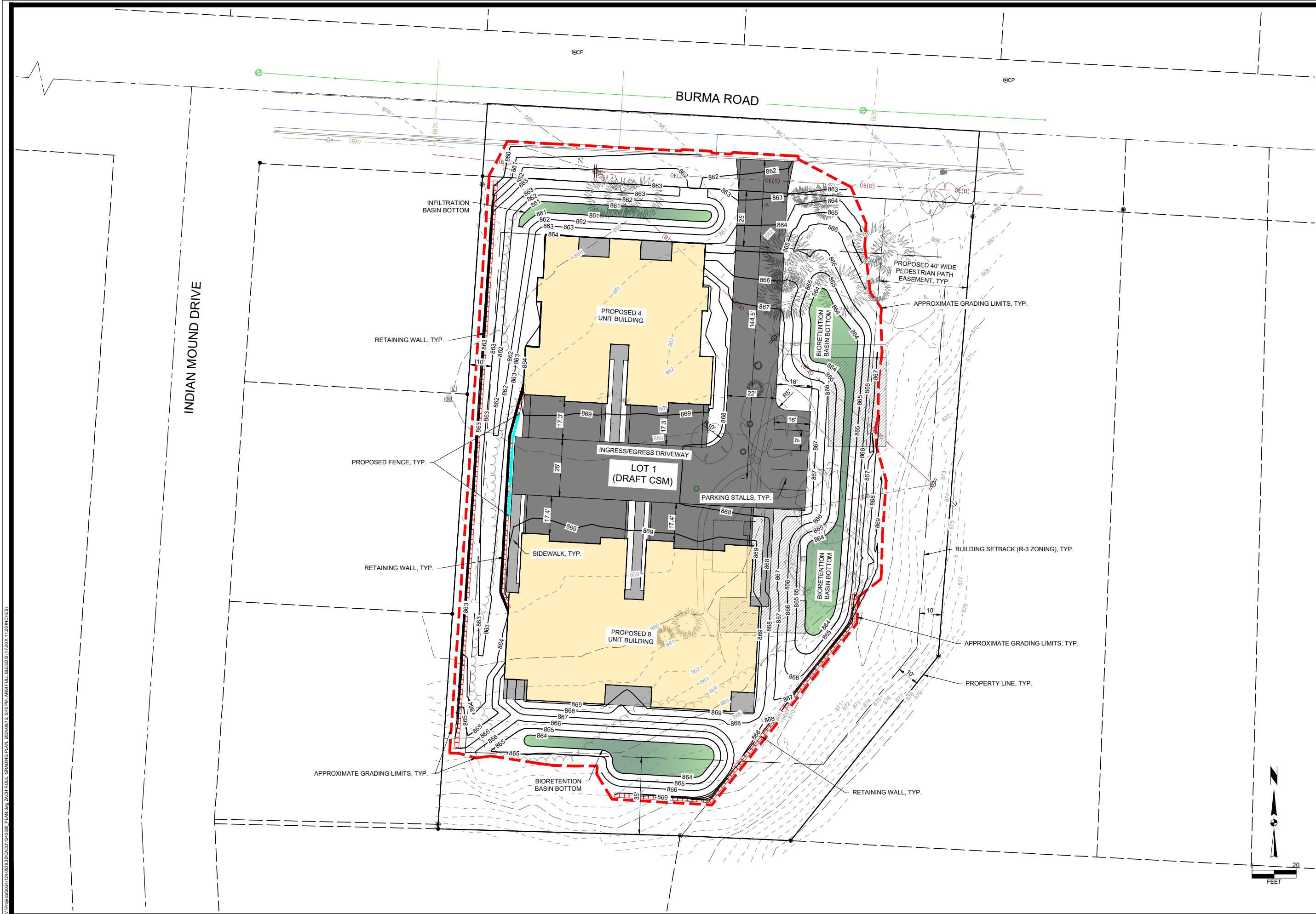


[Home](#) | [Disclaimer](#) | [Privacy](#) | [Resources](#) | [Contact Us](#)

Total Off-Street Parking Stalls = 37 stalls
Parking Stalls per Unit = 3.1



V:\p000\410204\121 0039 BURMA ROAD\1210039 PLAN.dwg ZACH ROE GRADING PLAN 2024/01/2 2:45 PM ANS FULL BLEED 8 (17.00X 11.00 INCHES)



1	REVISED LAYOUT	06-12-24	MLC	DATE	BY
MARK	REVISION				
Engineer: MLC	Checked By: CHKD	Scale: 1" = 20'			
Technician: TECH	Date: 07-01-2024	T-R-S: TTN-RRW-SS			
Project No: 124.0539.30					Sheet C400

4719 BURMA ROAD DEVELOPMENT

GRADING PLAN

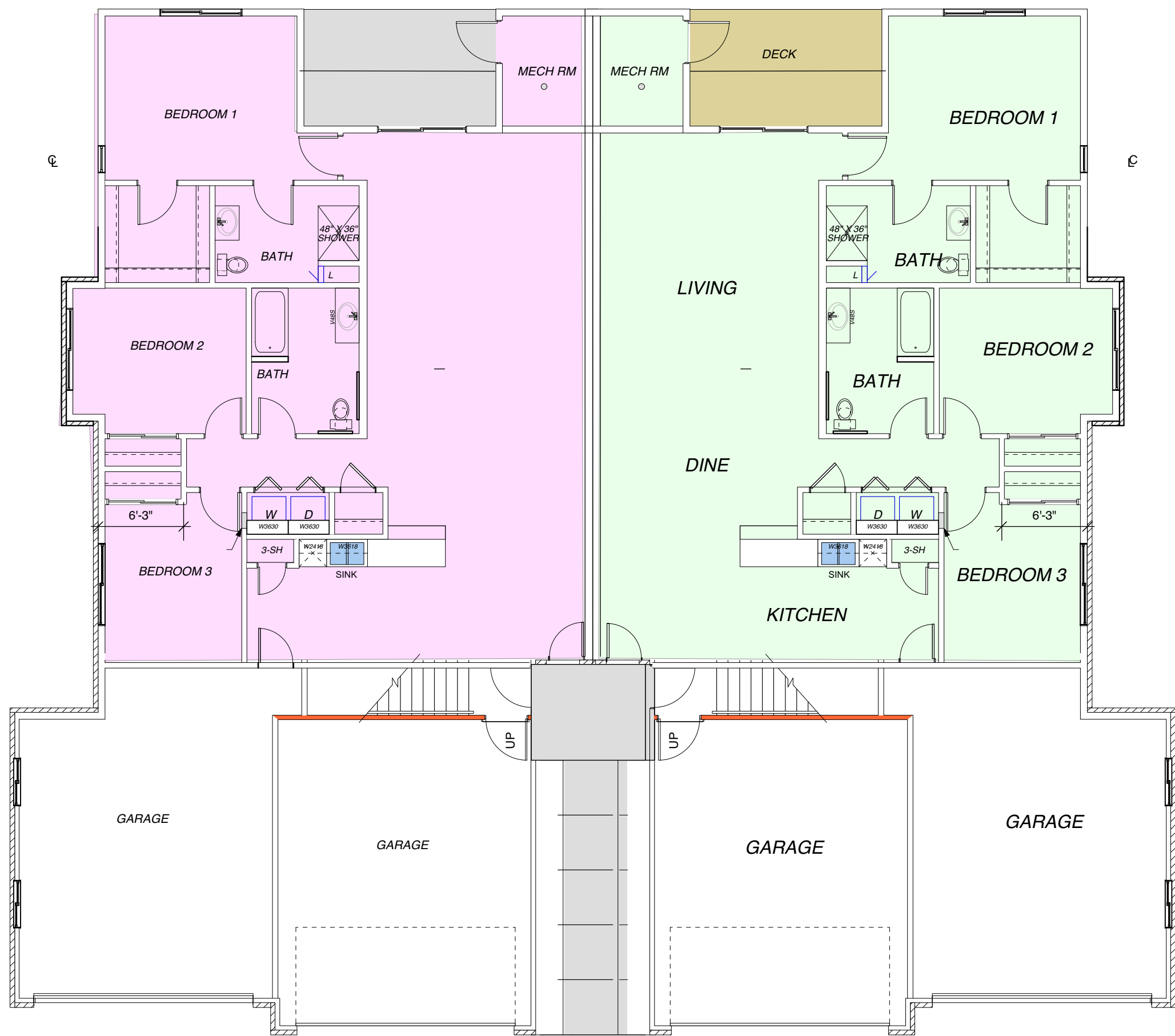
VILLAGE OF MCFARLAND, DANE COUNTY, WI

SNYDER & ASSOCIATES, INC.

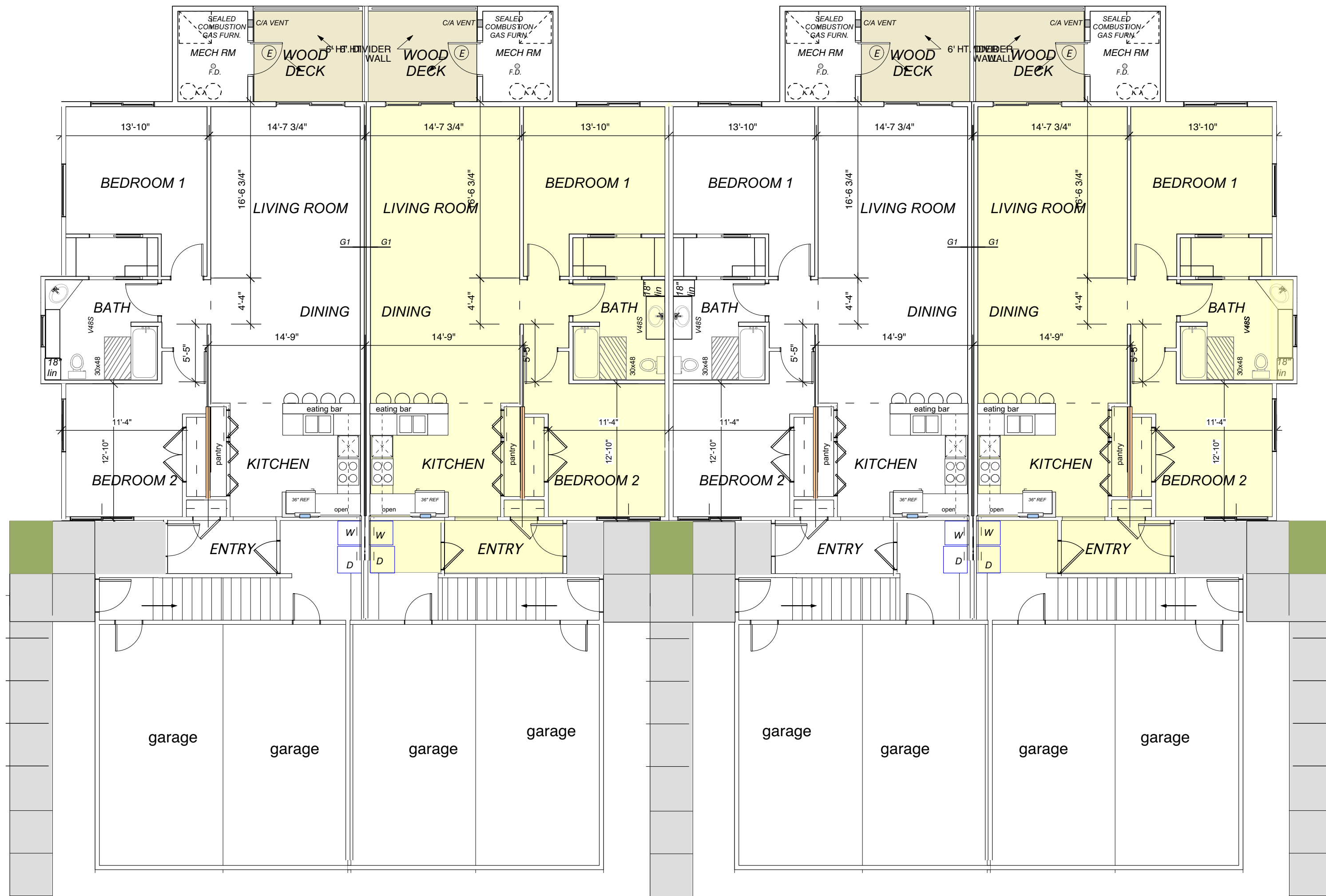
**SNYDER & ASSOCIATES**

Project No: 124.0539.30

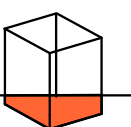
Sheet C400



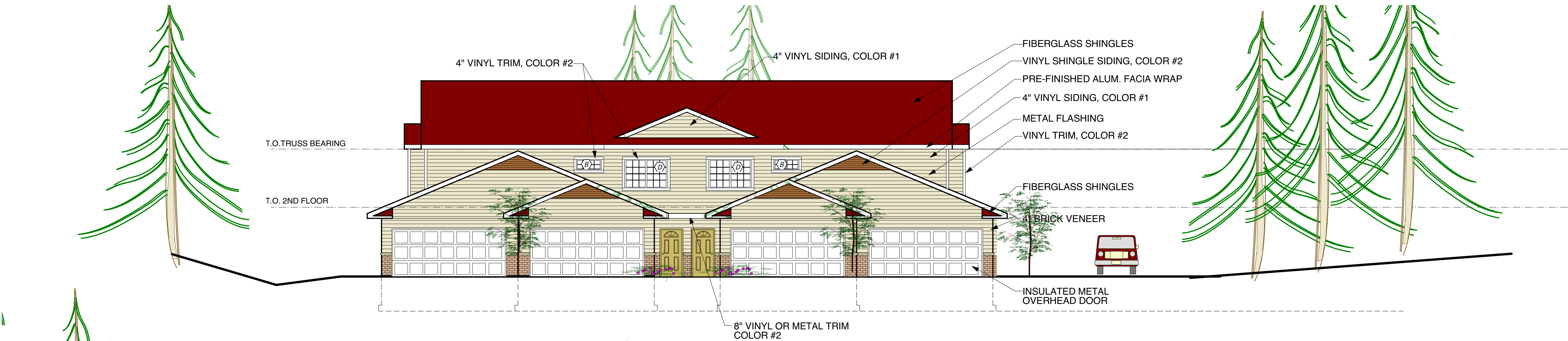
2 Levels of 3 Bedroom Units = 4 units



2 Levels of 4 of 2 Bedroom Units = 8 units

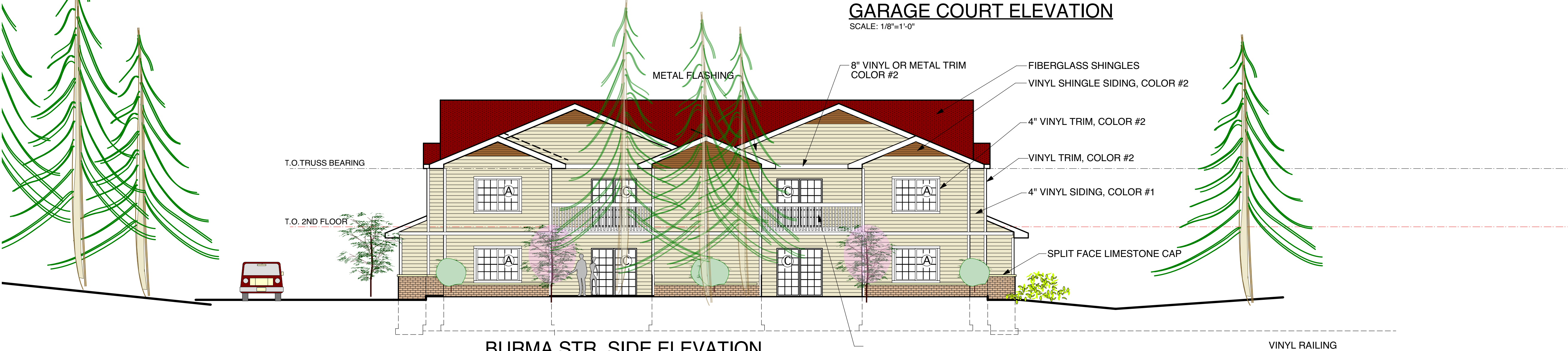
architect		project	
 SIEGER ARCHITECTS		FLOOR PLANS	
73 White Oaks In Madison, WI 53711		Clayt & Tom 12 UNIT APARTMENT McFarland, WI	
Phone: 608.347.7332		owner	
		LGC DEVELOPMENT 4908 Meinders Rd. McFarland, WI 53558	
		A1.1	
		5/24	

*NOTE: Drawings are 50% scale for 11x17 print sets.



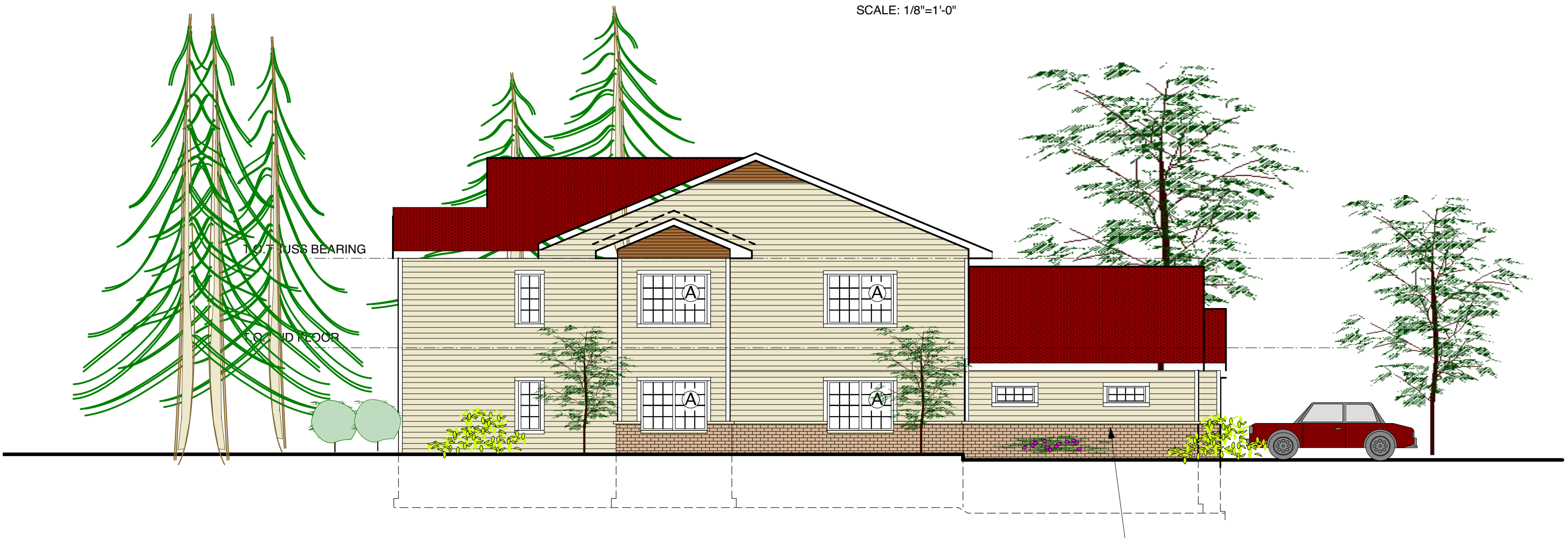
GARAGE COURT ELEVATION

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



BURMA STR. SIDE ELEVATION

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



LEFT SIDE ELEVATION - WEST to Neighbors (typical E&W)

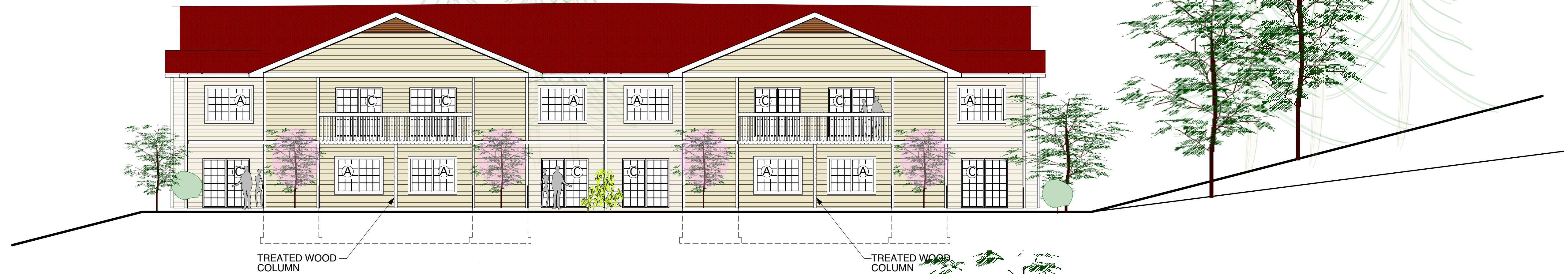
SCALE: 1/8"=1'-0"

4 UNIT - 3 BEDROOMS

		BUILDING #1/ 4unit Elevations		A4.1
architect	 SIEGER LLC ARCHITECTURE 73 White Oaks Ln Madison, WI 53711 Phone: 608.347.7332	project	BURMA ROAD 12 UNIT APARTMENT McFarland, WI	
		owner	LGC DEVELOPMENT 4908 Meinders Rd. McFarland, WI 53558	



GARAGE COURT ELEVATION
SCALE: 1/8"=1'-0"

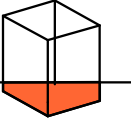


BACK ELEVATION



SCALE: 1/8"=1'-0"
LEFT SIDE ELEVATION - WEST to Neighbors (typical E&W)
SCALE: 1/8"=1'-0"

8 UNIT - 2 BEDROOMS

architect  **SIEGER LLC**
ARCHITECTURE
73 White Oaks Ln Madison, WI 53711
Phone: 608.347.7332

BUILDING #2/ 8unit Elevations	
project	BURMA ROAD 12 UNIT APARTMENT McFarland, WI
owner	LGC DEVELOPMENT 4908 Meinders Rd. McFarland, WI 53558

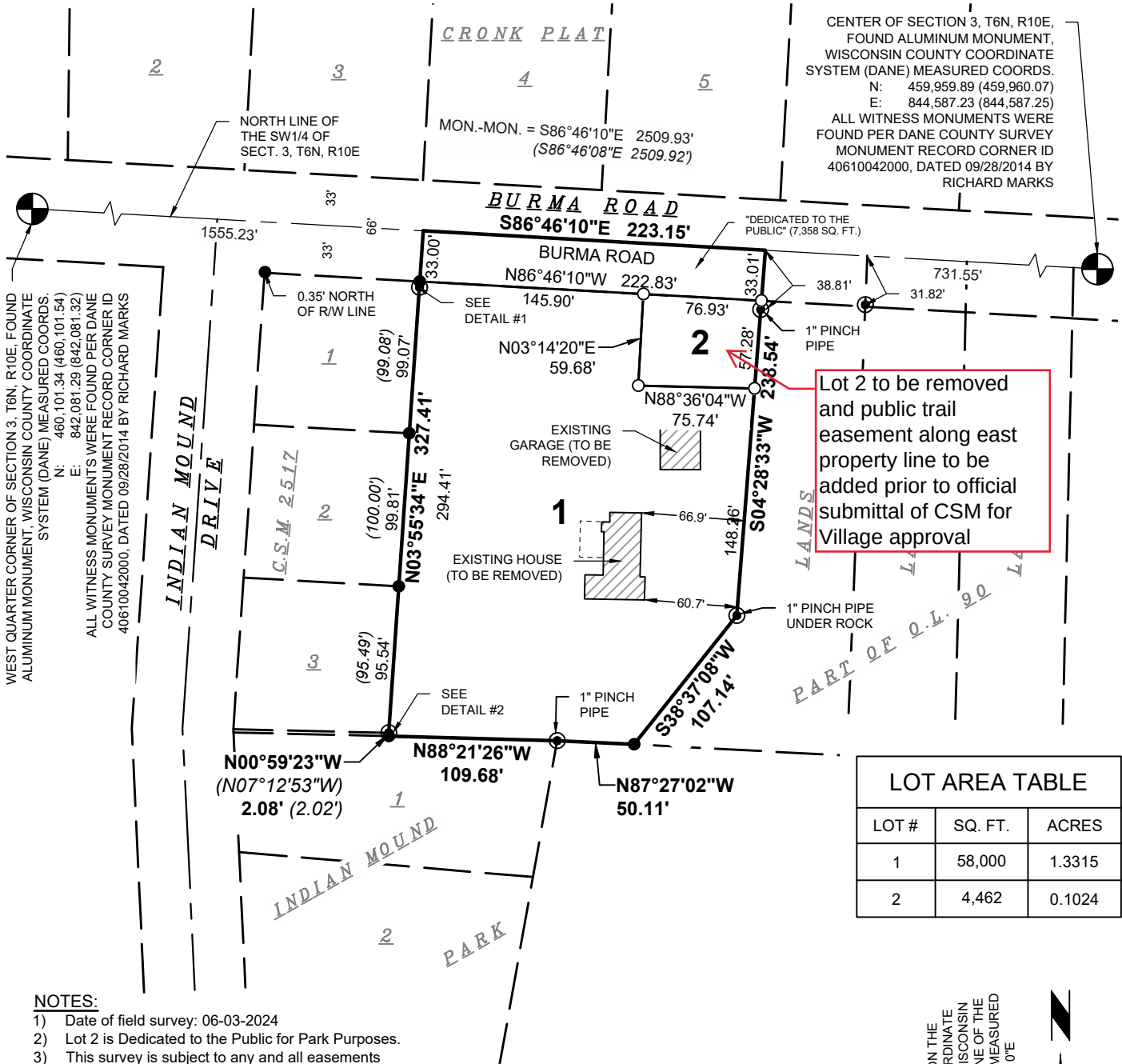
A4.2

6/24

*NOTE: Drawings are 50% scale for 11x17 print sets.

CERTIFIED SURVEY MAP No.

PART OF OUTLOT 90, ASSESSOR'S PLAT OF THE VILLAGE OF McFARLAND, AS RECORDED IN VOLUME 14 OF PLATS, ON PAGES 16-27, DOCUMENT NUMBER 824385, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST OF THE SOUTHWEST QUARTER, SECTION 3, TOWNSHIP 06 NORTH, RANGE 10 EAST, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN.



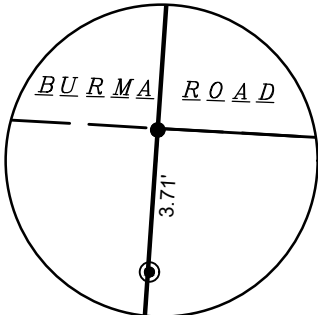
LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
1	58,000	1.3315
2	4,462	0.1024

- NOTES:
- 1) Date of field survey: 06-03-2024
 - 2) Lot 2 is Dedicated to the Public for Park Purposes.
 - 3) This survey is subject to any and all easements and agreements both recorded and unrecorded.

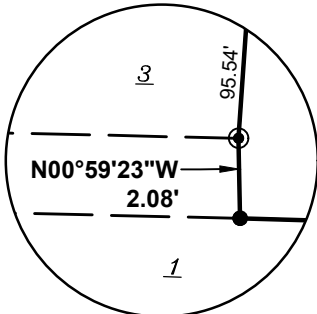
LEGEND

- 3/4" SOLID IRON REBAR FOUND
- ⊙ 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 3/4" x 18" IRON REBAR SET, WT. 1.50 LBS/FT
- () INDICATES RECORDED INFORMATION

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



DETAIL #1
SCALE: 1"=5'



DETAIL #2
SCALE: 1"=5'

BEARINGS ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN NAD83 (2011). THE NORTH LINE OF THE SW 1/4 OF SECTION 3-06-10, MEASURED AS BEARING S86°46'10"E

FEET
SCALE: 1"=100'

TOTAL PLATTED AREA = 69,820 SQ. FT.
(1.6028 ACRES)

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____



SURVEYED FOR:
MCGN Properties, LLC
6222 Sommer Valley Cr.
DeForest, WI 53532

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 124.0539.30
DATE: 07-01-24
REVISIONS:
REV1
REV2
REV3

SHEET 1 OF 3

CERTIFIED SURVEY MAP No. _____

PART OF OUTLOT 90, ASSESSOR'S PLAT OF THE VILLAGE OF McFARLAND, AS RECORDED IN VOLUME 14 OF PLATS, ON PAGES 16-27, DOCUMENT NUMBER 824385, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST OF THE SOUTHWEST QUARTER, SECTION 3, TOWNSHIP 06 NORTH, RANGE 10 EAST, VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division Ordinances of the Village of McFarland and under the direction of MCGN Properties, LLC, as owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Part of Outlot 90, Assessor's Plat of the Village of McFarland, as recorded in Volume 14 of Plats, on pages 16-27, as Document Number 824385, Dane County Registry and located in the Northeast Quarter of the Southwest Quarter of Section 3, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter corner of said Section 3, thence S86°46'10"E, along the North line of the Southwest Quarter of said Section 3, 1555.23 feet to the point of beginning; thence continuing along said North line S86°46'10"E, 223.15 feet; thence S04°28'33"W, 238.54 feet; thence S38°37'08"W, 107.14 feet to the northerly line of Lot 1, Certified Survey Map Number 16277 (C.S.M.), Dane County Registry; thence N87°27'02"W along said northerly line said Lot 1, 50.11 feet to the northeast corner of Lot 1, INDIAN MOUND PARK plat, Dane County Registry; thence along the northerly line of said Lot 1, INDIAN MOUND PARK plat, N88°21'26"W, 109.68 feet to the southeasterly corner of Lot 3, Certified Survey Map Number 2517 (C.S.M.), Dane County Registry; thence along the easterly line of said Lot 3, N00°59'23"W, 2.08 feet; thence continuing along the easterly line of said C.S.M. 2517, N03°55'34"E, 327.41 feet to the point of beginning. This description contains approximately 69,820 square feet or 1.6028 acres.

Dated this _____ day of _____, 2024.

Signed:
Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

VILLAGE OF McFARLAND APPROVAL

Resolved that this Certified Survey Map, including any dedications shown thereon, has been duly filed with and approved by the Village of McFarland Board of the Village of McFarland, Dane County, Wisconsin.

Signed this _____ day of _____, 2024

Cassandra Suettinger, Deputy Administrator/Clerk

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2024, at _____ o'clock ____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

C.S.M. NO. _____
DOC. NO. _____
VOL. _____ PAGE _____

 SNYDER & ASSOCIATES	SURVEYED FOR: MCGN Properties, LLC 6222 Sommer Valley Cr. DeForest, WI 53532	SURVEYED BY: Snyder & Associates, Inc. 5010 Voges Road Madison, WI 53718 (608) 838-0444 www.snyder-associates.com	FN: 124.0539.30 DATE: 07-01-24
			REVISIONS:
			REV1
			REV2
			REV3
			SHEET 3 OF 3

V:\Projects\2024\124.0539.30\ICADD\1240539_BNDY-CSM.dwg

4719 Burma Road Concept

Total Proposed Dwelling Units = 12
4 units with 3 bedrooms, two garage spaces, 2 apron spaces
8 units with 2 bedrooms, one garage space, 1 apron space

Property Area = 1.6 acres (69,696 SF)
Property Size less ROW & parkland dedication = 58,000 SF

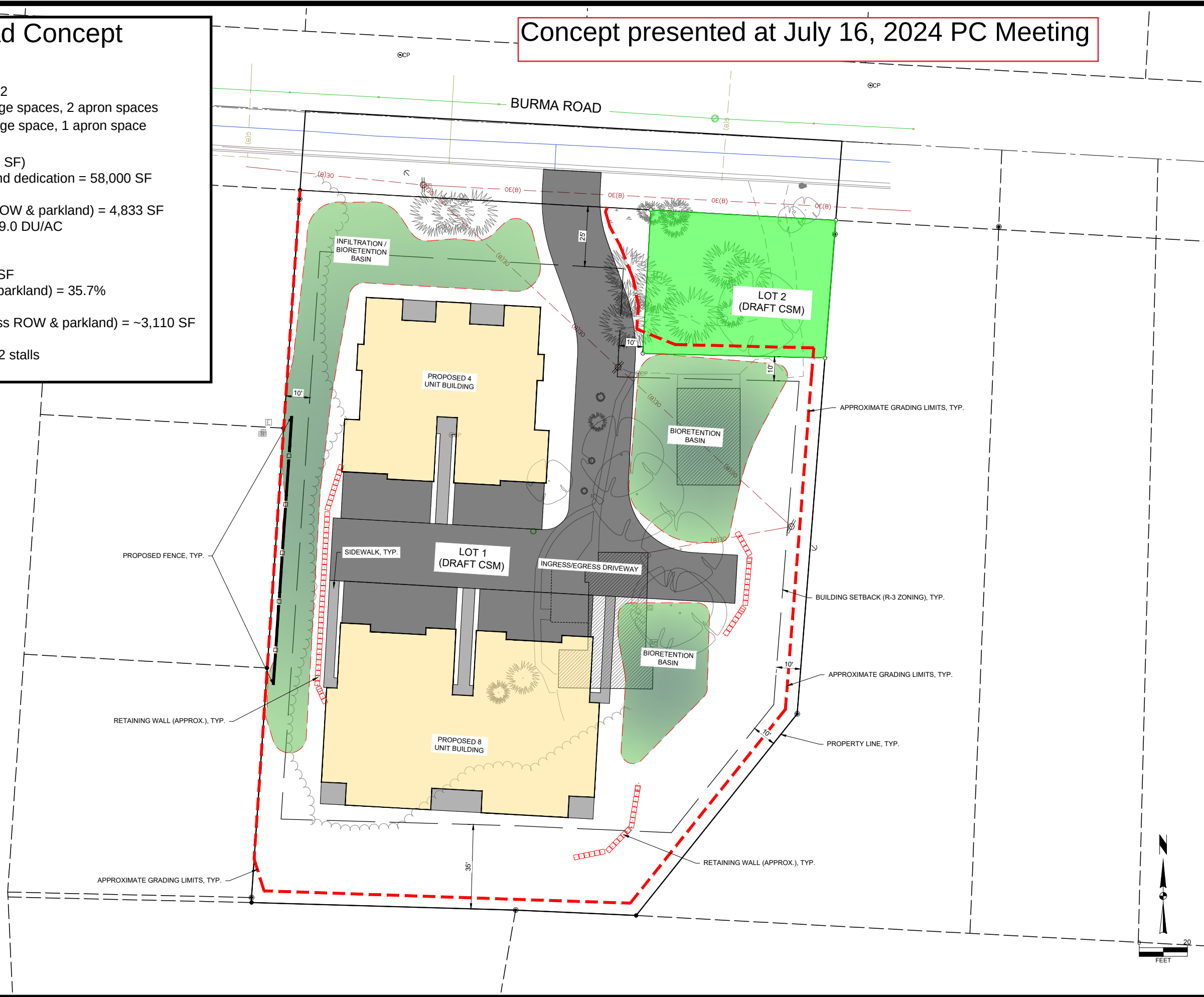
Lot Area per Dwelling Unit (less ROW & parkland) = 4,833 SF
Density (less ROW & parkland) = 9.0 DU/AC
Density (less ROW) = 8.3 DU/AC

Total Impervious Area = ~20,678 SF
Total Lot Coverage (less ROW & parkland) = 35.7%

Open Space per Dwelling Unit (less ROW & parkland) = ~3,110 SF

Total Off-Street Parking Stalls = 32 stalls
Parking Stalls per Unit = 2.7

Concept presented at July 16, 2024 PC Meeting



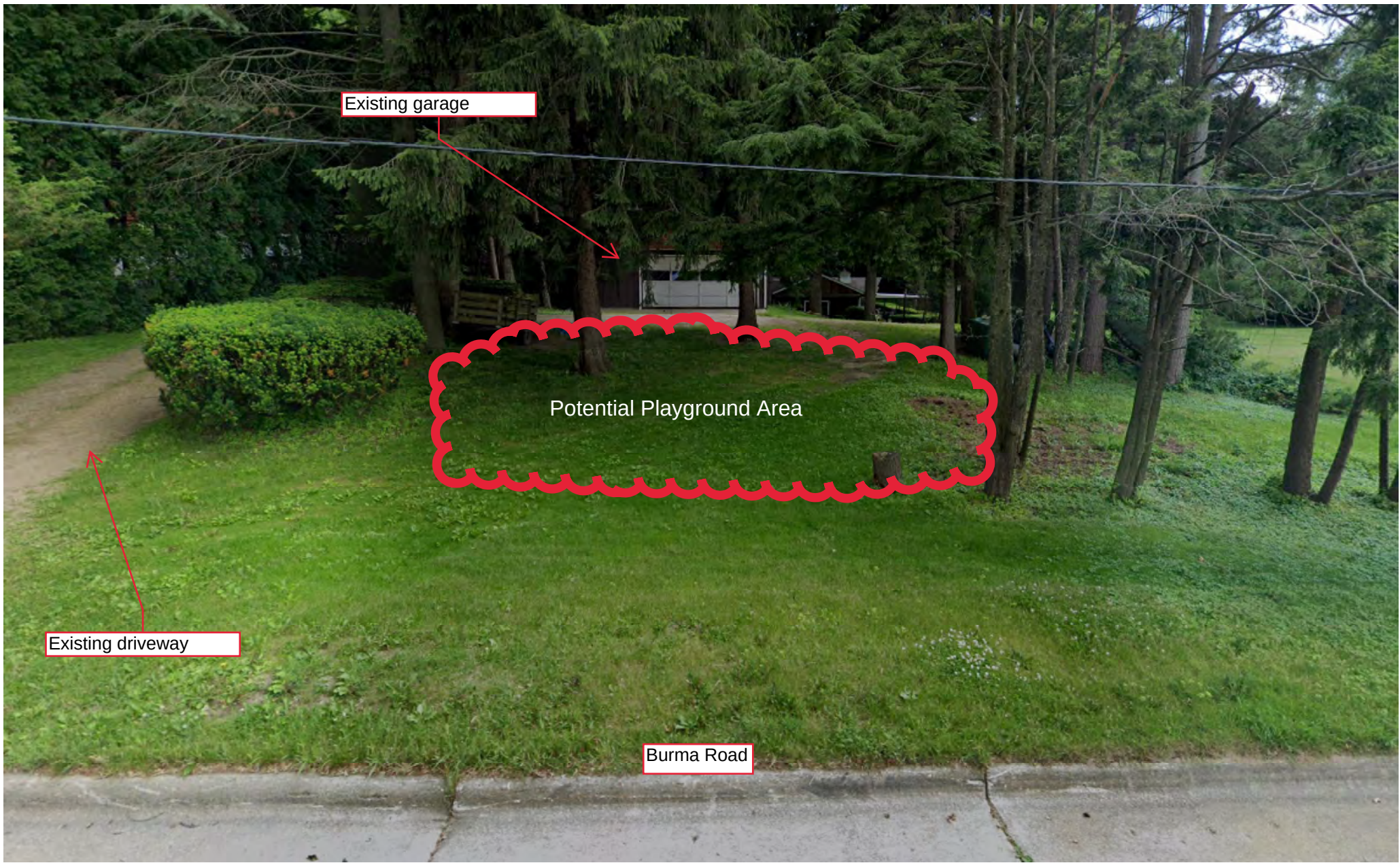
4719 BURMA ROAD DEVELOPMENT		VILLAGE OF MCFARLAND, DANE COUNTY, WI		5010 VOGES ROAD MADISON, WISCONSIN 53718 608-838-0444 www.snyder-associates.com	
CONCEPT SITE PLAN		SNYDER & ASSOCIATES, INC.		Project No: 124.0539.30	
Sheet EXBT1		Sheet EXBT1		Project No: 124.0539.30	

SNYDER & ASSOCIATES

Project No: 124.0539.30

Sheet EXBT1

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4719 Burma Road Zoning



5/16/2024, 12:54:25 PM

Zoning

CO Conservancy

R-1 Single Family Residence

R-2 Single & Two Family Residence

R-3 General Residence

PD-I Planned Development Infill

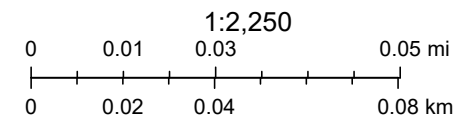
C-G General Commercial

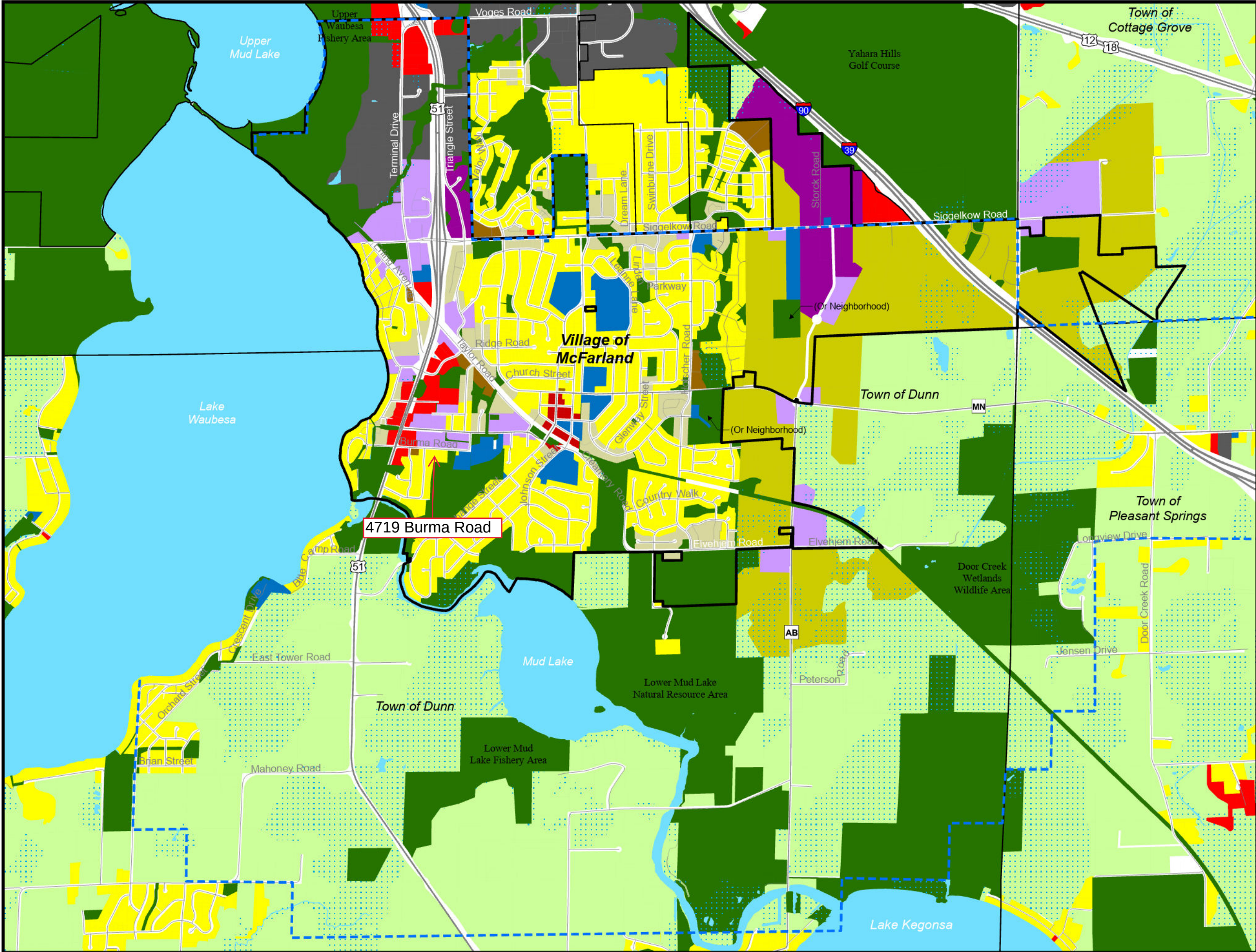
C-H Highway Commercial

Municipalities (County GIS Link)

Parcels (County GIS Link)

Road Names (County GIS Link)





MAP 6

FUTURE LAND USE

COMPREHENSIVE PLAN

Legend

Future Land Use

- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- Agricultural Preservation
- Urban Reserve
- Rights-of-Way
- Water
- DNR Wetlands and Potential
- Wetland Indicators over Undeveloped Lands

----- Village of McFarland Extraterritorial Jurisdiction Boundary

Village of McFarland Limits (11/2022)

Other Municipal Limits (11/2022)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggeikow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.

0 500 1,000 2,000
Feet

Date: February 2023

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

N

W

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S

Figure 4-1: Future Land Use Categories and Policies

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Single Family Residential	Predominantly single family detached homes, generally in “subdivision” settings. May include limited two family residences where compatible with a predominantly single family environment. Within the Village, all such areas will be served by public sanitary sewer and water systems.	Within Village, R-1, R-1A, and R-1B Residence Districts and R-2 Single- and Two-Family Residence (more limited) CO Conservancy (for parks, stormwater, and other open areas)	1. Prepare or require a neighborhood plan/concept development plan in advance of each subdivision proposal. 2. Promote interconnection in road and trail networks; minimize long cul-de-sacs and dead-end streets. 3. Require submittal of stormwater management and erosion control plans for new developments. 4. Encourage conservation neighborhood design, including allowing smaller lots and preservation of large open space corridors, in areas with soil limitations and natural resource amenities. 5. Where smaller lots are permitted, pay careful attention to home quality, variety, design, setbacks, and garage placement through zoning, covenants, and development agreements. 6. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Two Family and Townhouse Residential	Duplexes and two-flats, townhouses, single family residences, home occupations, and small-scale institutional and recreational uses, all served by public sanitary sewer and water systems.	R-2 Single- and Two-Family Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse two family and townhouse residential uses through the Village, rather than repeating blocks of this type of future land use in just a few areas. 2. Encourage design of two family houses and townhouses to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with garage-door dominance. 3. Hold new two family houses and townhomes to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), and garage parking. 4. Work with County, State, and local lenders to assist with rehabilitation of older duplexes in the Village. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.
Multiple Family Residential	A range of housing types, including multiple family residences (e.g., condominiums, apartments, multiplexes), including independent elderly housing. May also include single family residences. Served by public sanitary sewer and water systems.	R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development	1. Disperse higher-density residential uses through the Village, rather than high concentrations in a few areas. 2. Encourage design of multiple family developments to relate to public streets and integrate with the fabric of the surrounding neighborhood, rather than being designed as isolated enclaves or with large parking lot dominance. 3. Hold new multiple family housing to similar standards for quality and livability expected of single family housing. These standards include high-quality building materials, architectural variation and interest, durable and lasting finish materials (inside and out), garage or underbuilding parking, and responsible management. 4. Monitor areas of aging multiple family housing so that they are community assets. Work with owners and property managers to address problems, and direct them to County and State programs and local lenders. 5. Pursue residential infill opportunities where feasible, applying standards and approaches in Figure 4-2.

Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Neighborhood	A carefully planned mix of mostly single-family residential development, with well-designed, limited components of two family and townhouse residential, multiple family residential, institutional, and recreational land uses. All served by public sanitary sewer and water systems.	R-1 Residence District R-2 Single- and Two-Family Residence R-3 General Residence R-E Elderly Residence PD, PD-I Planned Development (Village may also wish to establish a "neighborhood" zoning district)	1. Unless the developer is following the Village's East Side Neighborhood Growth Area Plan, require preparation of detailed neighborhood plans in advance of development applications in planned Neighborhood areas. Neighborhood development plans specify the arrangement of different land uses, environmentally sensitive areas, roadways, parks and trails, and other major infrastructure investments. 2. Accommodate a mixture of housing types, costs, and densities, while maintaining the predominance of single-family housing in the community. The Village policy is that at least 65% of new housing units in the planned Neighborhood area as a whole should be single family residences. 3. Promote neighborhoods that instill a sense of community with their design – including gathering places, parks, open spaces, pedestrian and bicycle access, schools, and churches. 4. Refer also to policies applicable to Single Family Residential, Two Family and Townhouse Residential, Multiple Family Residential, and other future land use categories that comprise each Neighborhood area.
Downtown	Mapped within the historic Downtown area of the Village, generally aligning with the Village's TID #4 boundary. Land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses.	C-C Central Commercial PD-I Planned Development-Infill R-3 General Residence (limited use)	1. Follow the recommendations of more detailed plans for the Downtown area, such as the TID #4 Project Plan, the Downtown Strategic Market Analysis and Opportunities Assessment, the Downtown Plan (1999), and the Village Center Master Plan. Per the recommendations of the Economic Development chapter, the Village may update and possibly consolidate such plans. 2. Preserve the architectural and historic character of the Downtown with the application of such detailed plans, design standards there and in the zoning ordinance, and incentives where practical. 3. Arrange uses in a bike and pedestrian oriented environment with off- and on-street parking; minimal building setbacks; and building materials, designs, placement, and scale that are compatible with existing development form. 4. Retain and expand governmental facilities in the Downtown area to reinforce public commitment and enhance activity, perhaps including a new family-oriented recreational facility and/or municipal campus expansion.
Highway and General Commercial	A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services.	C-H Highway Commercial C-G General Commercial PD, PD-I Planned Development	1. Rezone sites designated for Highway and General Commercial use on Map 6 only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require larger-scale commercial developments to address traffic, environmental, and neighborhood impacts, including neighborhood-sensitive recommendations in areas adjacent to existing single family uses using the standards in Figure 4-2 and the zoning code.



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Commercial Park	Light industrial, office, research, testing, health care, and other compatible and support uses (e.g., day care, health club, bank). Arranged in a controlled commercial, business, or office park setting, where allowable uses and activities include those associated with low levels of environmental impact, noise, odor, vibrations, and particulate emissions. Served by public sewer and water.	C-P Commercial Park PD Planned Development C-H Highway Commercial (limited use) C-G General Commercial (limited use)	1. Design Commercial Park areas to result in higher-end business campus settings, with high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Direct heavy industry, truck terminals, large warehouses, and other higher-impact uses to planned Industrial areas instead. 3. Restrict outdoor storage and activities, except where essential to the business operation and fully screened from nearby uses and streets. Fully screen loading and other less attractive areas from off-site views. 4. Rezone sites designated for Commercial Park use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 5. Promote lot sizes and site design that enables future on-site expansion.
Industrial	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.	M-IC Manufacturing-Intensive Commercial C-H Highway Commercial (limited use) C-G General Commercial (limited use) Some lands may also be mapped within the "Terminal and Triangle Design Overlay District"	1. Rezone sites designated for Industrial use only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered. 2. Require performance standards as necessary to avoid placing excessive demand on municipal utilities and roads, or creating environmental hazards or unwanted neighborhood impacts. 3. Encourage the redevelopment or intensification of older industrial, storage, and contractor uses and buildings in the Terminal and Triangle District area. Refer to more detailed plans such as the TID #3 Project Plan and Terminal and Triangle District Plan for more detailed policies and recommendations for planned Industrial areas. 4. Encourage the redevelopment of older fuel storage or blending facilities and sites. See the Economic Development chapter for the Village's updated policy related to new or expanded fuel storage and blending operations.
Mixed Use/Flex Commercial	A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems.	Appropriate traditional zoning districts (e.g., C-H, C-P, R-3) or PD or PD-I Planned Development zoning	1. Design "Mixed Use/Flex" areas to skillfully mix different uses on the same area, site, and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered. 4. Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area given the range of proposed uses there.



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Institutional and Governmental	Buildings and land owned by governmental, educational, religious, and other non-profit organizations intended for public uses, gathering places, membership clubs, or elderly care. Small-scale institutional uses may be located in areas mapped in other future land use categories.	Different residence or commercial districts (Village may wish to establish a "public and institutional" zoning district; current standards in residential districts may not fit institutional use needs)	1. Assure high quality building, site, landscape, lighting, signage, and other aspects of project design. 2. Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings. 3. Continue to work with institutions with larger areas of vacant land and/or additional land needs, including the McFarland Cemetery Association and McFarland School District. Coordinate uses and activities on District-owned land, including the vacant site at the southeast corner of Broadhead Street and Holscher Road.
Public Lands, Recreation, and Environmental Corridors	Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. See CARPC environmental corridor maps by clicking here in digital versions. Future parks may also be on lands mapped under other future land use categories.	CO Conservancy For Village parks, different residential or commercial districts may also be used, though the Village may wish to establish and use a "public and institutional" zoning district. Such areas may also be subject to wetland, floodplain, or shoreland zoning rules.	1. Utilize the Outdoor Recreation & Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas. 2. Designate environmental corridors with CARPC when land is added to the Urban Service Area. 3. Where compatible with natural resource and farmland preservation objectives, permit within environmental corridors cropping, grazing, underground utilities, and passive recreational and educational activities such as trails and low-impact athletic fields. Direct other development away from environmental corridors. 4. Collaborate with Dane County and others on the preservation of the large environmental corridors adjacent to Upper Mud Lake, "Lower" Mud Lake, and the Yahara River. 5. Where development is proposed near a mapped environmental corridor, determine the exact boundaries based on the features that define those areas. In consultation with CARPC and where consistent with the County Water Quality Plan, the Village Board will de-map any such area as environmental corridor by resolution if: a. More detailed information or studies reveal that the characteristic(s) that resulted in its designation as an environmental corridor is not actually present, b. Approvals from appropriate agencies are granted to alter a property so that the characteristic that resulted in its designation will no longer exist, and/or c. A mapping error has been identified and confirmed.
DNR Wetlands and Potential Wetland Indicators over Undeveloped Lands (blue dot pattern overlay areas on Map 6)	WisDNR mapped wetlands, along with other areas with soil or other conditions that indicate prior and possible wetlands, such as hydric soils, but that are not yet designated as wetland by the WisDNR. Such areas may have building limitations.	CO Conservancy, or development-based zoning districts if soil limitations and associated regulations can be overcome	1. Where such areas are mapped over a property, require a wetland screening in advance of development. If the screening suggests the possibility of actual wetlands, require a wetland delineation in advance of development and buffer such wetlands in accordance with CARPC policy. Some of these areas may be redesignated as environmental corridor in the future. 2. Areas within this designation should remain undeveloped if other, more appropriate building sites can be found on the property. If more appropriate building sites are not available, the underlying land use designation should guide future land use types and density (e.g., Single Family Residential).
Agricultural Preservation	Envisioned for long-term (15+ year) farming and open space. Also allows farmsteads, limited non-farm housing, and associated home occupations and family businesses. May be served by private well and septic.	Generally A-1 (Ex) Exclusive Agriculture in the County's zoning jurisdiction	1. Support continued farming, open space uses, and operations that process farm products grown mainly on-site and agricultural entertainment, where farming remains the primary activity. 2. Limit non-farm residential development to a maximum density of 1 home per 35 acres of lands in contiguous single ownership, within clusters of smaller individual home sites as opposed to housing on 35+ acre lots. 3. Assure that rural uses do not impede very long-term urban development or road or utility extensions.



Future Land Use Category	General Description of Land Uses Allowed	Typical Implementing Zoning Districts	Development Policies (see also Village zoning, subdivision, stormwater management, and other ordinances)
Urban Reserve	The Village has applied this future land use category to lands near the eastern edge of the Village's planned growth area. Lands designated as Urban Reserve are appropriate for future urban (Village) development following extension of sewer, water, road, and other urban infrastructure and services. Such lands may be annexed to the Village and remain in agricultural or other rural uses for years, pending the property owners' and Village's future determination that they are ripe for more intensive development served by a full range of urban services.	Upon annexation to the Village, A1 Agriculture-Transition and other zoning districts consistent with the then-current use of the land. Development-based zoning districts will be assigned following future amendment to this Comprehensive Plan, per the policies to the right.	1. Within the area mapped as Urban Reserve, enable the continuation of farming, existing housing, and other rural uses, and generally limit new development per the Agricultural Preservation future land use category policies, until such time when the Village identifies that particular mapped area as appropriate for more intensive development. In such case, this Comprehensive Plan and the Urban Service Area will be amended accordingly. 2. Approve non-farm/rural residential development projects within the Urban Reserve only if designed and laid out to not impede the orderly future development and extension of utilities and roads when Village designates the area as appropriate for more intensive development. 3. Consider amending this Comprehensive Plan to redesignate all or part of the Urban Reserve to one or more specific development-based future land use categories, once the Village determines that the following standards are met: a. The Village has received a property owner request for more intensive development following annexation. b. The property owner or developer has submitted a conceptual development plan for the property, showing proposed land use patterns, existing and proposed roads and trails including connections to adjacent properties, proposed parks or other recreational spaces, stormwater management systems, and environmentally sensitive areas. c. There is a plan for extension of public utilities, which is feasible, cost-effective, and environmentally sound. d. The proposed development is justified by community growth forecasts or by a particular identified community need, such as for economic (generally non-residential) development. e. The proposed development will not have a substantial adverse effect upon adjacent property, the planned character of the area, the environment, or the fiscal health of the Village. 4. Prioritize future economic development within areas marked as Urban Reserve, rather than residential/neighborhood development, per the recommendations in Chapter 5—Economic Development, until and unless the Village can verify that economic development will not be viable in the future.



WHAT DESIGN PRINCIPLES ARE IMPORTANT?

- (A) Maintain compatible setbacks.** Extra-shallow or deep setbacks interrupt neighborhood form and place incompatible activities next to each other.
- (B) Use scale transitions.** Site taller and bulkier aspects away from adjacent single family homes, tapering down close to residential lot lines. Consider solar access.
- (C) Back-to-back is best.** Abut back yard of the project to back yards of existing residential uses where possible.
- (D) Provide gathering and focal points.** This may mean better waterfront access, recreational facilities, places of respite, or art.
- (E) Manage uses.** Uses that require drive-through lanes, outdoor storage, and bright lights are not the best residential or waterfront neighbors.
- (F) Keep it green.** Continue and establish landscaped buffers, including natural shoreline restoration. Use walls and fences only where necessary.
- (G) Use stormwater as a design feature.** Practice progressive storm water management that improves water quality. Design stormwater features as an aesthetic and "natural" element.
- (H) Limit driveway access.** Direct commercial driveways away from residential streets and to intersections.
- (I) On-site circulation.** Avoid parking and circulation patterns that result in headlights pointing towards residential windows. Otherwise, use berms, all-season landscaping, or fencing.
- (J) Hide parking.** Underbuilding, garage, and side yard/rear parking should be the norm in redevelopment projects. Avoid large waterfront parking lots.
- (K) Details matter.** Carefully site and screen mechanicals, loading areas, dumpsters, lighting, and signage. Direct to yards away from residential neighbors where possible.
- (L) Consider non-physical solutions.** Explore opportunities to limit hours of operation, deliveries, or other bothersome activities, including time-of-day considerations.

Figure 4-2

**Infill and Redevelopment Standards
in Residential and Waterfront Settings**



WHY INFILL?

- Utilizes existing roads, utilities, and services.
- Renews obsolete, run-down, and vacant sites.
- Limits conversion of farmland and natural areas elsewhere.
- Increases property tax revenue and re-circulates dollars.
- Diversifies living options for empty-nesters, seniors, young professionals, and workforce.
- Increases shopping, dining, and recreational options.

WHAT STEPS SHOULD "REDEVELOPERS" FOLLOW?

1. **Initial Consultation.** Talk with Community Development Department staff to identify opportunities and pitfalls.
2. **Consistency Evaluation.** Refer to Map 6: Future Land Use and plans for areas like the downtown and Terminal and Triangle Drives. Determine whether a Village plan or ordinance amendment will be required.
3. **Land Control.** Secure option on property. Pursue an extended option period (e.g., 120-180 days) to allow approvals before acquisition is finalized.
4. **Concept Plan Development.** Prepare conceptual site and building plans with initial engineering and stormwater review.
5. **Village Concept Plan Review.** Submit for Village staff and Plan Commission review. This step and the next could be combined or reversed in order, depending on the project.
6. **Neighborhood Meeting.** Meet with neighbors to present the concept and hear and consider comments.
7. **Possible Plan Amendment Request.** State law requires that rezonings be consistent with the comprehensive plan. For simpler projects, this step and the next could be combined.
8. **Rezoning Application.** Determine with Village staff the appropriate zoning district, considering standard Village zoning districts and the PD-I Planned Development Infill district. Include a "general implementation plan" submittal.
9. **Possible Follow-up Meeting.** Assuming approved rezoning, reconnect with the neighborhood, Village staff, and/or Plan Commission to work through detailed issues.
10. **Detailed Implementation Plan.** Include all plans required by ordinance, plus phasing, construction, and operational plans.

May 7th 2024

To: McFarland Plan Commission

From: Kitty Brussock
6214 South Ct
McFarland, WI 53558

Regarding: Plan Commission Meeting May 21st set to discuss a pre-application of a conceptual site plan submitted by Tom Gunderson, Jr. and Clayton McDonough for the land at 4719 Burma in McFarland.

As I will be out of town on the 21st, I am forwarding my take on the proposed development at 4719 Burma. For the record, I own a rental property at 4712-14 Burma. Also, my viewpoint is probably a result of having spent my life as a remodeling contractor and professional kitchen designer.

Having reviewed the proposed development, I do question both the aesthetic and functional merits of the project.

Aesthetically, the photos provided of a similar looking project suggest a dense rather tacky low-grade massing of siding and garage doors. I go by that site almost every day and the property has always been a beautiful oasis on an otherwise rather utilitarian streetscape. Yes, I understand that the developer wants and needs to make a profit, but it would be advantageous for McFarland if the project could raise up the neighborhood rather than keep it down.

Functionally, I have definite reservations regarding what I would consider to be a lack of sufficient parking. Six non-garage spaces have been allotted for 12 units. Six spaces somehow does not seem adequate for guests and service/repair/delivery people. Street parking on Burma is already tight. Today I walked up Burma and cars were solidly parked from the high school to up past Indian Mound.

Regarding the parking spaces, the contour lines would indicate that that land is on a considerable slope at points. Would the land be leveled out and retaining walls be built into the hill? What is the plan for snow removal? Will the retention pond be sufficient to prevent water runoff problems for the properties to the west? And, what is the idea for garbage? Would all 24 cans be put out on Burma once a week? That is the case with the existing development on Burma west of Stoughton Road and it really looks quite messy.

On the plus side, setting aside the hilly portions of the sites east and south sides is a nice touch as is the saving of all the existing trees.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kitty Brussock', with a long horizontal flourish extending to the right.

From: [Megan Maki](#)
To: [Community Development](#)
Subject: 4719 Burma Road
Date: Wednesday, July 10, 2024 12:02:36 PM

To whom it may concern:

I am writing opposing the proposed changes of land designation and construction of a multifamily residential project. This road is filled with apartments, duplexes. Most of these are lacking in upkeep. Another issue is traffic and street parking. Burma is a busy road with many students and families using it as a main route to middle school and high school. It is not uncommon for the majority of the street to be filled with parked cars. An additional multifamily unit would just add to this congestion. I live in the Indian Mound neighborhood and can attest to the traffic and parking issue as well as the high number of students that use this street to get to school (driving, walking, biking, scootering), creating a safety issue.

This proposed multifamily unit will also negatively affect the property values to this area and surrounding neighborhoods. This will also affect the quality of life of the residents who back up to this proposed complex, affecting privacy. No one moves into a house and wants a complex such as this in their backyard.

This community has so many multifamily properties. We do not need another. It's an eyesore. This street has plenty of apartments and duplexes to accommodate those looking for this type of living environment. This area of Burma needs to continue to be a single family residential area. Let's keep some integrity of this neighborhood instead of just looking at someone's desire to make money on yet another complex when it is not needed or wanted by the actual residents in the area.

Thank you,

Megan Maki
6105 Rivercrest Drive

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, August 28, 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 Ordinance 2024-17: An Ordinance Rezoning Lands in the Village of McFarland for parcel 061003305601, 4719 Burma Road, McFarland, WI from R-1 Single Family Residence to R-3 General Residence. Request by MCGN Properties.

PREVIOUS ACTION:

July 16, 2024 - Plan Commission held public hearing on the agenda item.

ISSUE SUMMARY:

Background regarding the proposed development is provided in the previous agenda item, 5.a.

In order for the proposed rezone to be consistent with the Village's Comprehensive Plan Future Land Use Map, Ordinance 2024-16 will first need to be approved. Consideration of approval of both Ordinance 2024-16 and 2024-17 can occur in the same meeting.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to recommend to the Village Board approval of Ordinance 2024-17: An Ordinance Rezoning Lands in the Village of McFarland for parcel 061003305601, 4719 Burma Road, McFarland, WI from R-1 Single Family Residence to R-3 General Residence.

ATTACHMENTS:

1. 2024-17 Rezoning Lands at 4719 Burma Road from R-1 Single Family Residence to R-3 General Residence

ORDINANCE 2024-17

AN ORDINANCE REZONING LANDS IN THE VILLAGE OF MCFARLAND FOR PARCEL 061003305601, 4719 BURMA ROAD, MCFARLAND, WI. FROM R – 1 SINGLE FAMILY RESIDENCE TO R-3 GENERAL RESIDENCE. REQUEST BY MCGN PROPERTIES PROPOSING TO CONSTRUCT A 12-UNIT MULTI-FAMILY RESIDENTIAL PROJECT.

Purpose: To rezone lands on parcel #0610-033-0560-1, 4719 Burma Road, from R-1 Single Family Residence to R-3 General Residence.

Sponsor: Andrew Bremer, Community & Economic Development Director

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, the lands described under Section 1 of this Ordinance, as shown in Exhibit A, includes parcel #0610-033-0560-1; and

WHEREAS, the property owner has applied to rezone the lands described under Section 1 of this Ordinance from R-1 Single Family Residence to R-3 General Residence; and,

WHEREAS, the purpose of the rezoning is to provide for the eventual use of the property for two new multifamily residential buildings, adding a total of 12-dwelling unit, as conceptual shown in Exhibit A; and,

WHEREAS, the proposed multifamily residential buildings are consistent with the General Description of Land Uses Allowed within the Village of McFarland Comprehensive Plan for the Multiple Residential Future Land Use Category as amended by Ordinance 2024-16; and,

WHEREAS, the proposed residential development are consistent with several objectives, policies, and initiatives within Chapter 6 Housing and Neighborhood Policies of Village of McFarland Comprehensive Plan which include Objective #1 & 2, Initiative #3, and Policy #1-4; and,

WHEREAS, the proposed rezone is consistent with Housing Goal #1 of the Village of McFarland's Housing Needs Assessment; and,

WHEREAS, the Village Board is willing to grant approval of the request to rezone and the Village Board finds approval thereof is in the public interest;

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

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the following described real estate is hereby rezoned from R-1 Single Family Residence to R-3 General Residence:

Parcel #0610-033-0560-1

ASSESSORS PLAT PRT OUTLOT 90 BEG NW COR OL 90 TH S5DEG14'W 325 FT
N89DEG11'E 160.5 FT N36DEG13'E 107.5 FT N1DEGE 223.5 FT N89DEG19'W 224.3 FT
TO POB

Also known as parcel 154/0610-033-0560-1, 4719 Burma Road.

Said parcels collectively contain 62,462 square feet or 1.4 acres more or less.

2. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map, once the rezoning is effective.

3. This ordinance does not constitute approval of any building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on the parcel described in Section 1 of this ordinance until applicable conditional use permit, site design review, erosion control and building permits are approved by the Village. If the applicant of this ordinance amendment fails to obtain development permits with the Village for the concept shown in Exhibit A within one (1) year after adoption of this ordinance, then Section 1 of this ordinance shall become null and void, and the zoning of the afore stated lands shall continue to be the existing R-1 District unless an extension is approved by the Village Board.

The above and foregoing Ordinance was duly adopted at a regular meeting of the Village Board of the Village of McFarland held on the _____ of _____, 2024.

APPROVED:

Carolyn Clow, Village President

ATTEST:

Cassandra Suettinger, Deputy
Administrator/Clerk

ORDINANCE 2024 – 17	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Brandt –	Leamy –
Brassington –	Pena –
Clow –	Prill –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

Exhibit A, Ordinance 2024-17
4719 Burma Road Concept

Total Proposed Dwelling Units = 12
4 units with 3 bedrooms, two garage spaces, 2 apron spaces
8 units with 2 bedrooms, one garage space, 1 apron space

Property Area = 1.6 acres (69,696 SF)
Property Size less ROW dedication = 62,462 SF

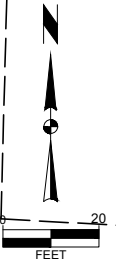
Lot Area per Dwelling Unit (less ROW) = 5,205 SF
Density (less ROW) = 8.4 DU/AC

Total Lot Coverage (buildings only) = ~20,678 SF
Total Lot Coverage (less ROW) = ~33%

Open Space per Dwelling Unit (less ROW) = ~3,200 SF

Total Off-Street Parking Stalls = 37 stalls
Parking Stalls per Unit = 3.1

INDIAN



4719 BURMA ROAD DEVELOPMENT

PROPOSED SITE PLAN

**SNYDER & ASSOCIATES**

Project No: 124.0539.30
Sheet C300

VILLAGE OF MCFARLAND, DANE COUNTY, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

1	REVISED LAYOUT	08-12-24	MLC	BY
	REVISION	DATE		
	Engineer: MLC	Checked By: CHKD	Scale: 1" = 20'	
	Technician: TECH	Date: 07-01-2024	T-R-S: TTN-RRW-SS	

Project No: 124.0539.30
Sheet C300

V:\proj\412024\124.0539.30\CD\1240539_Plan.dwg ZACH ROLE PROPOSED SITE PLAN 2024/08/12 5:45 PM AND FILL BLEED 8 (17.00 X 11.00 INCHES)

McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, August 28, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on a conditional use permit requested by Shaun O'hearn for use of property located at 5923 Exchange Street as a hotel.

PREVIOUS ACTION:

ISSUE SUMMARY:

Background regarding the proposed conditional use permit is provided in agenda item 4.b.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to approve a Conditional Use Permit requested by Shaun O'hearn for use of property 5923 Exchange Street as a hotel with the following conditions of approval:

- 1. The applicant to post one designated off-street parking space per room for hotel guests in the designated off-street parking lot.*
- 2. Applicant to provide a fire alarm and detection system to meet International Building Code requirements subject to review and approval by the McFarland Fire & Rescue Department.*

ATTACHMENTS:

None

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, August 28, 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 Ordinance 2024-19, an Ordinance to Revise Section 62-72 of the Zoning Code to Increase the Maximum Percent of Lot Coverage in the Commercial Limited District. Request by McFarland Hockey Inc.

PREVIOUS ACTION:

ISSUE SUMMARY:

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

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to recommend to the Village Board approval of Ordinance 2024-19, an Ordinance to Revise Section 62-72 of the Zoning Code to Increase the Maximum Percent of Lot Coverage in the Commercial Limited District.

ATTACHMENTS:

None

McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, August 28, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on a site design review permit requested by McFarland Hockey Inc, for an addition to the McFarland Ice Hockey facility located at 4812 Marsh Road.

PREVIOUS ACTION:

ISSUE SUMMARY:

McFarland Hockey, Inc. (Applicants Todd Prichard and Aaron Babock) are requesting a site design review permit for an addition to the McFarland Hockey Club's existing building and parking lot at 4812 Marsh Road. The proposed addition includes 13,875 square feet to the existing building and 26 new parking spaces. The proposed addition will support a smaller hockey rink for training and learning activities on site, two locker rooms, storage, office, restrooms, and a lobby. The addition is located on the building's east-facing wall towards Marsh Road.

EXISTING CONDITIONS

The property is approximately 4.5 acres and zoned C-L Limited Commercial. The property includes the McFarland Ice Rink, 92 off-street parking stalls, two youth soccer fields, a communication tower, and a monument sign. The adjacent property to the west is 4820 Marsh Road (William McFarland Park), where the McFarland Soccer Club operates their soccer activities. This property is zoned CO, Conservancy. Adjacent to the north is one parcel with two zoning classifications. The area zoned CO Conservancy includes a baseball diamond, skate park, bocce ball, and pickleball courts. The areas zoned C-L Limited Commercial include the Madison Curling Club's facility, a children's playground and designated off-street parking.

Adjacent to the east is the City of Madison, which includes 5 duplex residential homes, a single family home and one vacant lot. Adjacent to the south are two single family homes, 4902 Marsh Road, zoned R1-A Single Family Residence and 5412 Calico Court, zoned R1 Single Family Residence.

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

- **Grading & Surfacing.** The proposed improvements add 25,551 SF of new impervious surface and 26 parking stalls. This includes building footprint, off-street parking expansion, pathways, and a 10x12 concrete pad. The proposed improvements would increase the lot coverage to ~55%, or 5% above the current maximum for C-L zoned properties. Refer to agenda item 4c for Staff comments on the applicant's zoning text



amendment request to adjust the lot coverage requirements for C-L zoned properties.

The proposed improvements will include areas designated for stormwater management.

Per the Village Engineer, all of the Village performance standards are met, except that runoff rate control also needs to include the 0.5% change (or 200-year storm). The report (and the plan set, if needed) should be updated and re-submitted for staff approval to reflect that. In addition, the draft stormwater management maintenance agreement refers to a single bio-retention area and should be two to reflect the plans.

- **Landscaping.** The total landscaping on the property equates to 580 points. This includes a mix of 26 different existing canopy trees, deciduous trees, evergreen trees and shrubs. The proposed addition will remove a total of 265 landscaping points (4 canopy trees, -160 points; 4 deciduous trees, -60 points; 1 evergreen tree, -30 points; and 3 shrubs, -15 points) to extend the parking lot space and building. The proposed addition includes approximately 13,875 SF being added. Sec. 62-72 Bulk Standards Commercial Districts includes one standard for landscaping: *20 points per 10,000 sq. ft. of paved area*. The proposed addition requires 28 points in additional landscaping along with the landscaping points removed for a total of 293 points. Staff counted 16 GLS on the proposed landscaping plan. The total proposed landscaping provided is 390 points, for a total of 705 points. The proposed landscaping plan provides 125 surplus from the existing 580.
- **Building Relationship.** The proposed addition is setback between 47.2' and 49.2' from Marsh Road. The minimum setback requirement for C-L District is 25'. The proposed addition does not exceed the existing building's height or the maximum building height of 35'. In Staff's opinion, the building relationship of the proposed addition does not create a negative impact to adjacent properties based on location and height.
- **Lighting.** The proposed additions include expansion of the parking lot, adding 26 new parking stalls with two new 90 degree downward light poles on parking islands. The lighting plan does not show lighting emitted that would exceed beyond the property line and into adjacent properties. In Staff's opinion, the lighting plan is consistent with the site design standard. Staff notes section b of this code, *the function of exterior lighting on private properties shall be to illuminate pedestrian walks and spaces. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents, while not reflecting direct rays of light into adjacent properties*. Staff recommend as a condition of approval one additional downward wall lighting fixture be installed at the northeast corner where the 10' walkway connects with the rear of the building. The pathway is not intended to be used as a public point of ingress and egress into the building, however, the light fixture will function as security lighting for the overhead door and walkway for rink staff.
- **Utility Service.** The proposed addition includes two gender restrooms for the attendees and restrooms attached to the locker rooms. The proposed addition will require the abandonment of the existing water lateral that bisects the parking lot. A new water lateral will be installed near the northwest corner of the building. Per the Village Engineer, the shut-off valve for this new 6-inch service should be placed four feet from the main, or alternatively, a live tap style connection could be used. The addition will utilize the existing sanitary lateral. The addition does not add or create new overhead wiring. In Staff's opinion, this standard appears to be met.



- **Building Design.** The proposed addition maintains similar exterior masonry facade along its south-facing wall and wraps partially around the edge. The addition includes mechanical elements placed in the rear (north) toward the bocce ball courts and includes a screened fence. The proposed addition will include metal panel materials and color consistent with the existing building. The proposed addition's height does not exceed the current building. Within section (e) of this standard, it states "*the front, sides, and rear of all commercial and industrial buildings shall be entirely faced with nonmetallic or wood material...The portion of any building facing or backing onto public streets or abutting a Residential Zoning District, shall be held to the same requirement as that of the front.*"

Staff notes that the existing building includes the masonry decor only on the building's south facing wall which partially wraps around the west and east sides. The proposed masonry brick continues the masonry decor where the addition is partially wrapped around the corner of the building along Marsh Road for about 27' before transitioning to the training rink portion of the addition. Staff recommend the Commission accept the proposed metal material along the Marsh Road (east) facade as the proposed addition upholds section (f), "*An addition shall relate to the existing building in terms of scale, materials, and color,*" and is supported by section (h), "*Unbroken exterior facades exceeding 70 feet in length shall be avoided,*" of this standard. The existing Marsh Road facade is entirely faced with metal material. The proposed addition will add a bump out to this facade adding depth, while also adding a partial masonry wrap and windows to this side of the building, improving the overall aesthetics as viewed from Marsh Road.

The metal panel portion of the addition is still an unbroken exterior facade that exceeds 70 feet in length. There is one proposed black spruce in the front yard intended to screen the exterior stairs to the roof. While the proposed landscaping plan does meet the minimum landscaping points, the Plan Commission could require additional trees along the east facade to improve the aesthetics as viewed from Marsh Road as desired.

Sec. 62-172(j) REQUIRED OFF-STREET PARKING FACILITIES

The Village Code of Ordinance's parking space minimum for Pool hall, dance hall, pools, staking rinks, etc. requires spaces equal to 30% of capacity in persons. The building's current occupancy is 958. The proposed addition will add 243 occupants. In total, the proposed finished building will have a total rated occupancy of 1,201; however, actual occupancy is likely far less than this value based on historical use of the premise. At 30%, this comes out to 360.3 or 360 minimum parking stalls. The existing off-street parking lot includes 92 parking stalls.

The proposed addition will add 26 parking stalls for a total of 118 parking stalls. In Staff's opinion, the Plan Commission can consider the availability of the Village's adjacent parking stalls to the west to help fill the gap, as the Village's stalls are not needed to support winter park use. There are 106 parking stalls adjacent to the soccer fields running along the shared lot lines to the west of 4812 Marsh Road. In addition, the Village and MHI are working on a separate reciprocal parking agreement to formally document that rink users can utilize the Village's parking lot and park users can utilize MHI's parking lot.

DEPARTMENT STAFF COMMENTS

- The Public Works Director recommended establishing a temporary construction fence



for the safety of park users and other seasonal sports attendees beginning in the fall. Additionally, a reminder that the applicant is responsible for their own utilities and restoration of the areas disturbed.

- The packet includes the Village Fire Chief's comments on the request by McFarland Hockey Inc. In summary, the Fire Chief comment's included the relocation of the Knox Box closer to the main entrance along with a fire alarm annunciator. The comments were not a condition of approval but for future coordination during the fire prevention plan review and permitting.
- No additional comments from the Village Police Chief.

PUBLIC COMMENTS

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

FINANCIAL/BUDGET IMPACT:

MHI is currently seeking a loan from the Village to finance the building and parking lot addition. The Village Board previously directed staff to work with MHI to draft a formal agreement for the project for their review and approval. This aspect of the project will advance separate from the site design review permit approval.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017 - The property is listed as Public Lands, Recreation, and Environmental Corridor. Figure 4.1's general description of land uses allowed include the following, "*Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. See CARPC environmental corridor maps by clicking here in digital versions. Future parks may also be on lands mapped under other future land use categories.*" The submittal does not change the current use of the property.

Community Park and McFarland Park Master Plan, 2021 - The property is located within the McFarland Park Master Plan, 2021, which supports expansion of the recreational facility for the ice hockey area as proposed.

ORDINANCE REFERENCE:

Sec. 62- 310(e) Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Motion, and second, to approve a site design review permit requested by McFarland Hockey Inc, for an addition to the McFarland Ice Hockey facility located at 4812 Marsh Road with the following conditions of approval:

1. Applicant to submit to the Village Engineer an updated the stormwater management report (and the plan set, if needed) to include the 0.5% change (or 200-year) storm.



2. Applicant to submit the Stormwater Management System Maintenance Agreement to reflect two bio-retention areas prior to recording.
3. The shut-off valve for this new 6-inch service should be placed four feet from the main, or alternatively, a live tap style connection could be used.
4. Applicant to provide temporary construction fencing around all designated areas of improvement during construction.
5. Applicant to provide one additional exterior light fixture to the proposed addition's northeast exit.
6. Applicant to submit to the McFarland Fire & Rescue Department a fire prevention plan including verifying the final Know Box and fire alarm annunciator location.
7. Approval of Ordinance 2024-19 by the Village Board.

ATTACHMENTS:

1. 4812 Marsh Road Zoning and Site Design Review App_07.09.24
2. 4812 Marsh Road Erosion Control and Stormwater App_07.09.24
3. 4812 Marsh Road McFarland Ice Arena PC F&RD Ltr_08.12.2024
4. 4812 Marsh Road McFarland Ice Arena PC VE Ltr_8.15.2024

VILLAGE OF **McFarland** *Community & Economic Development*

Plan Commission Application – 2024

~Application must be completed in full~

Applicant	Tod Pritchard, Aaron Babcock	Applicant's Agent	Bachmann Construction
Property Owner (if different)	McFarland Hockey Inc	Name	Mark McCaulley
Address	4812 Marsh Rd	Address	1201 S Stoughton Rd, Madison WI 53716
Email	todpritchard@yahoo.com, babzz53558@yahoo.com	Email	markmac@bachmannconstruction.net
Phone #	608-345-1866, 608-220-5650	Phone #	608-575-9822

Parcel No(s). 154/0710-341-9930-0

Type of Proposal – Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	\$500+AF	☐ Conditional Use	\$425+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☐ Rezoning (map)	\$475+F	☐ Dev. Agreement Including Addendums	\$400 F
☐ Certified Survey Map	\$300+FG	☒ Zoning Amendment (text)	\$475 +F	☐ Final Plat	\$500 +CF
☐ Condominium	\$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	\$400 +DF
☐ Comprehensive Plan Amendment	\$500+F			☒ Site/Design Review	\$400 + F
+ = Plus publication and notification charges A = Plus \$50.00 per lot B = Any preliminary plat which has previously been reviewed/revised within the last 36 months C = Plus \$50.00 for each lot within the final plat D = Any final plat which has been previously reviewed or/ revised within the last 36 months E = Plus \$40.00 for each unit shown F = Plus actual legal, engineering and financial consulting costs incurred by the Village G = Plus \$25.00 per lot for two or more lots.				Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
				☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
				☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
				☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
				☒ Site/Design Review (2,000 sq. ft. or more)	\$2,000
				☐ All Plats including condominiums	\$5,000

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

Building and parking addition at the McFarland Community Ice Arena. Currently zoned C-L: Limited Commercial. Legal description: LOT 2 CSM 5992 CS28/260-262 R13577/35-37 DESCR AS SEC 34-7-10 PRT SE1/4NE1/4 & SEC 35-7-10 PRT SW1/4NW1/4 (5 ACRES INCL W 33 FT MARSH RD R/W) SUBJ TO DR ESMT IN R26673/61
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

Aaron Babcock

Date

07/08/2024

McFARLAND COMMUNITY ICE ARENA ZONING TEXT AMENDMENT REQUEST

1) Sec. 62-72. – Bulk standard – Commercial Districts

The current zoning for the McFarland Community Ice Arena (MCIA) is C-L: Limited Commercial. This has a maximum allowable impervious area of 50% of the lot. MCIA is requesting a zoning text amendment to allow the construction of a building and parking lot expansion, resulting in a lot coverage by impervious of 56%, approximately 10,000 square feet over the current zoning limit. The parking lot expansion allows for an approved fire access route, additional parking to limit the number of overflow vehicles parked along Marsh Road during events, and the additional impervious area is accounted for in the lighting plan, and the stormwater design will meet the relatively new Village and Dane County 200-year requirements.

Site and Design Plans

Check List

Date received: _____

Subject property address: 4812 Marsh Road
McFarland WI, 53558

Landowner's name: McFarland Hockey Inc

Landowner's address: 4812 Marsh Road
McFarland WI, 53558

Landowner's phone/fax: _____

Landowner's email: _____

Agent's name: Tod Pritchard, Aaron Babcock

Agent's address: _____

608-345-1866

Agent's phone/fax: 608-220-5650

Agent's email: todpritchard@yahoo.com
babzz53558@yahoo.com

- 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 C-L: Limited Commercial Proposed rezoning yes x no
- See CSM 5992 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.
- x J. Existing and proposed site and building signage.
- x K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
- x 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.
- N/A 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

(2) Building area

(3) Paved area

(4) Total impervious area

(5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area.

(5) Building height

(6) Existing zoning, proposed zoning

(7) Number of parking stalls provided and required.

 x 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.

 x T. Lighting Plans including photometrics and description of fixture types, heights and orientation.

 x U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.

See Aero-Metric Survey

 x V. Existing or proposed easements.

See CSM 5992

 x W. A legal description of the subject property.

General Comments: _____

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



July 8, 2024

Community & Economic Development Department

Attn: Andrew Bremer
5915 Milwaukee Street
McFarland, WI 53558

Re: McFarland Ice Arena – 2024 Addition
4812 Marsh Road

Enclosed are the following documents for the above referenced project:

- 1.) Erosion Control Application
- 2.) Existing Site and Removals Plan (Sheet C-1)
- 3.) Proposed Site Plan (Sheet C-2)
- 4.) Grading and Erosion Control Plan (Sheet C-3)
- 5.) Utility and Fire Lane Plan (Sheet C-4)
- 6.) Details Sheet (Sheet C-5)
- 7.) Existing Drainage Plan
- 8.) Proposed Drainage Plan
- 9.) WinSLAMM Drainage Plan
- 10.) Universal Soil Loss Equation (USLE) worksheet
- 11.) Pre-Development HydroCAD Report
- 12.) Post-Development HydroCAD Report
- 13.) Rational Method Worksheets
- 14.) Riprap Sizing Worksheet
- 15.) Sediment Control Calculations
- 16.) Soil and Site Evaluation
- 17.) Hydrologic Soil Information
- 18.) Stormwater Management Maintenance Agreement

The documents are being submitted to address erosion control and storm water management requirements for the proposed redevelopment and will meet the following performance standards as defined in the Village of McFarland Ordinance and NR151 as follows:

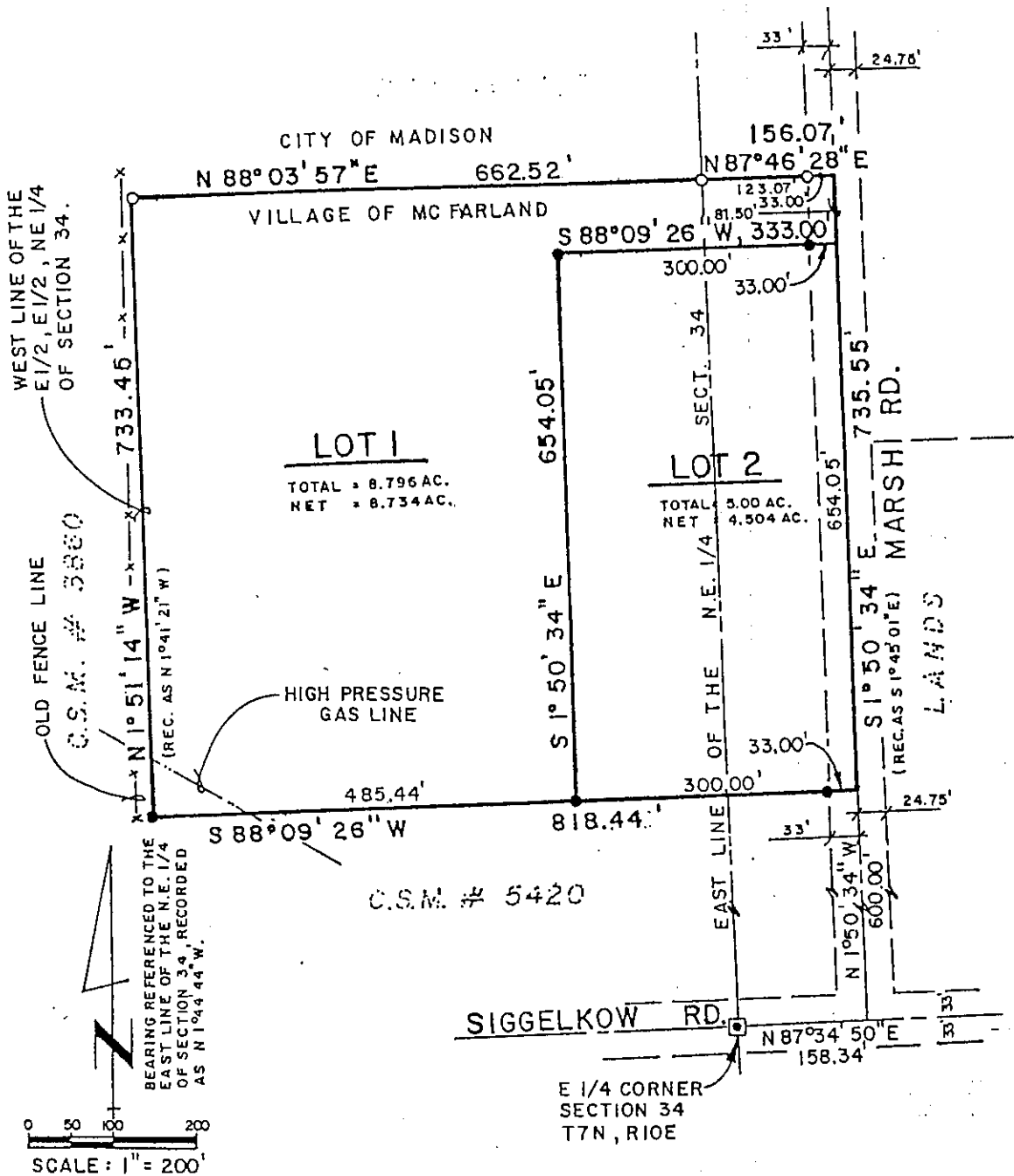
Erosion Control

The proposed construction shall include erosion control measures to prevent gully and bank erosion and limit total off-site erosion to less than 5.0 tons per acre per year.

All runoff during construction shall be directed to flow through erosion control measures as shown on the Grading and Erosion Control Plan. The USLE calculation worksheet is included and indicates that soil loss will be less than 5.0 tons per acre per year.

CLIENT: Village of McFarland

CERTIFIED SURVEY MAP



LEGEND

- IRON STAKE FOUND (3/4" REBAR)
- CITY OF MADISON MONUMENT FOUND.
- 3/4" DIA. X 24" LONG, SOLID IRON REBAR WEIGHING 1.504 LBS/LIN. FT. SET.

REVISED THIS 17th of DECEMBER, 1987



Kenneth R. Kolstad

MEAD & HUNT

Engineers - Surveyors
 Madison, Wisconsin
 Tele: (608)-273-6380

Dwg. No. N 8550 S
 Sheet 1 of 3
 Job No. M196-85D

Document No. 2173399
 C.S.M. No. 5992
 Volume 28 Page 260

CLIENT: Village of McFarland

CERTIFIED SURVEY MAP

DESCRIPTION: A parcel of land located in the east 1/2 of the east 1/2 of the northeast 1/4 of Section 34, T7N, R10E. Also, all that part of the west 1/2 of the northwest 1/4 of Section 35, T7N, R10E, lying west of the center line of Marsh Road, in the Village of McFarland, Dane County, Wisconsin, more fully described as follows:

Commencing at the east 1/4 corner of said Section 34, thence N 87°-34'-50" E, along the south line of the NW 1/4 of Section 35, 158.34 feet, to the center line of Marsh Road; thence N 1°-50'-34" W, along the center line of Marsh Road, 600.00 feet, to the point of beginning; thence S 88°-09'-26" W, 818.44 feet to the west line of the east 1/2 of the east 1/2 of the NE 1/4, Section 34; thence N 1°-51'-14" W, along said west line of the east 1/2 of the east 1/2 of the NE 1/4, Section 34, 733.45 feet to the Village of McFarland corporate limits; thence N 88°-03'-57" E, along said corporate limits, 662.52 feet; thence N 87°-46'-28" E, along said corporate limits, 156.07 feet to the center line of Marsh Road; thence S 1°-50'-34" E, along the center line of Marsh Road, 735.55 feet to the point of beginning.

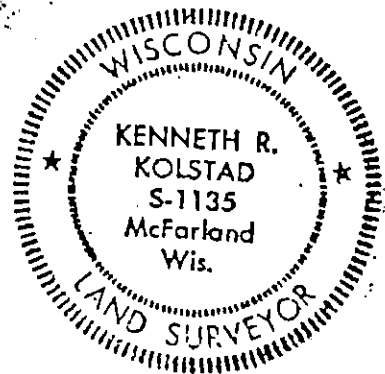
Parcel contains 13.796 acres more or less including road right-of-way.

Parcel is subject to a 33 foot road right-of-way along its easterly boundary.

Parcel is subject to Badger Pipe Line Co. easement over the entire area as recorded in Vol. 267, Page 123, Dane County Register of Deeds.

I, Kenneth R. Kolstad, a registered land surveyor of the State of Wisconsin do hereby certify that during December, 1987, at the request of the Village of McFarland, the above-described property was surveyed under my direction and that the accompanying map is a correctly-dimensioned representation to scale of the exterior boundaries; and that this certified survey map complies with Section 236.34 of the Wisconsin Platting Statutes.

Kenneth R. Kolstad
Kenneth R. Kolstad, S-1135



MEAD & HUNT

Document No. 2173399
C.S.M. No. 5992
Volume 28 Page 261

Engineers - Surveyors
Madison, Wisconsin
Tele: (608)-273-6380

Dwg. No. N 8550S
Sheet 2 of 3
Job No. M196-85D

CLIENT: Village of McFarland

CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

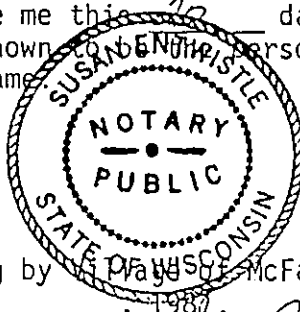
STATE OF WISCONSIN)
COUNTY OF DANE) SS

As owners, we hereby certify that we caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented hereon.

Witness the hand and seal of said owner this 20 day of NOVEMBER, 1989.

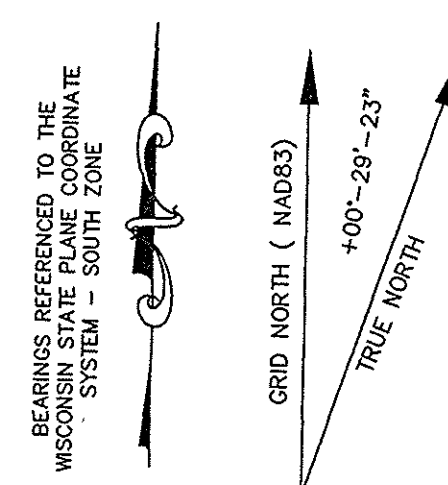
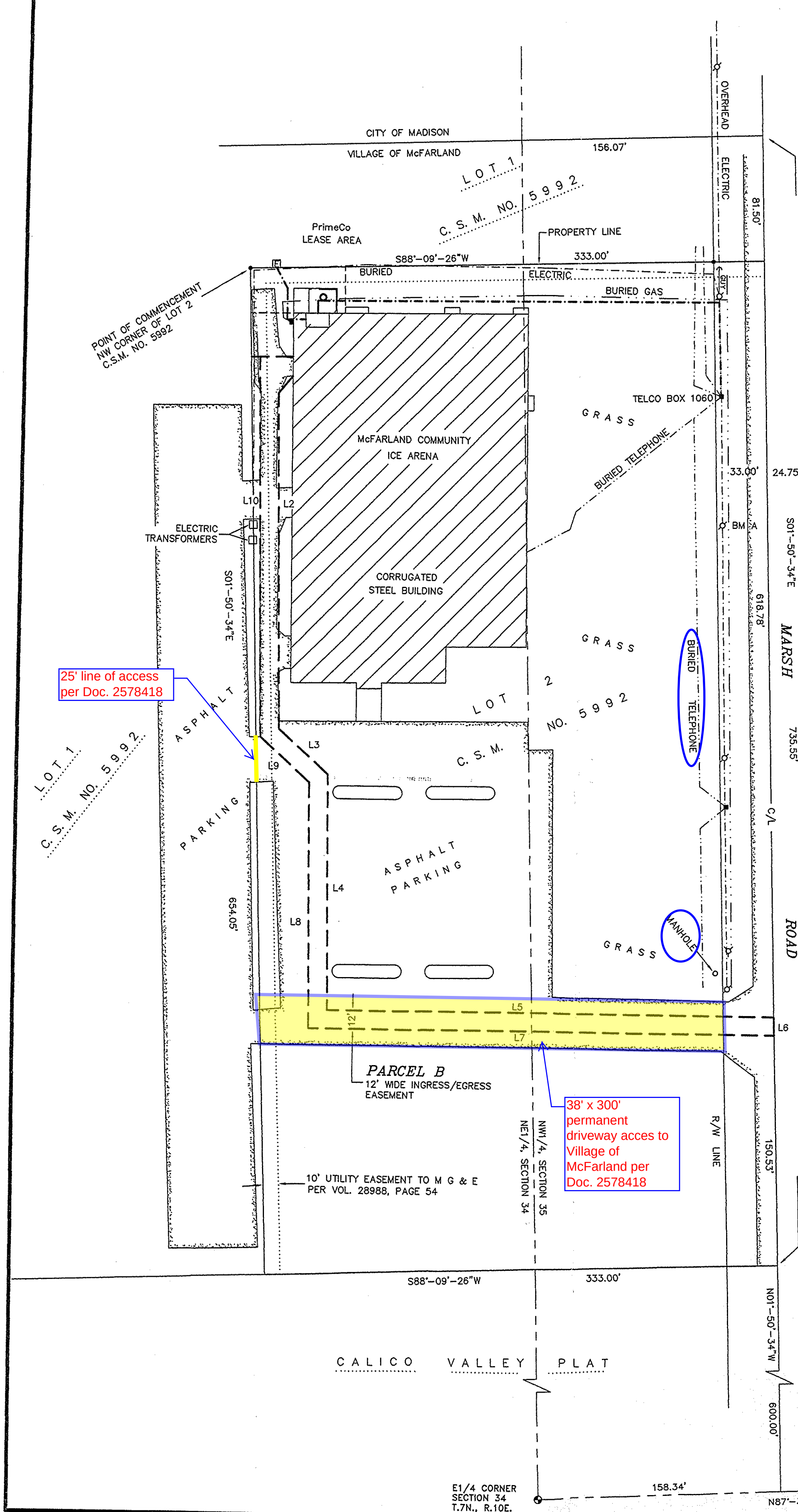
In the presence of:

OWNERS:

Dennis L. DanckuVillage of McFarland, Ann Davis, ClerkPersonally came before me this 22 day of November 1989, the above-named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.Susan Entwistle
Notary Public, Dane County, Wisconsin
My commission expires 5-10-92Approved for recording by May 1989 McFarland Board Action of the 22 day ofAnn Davis
Village Clerk11-20-89
DateReceived for record this 22ND day of NOVEMBER, 1989 at 824 a.m.
and recorded in Volume 28 of Certified Survey Maps of Dane County on
Page 260 262.JANE LIGHT KAREN L. SUDER
Register of Deeds DEPUTY CLERKKenneth R. Kolstad

MEAD & HUNT

Document No. 2173399
C.S.M. No. 5992
Volume 28 Page 262Engineers - Surveyors
Madison, Wisconsin
Tele: (608)-273-6380Dwg. No. N 8550 S
Sheet 3 of 3
Job No. M196-850



- TOWER BASE -

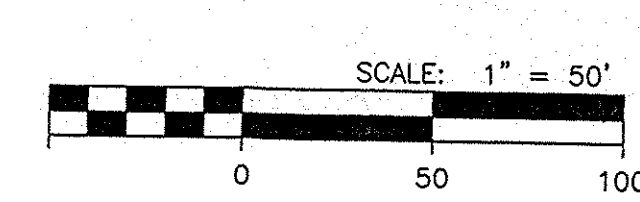
Latitude: 43°-01'-46.29"
Longitude: 89°-17'-13.47"
(Per North American Datum of 1983/91)
Elevation: 884.0'
(Per National Geodetic Vertical Datum of 1929)
Elevation: 38.4'
(Per City of Madison Vertical Datum)
N. 466396.35'
E. 847138.76'
(Per Dane County Coordinate System)

A part of Lot 2 of Certified Survey Map No. 5992, recorded in Volume 28 of Certified Survey Maps, on Pages 260-262, Document No. 2173399 of Dane County Records, being a part of the East Half (E½) of the Northeast Quarter (NE¼) of Section Thirty-Four (34), Township Seven (7) North, Range Ten (10) East, Village of McFarland, Dane County, Wisconsin containing 135 square feet (0.003 acres) of land and being described by:

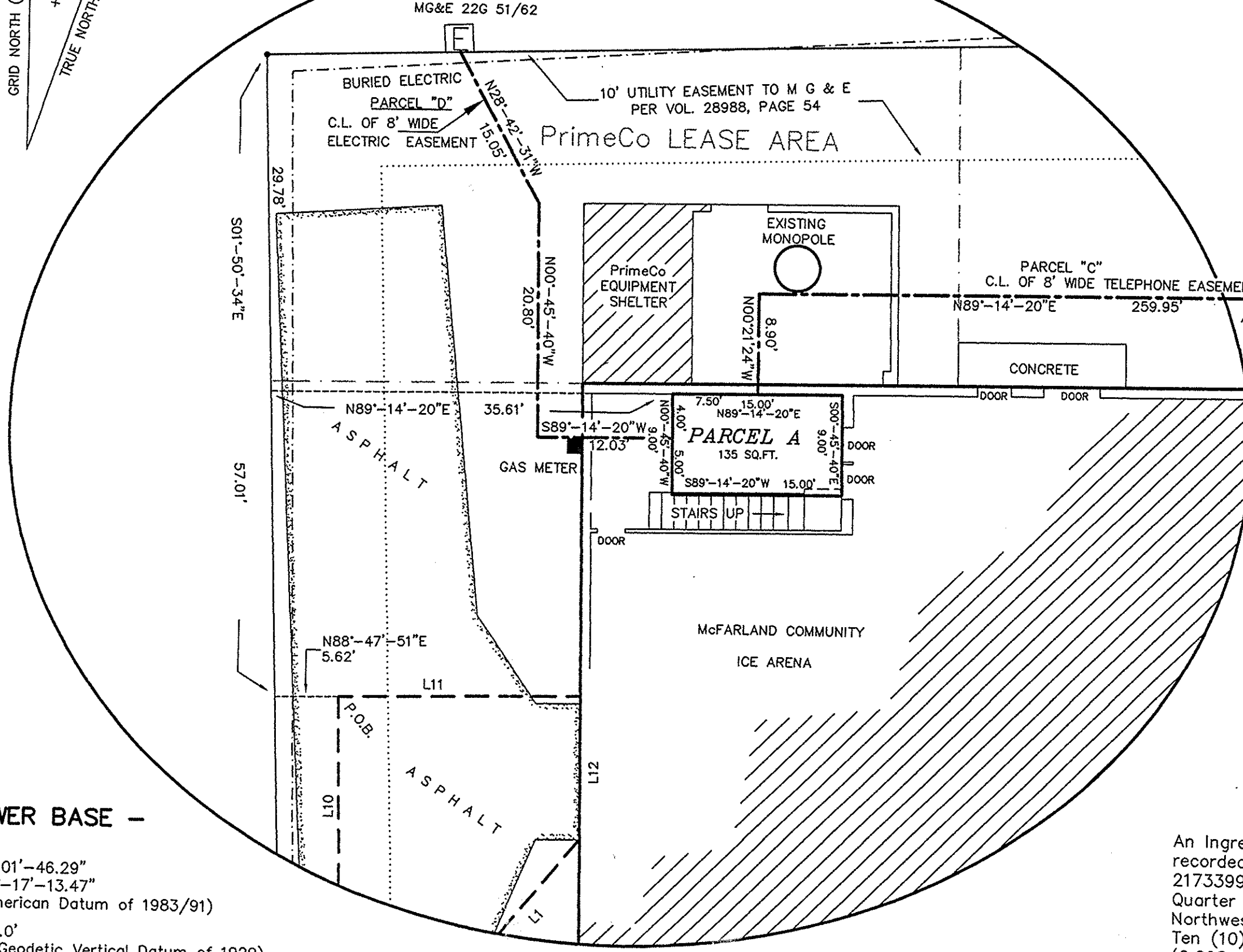
Commencing at the Northwest Corner of said Lot 2; thence S01°-50'-34"E 29.78 feet along the West line of said Lot 2; thence N89°-14'-20"E 35.61 feet to the point of beginning; thence continue N89°-14'-20"E 15.00 feet; thence S00°-45'-40"E 9.00 feet; thence S89°-14'-20"W 15.00 feet; thence N00°-45'-40"W 9.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

- LEGEND -

- = 1"x24" IRON PIPE SET
- = 3/4" REBAR FOUND
- = CITY OF MADISON MONUMENT FOUND
- = HYDRANT
- = TELEPHONE PEDESTAL
- = GUY WIRE ANCHOR
- = POWER POLE
- = TREE
- = 8" NAIL SET



SCALE: 1"=10'



PARCEL A

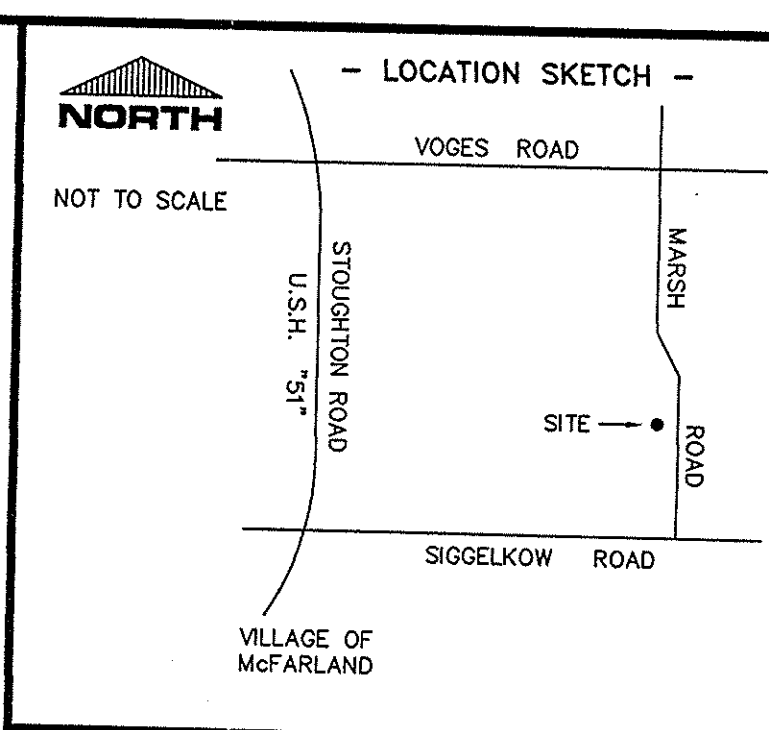
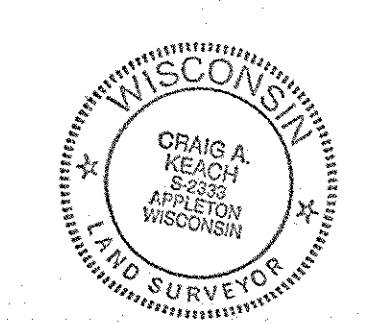
SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Wisconsin Registered Land Surveyor of Aero-Metric Incorporated, certify that I have surveyed the above property and that the map shown to the left is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 13th day of JULY, 1999.
Craig A. Keach
WISCONSIN REGISTERED LAND SURVEYOR
Craig A. Keach, S22333

Only if the surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original.

The surveyor accepts no responsibility for non-original copies of this document.



PARCEL B
INGRESS/EGRESS EASEMENT

LINE	DIRECTION	DISTANCE
L1	S39°-15'-54"W	14.38'
L2	S01°-12'-09"E	218.28'
L3	S47°-37'-14"E	43.35'
L4	S00°-49'-40"E	153.16'
L5	N89°-57'-10"E	289.87'
L6	S01°-50'-34"E	12.01'
L7	S89°-57'-10"W	302.09'
L8	N00°-49'-40"W	159.80'
L9	N47°-37'-14"W	43.31'
L10	N01°-12'-09"W	247.02'
L11	N88°-47'-51"E	21.44'
L12	S00°-43'-47"E	12.66'

An Ingress/Egress Easement being a part of Lot 2 of Certified Survey Map No. 5992, recorded in Volume 28 of Certified Survey Maps, on Pages 260-262, Document No. 2173399 of Dane County Records, being a part of the East Half (E½) of the Northeast Quarter (NE¼) of Section Thirty-Four (34) and a part of the West Half (W½) of the Northwest Quarter (NW¼) of Section Thirty-Five (35), Township Seven (7) North, Range Ten (10) East, Village of McFarland, Dane County, Wisconsin containing 9058 square feet (0.208 acres) of land and being described by:

Commencing at the Northwest Corner of said Lot 2; thence S01°-50'-34"E 57.01 feet along the West line of said Lot 2; thence N88°-47'-51"E 5.62 feet to the point of beginning; thence continue N88°-47'-51"E 21.44 feet; thence S00°-43'-47"E 12.66 feet; thence S39°-15'-54"W 14.38 feet; thence S01°-12'-09"E 218.28 feet; thence S47°-37'-14"E 43.35 feet; thence S00°-49'-40"E 153.16 feet; thence N89°-57'-10"E 289.87 feet to the East line of said Lot 2, said line also being the Centerline of Marsh Road; thence S01°-50'-34"E 12.01 feet; thence S89°-57'-10"W 302.09 feet; thence N00°-49'-40"W 159.80 feet; thence N47°-37'-14"W 43.31 feet; thence N01°-12'-09"W 247.02 feet to the point of beginning.

PARCEL C
8 FOOT WIDE TELEPHONE EASEMENT

An 8 foot wide Telephone Easement being a part of Lot 2 of Certified Survey Map No. 5992, recorded in Volume 28 of Certified Survey Maps, on Pages 260-262, Document No. 2173399 of Dane County Records, being a part of the East Half (E½) of the Northeast Quarter (NE¼) of Section Thirty-Four (34), Township Seven (7) North, Range Ten (10) East, Village of McFarland, Dane County, Wisconsin containing 2,637 square feet (0.061 acres) of land and being 4 feet either side of and parallel to the following described line:

Commencing at the Northwest Corner of said Lot 2; thence S01°-50'-34"E 29.78 feet along the West line of said Lot 2; thence N89°-14'-20"E 43.11 feet to the point of beginning; thence N00°-21'-24"W 8.90 feet; thence N89°-14'-20"E 259.95 feet; thence S02°-13'-43"E 60.81 feet to a point on an existing telephone pedestal and the point of termination.

PARCEL D
8 FOOT WIDE ELECTRIC EASEMENT

An 8 foot wide Electric Easement being a part of Lot 2 of Certified Survey Map No. 5992, recorded in Volume 28 of Certified Survey Maps, on Pages 260-262, Document No. 2173399 of Dane County Records, being a part of the East Half (E½) of the Northeast Quarter (NE¼) of Section Thirty-Four (34), Township Seven (7) North, Range Ten (10) East, Village of McFarland, Dane County, Wisconsin containing 383 square feet (0.009 acres) of land and being 4 feet either side of and parallel to the following described line:

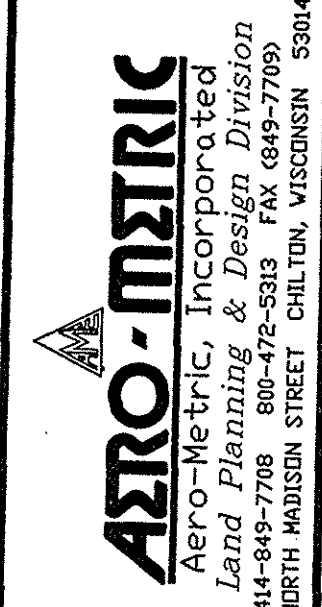
Commencing at the Northwest Corner of said Lot 2; thence S01°-50'-34"E 29.78 feet along the West line of said Lot 2; thence N89°-14'-20"E 35.61 feet; thence S00°-45'-40"E 4.00 feet to the point of beginning; thence S89°-14'-20"W 12.03 feet; thence N00°-45'-40"W 20.80 feet; thence N28°-42'-31"W 15.05 feet to a point on an existing electric transformer and the point of termination.

PROJECT: MC FARLAND ICE ARENA MK NO. 100

SURVEYED FOR:
SPRINT PCS
McFARLAND YOUTH HOCKEY, INC.
2478 HILL POINT ROAD
ROSEMONT, ILLINOIS 60018
AND
MORRISON KNUDSEN CORPORATION
MK FERGUSON PLAZA
1500 WEST 3RD STREET
CLEVELAND, OHIO 44113-1406

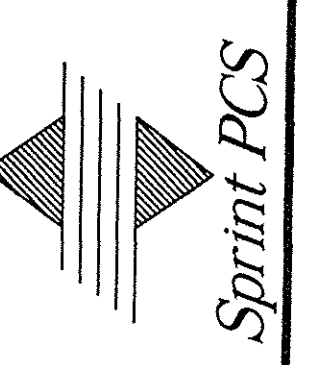
PROPERTY OWNER:
McFARLAND YOUTH HOCKEY, INC.
2478 HILL POINT ROAD
McFARLAND, WI 53558

PROPERTY ADDRESS:
4812 MARSH RD., McFARLAND, WI
TAX KEY NO. 49-0710-352-9141-2



SITE SURVEY FOR SPRINT PCS

A PART OF THE NE¼ OF SECTION 34 AND PART OF THE NW¼ SECTION 35, T.7N., R.10E., VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN



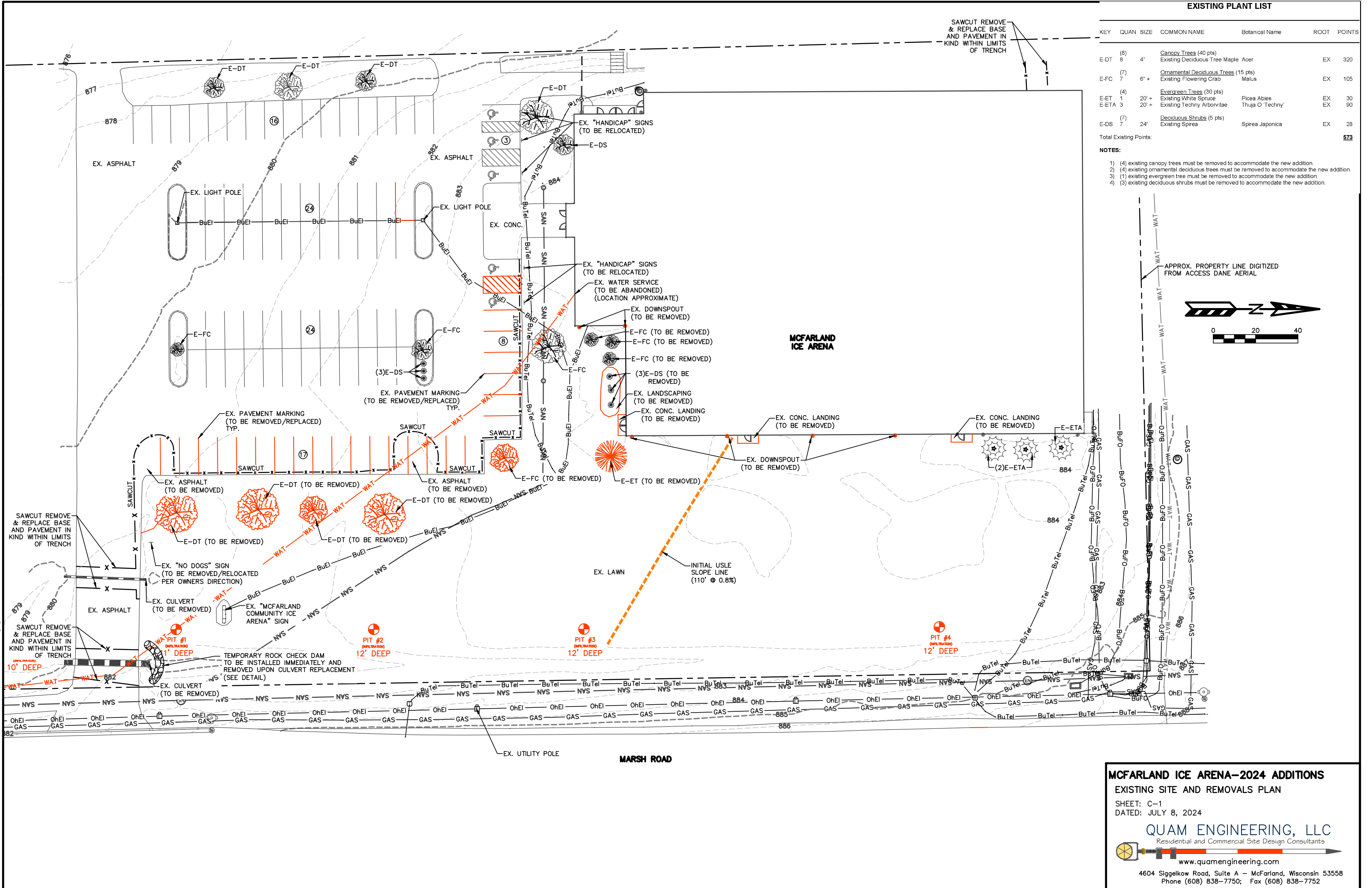
SHEET NO.
1 OF 1

FILE NO.
K-719

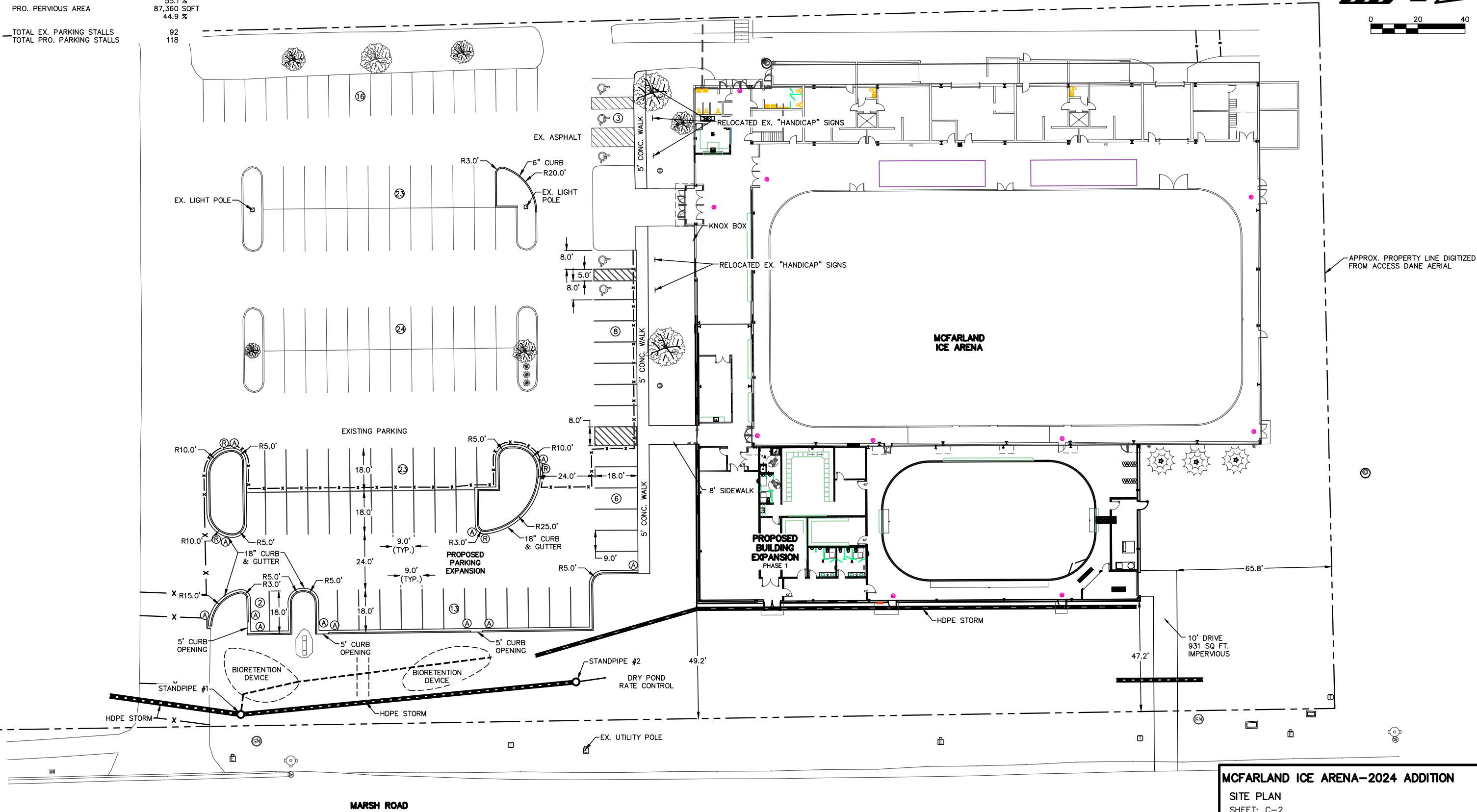
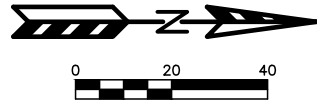
SPRINT
PROJECT NO.
621-A

DWG. FILE: SP621A DATE: 06-30-99
DRAWN BY: P.L.W. CHECKED BY: C.A.K.
PROJECT NO.: 2990636
NOTEBOOK: P-139 PAGE: 53-54

REV.	DATE	REVISION DESCRIPTION
07/13/99		REVISED ELECT. EASEMENT LOCATION



SITE INFORMATION	
LOT AREA	194,525 SQFT
EX. IMPERVIOUS AREA	81,614 SQFT
EX. PERVIOUS AREA	42.0 %
PRO. IMPERVIOUS AREA	107,165 SQFT
PRO. PERVIOUS AREA	55.1 %
TOTAL EX. PARKING STALLS	92
TOTAL PRO. PARKING STALLS	118



McFARLAND ICE ARENA-2024 ADDITION

SITE PLAN
SHEET: C-2
DATED: JULY 8, 2024



www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

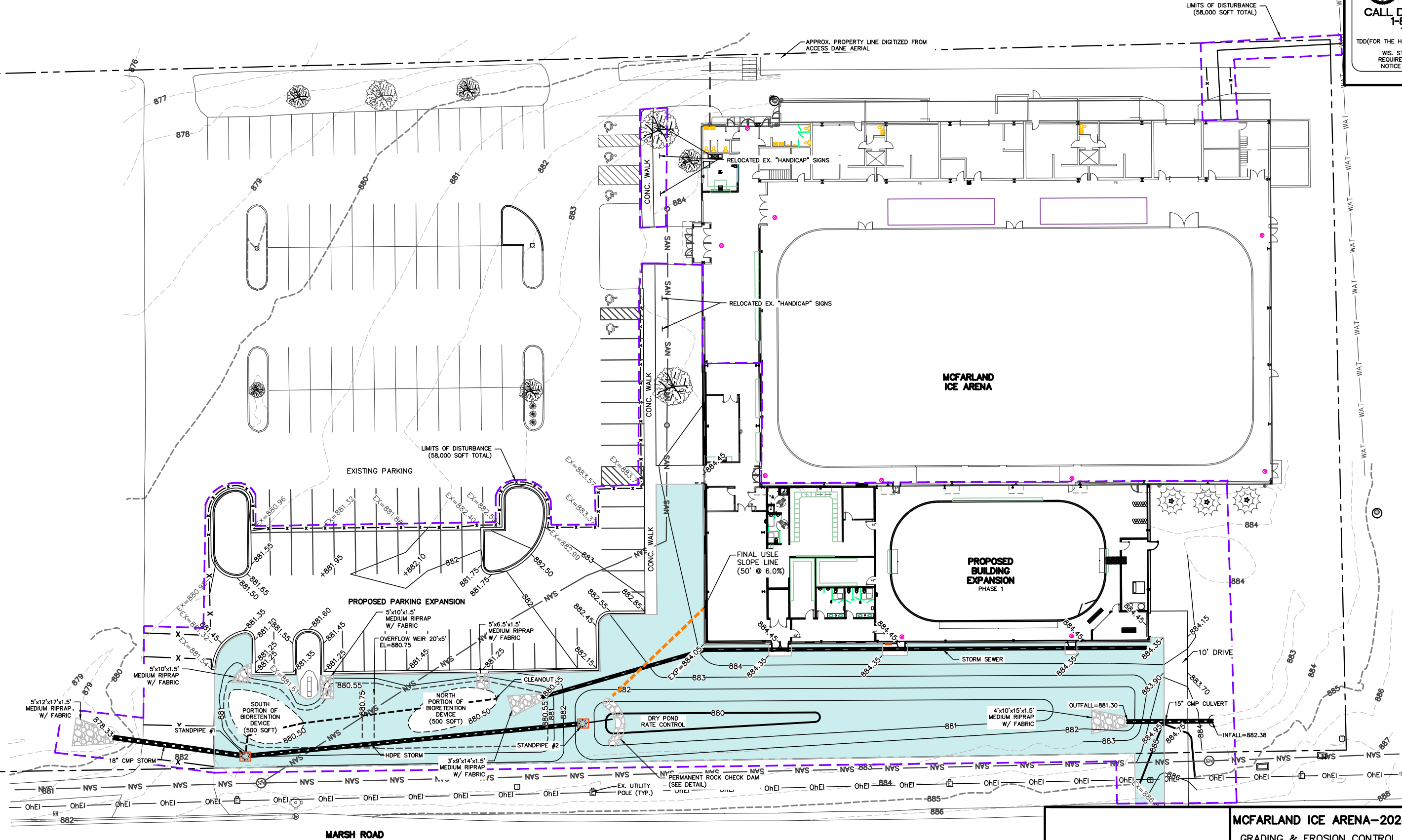


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

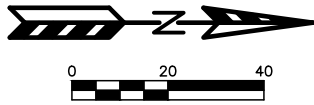
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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



- EROSION CONTROL LEGEND**
- INSTALL WISDOT CLASS I TYPE B EROSION MAT
 - INSTALL FLEXSTORM CATCH-IT INLET PROTECTION DURING CONSTRUCTION. (SEE DETAIL)



McFARLAND ICE ARENA-2024 ADDITION

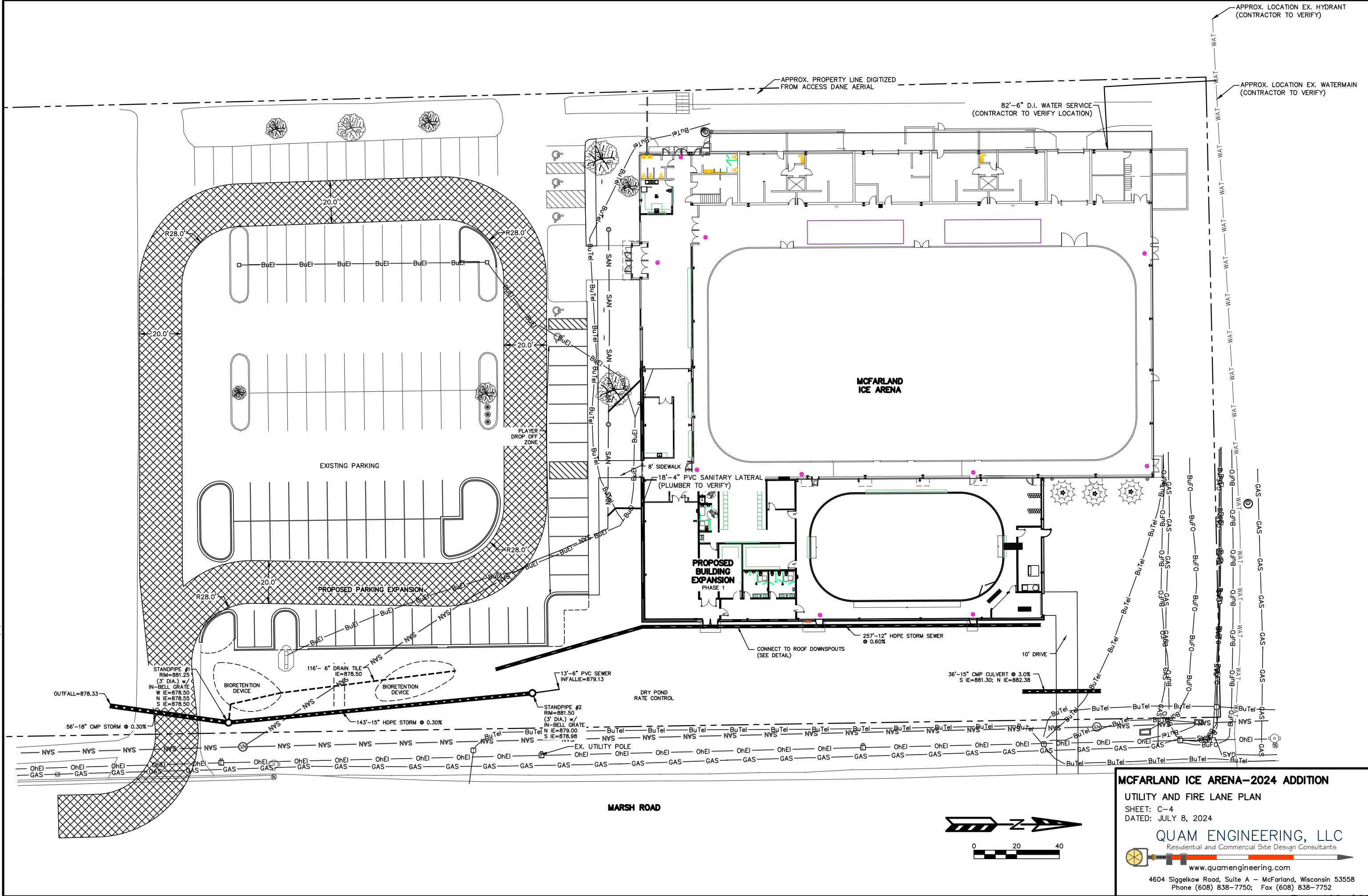
GRADING & EROSION CONTROL PLAN
SHEET: C-3
DATED: JULY 8, 2024



QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



MC FARLAND ICE ARENA-2024 ADDITION

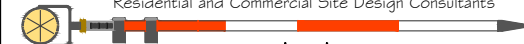
UTILITY AND FIRE LANE PLAN

SHEET: C-4

DATED: JULY 8, 2024

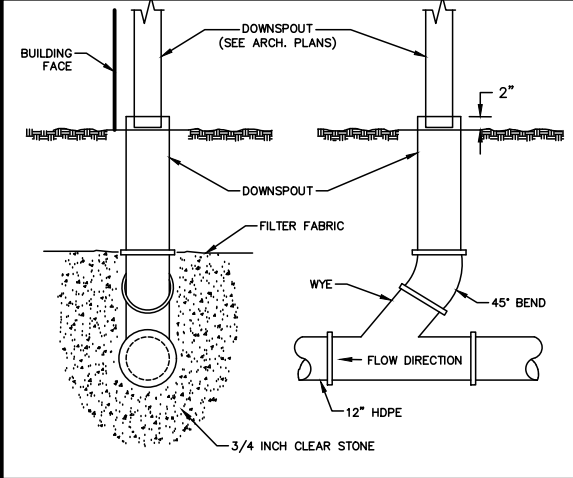
QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



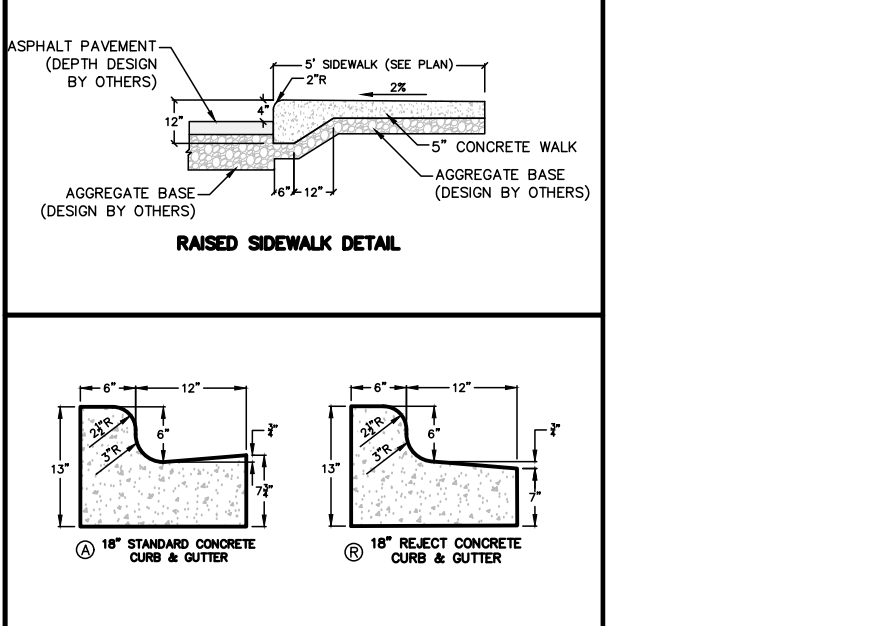
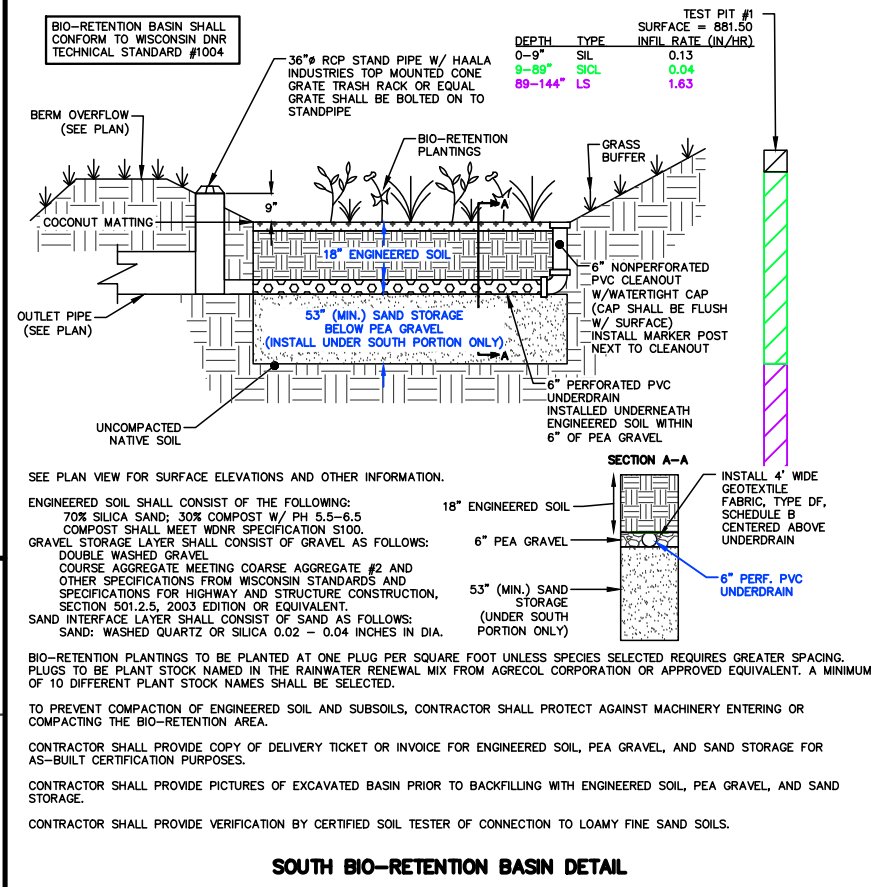
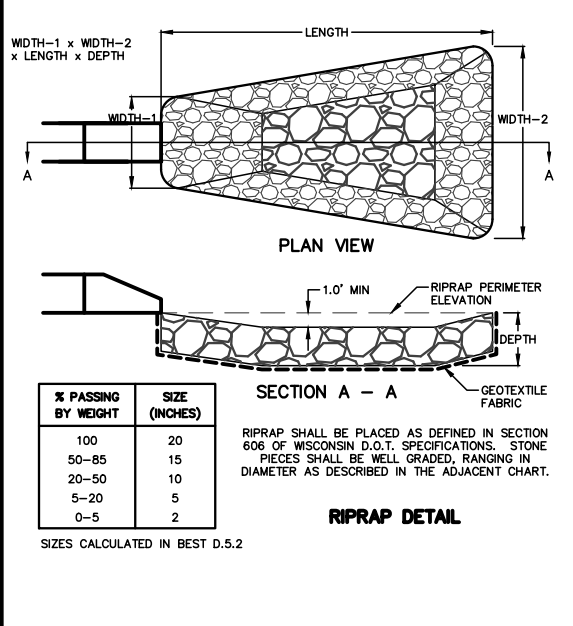
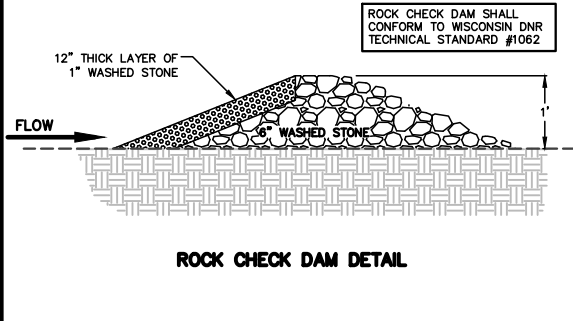
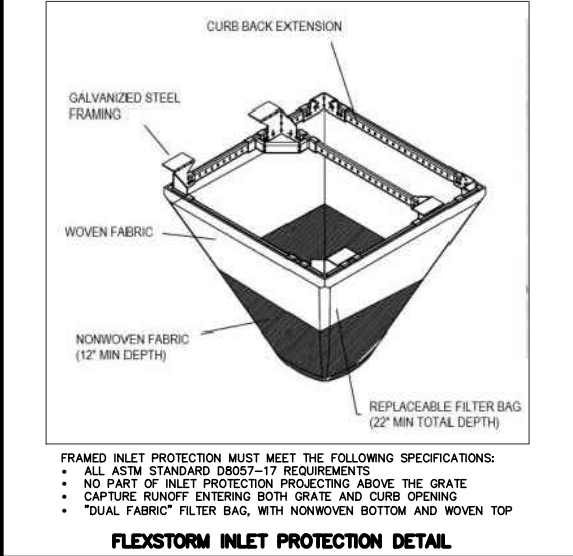
www.quamengineering.com

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



UTILITY NOTES:

- CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILITIES INTO EXISTING UTILITIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF MCFARLAND PRIOR TO CONNECTING TO THE WATER SERVICE.
- BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
- SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
- WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE.
- STORM SEWER SHALL BE HDPE N-12 UNLESS INDICATED OTHERWISE.



EROSION NOTES:

THE EXISTING DRIVEWAY SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE PUBLIC STREET. SEDIMENT REACHING PUBLIC STREET SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

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

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHALL BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHALL BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

DATE	ACTIVITY
AUGUST 2024	INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
OCTOBER 2024-MAY 2025	CONSTRUCT BUILDING ADDITION.
MAY 2025	APPLY/MAINTAIN EROSION MAT, TARP, WOODCHIPS, OR OTHER COVER TO PERVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1038)
MAY-JUNE 2025	RESTORE ALL PERVIOUS DISTURBED AREAS, AND CONSTRUCT THE BIO-BASIN PER DETAILS.

RESTORATION NOTES:

RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. THE BIO-RETENTION BASIN SHALL BE RESTORED PER THE BIO-RETENTION BASIN DETAIL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. ALL SEED MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40 SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.

SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING, IF NECESSARY, SHALL BE COMPLETED AFTER NOVEMBER 15. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. DISTURBED AREAS SHALL HAVE EROSION MAT APPLIED OVER DORMANT SEEDING. IF DORMANT SEEDING DOES NOT RESULT IN AT LEAST 70% COVER BY MAY 15, ADDITIONAL SEEDING SHALL BE REQUIRED.

OWNER:
MCFARLAND HOCKEY INC.
4812 MARSH RD
MCFARLAND, WI 53558

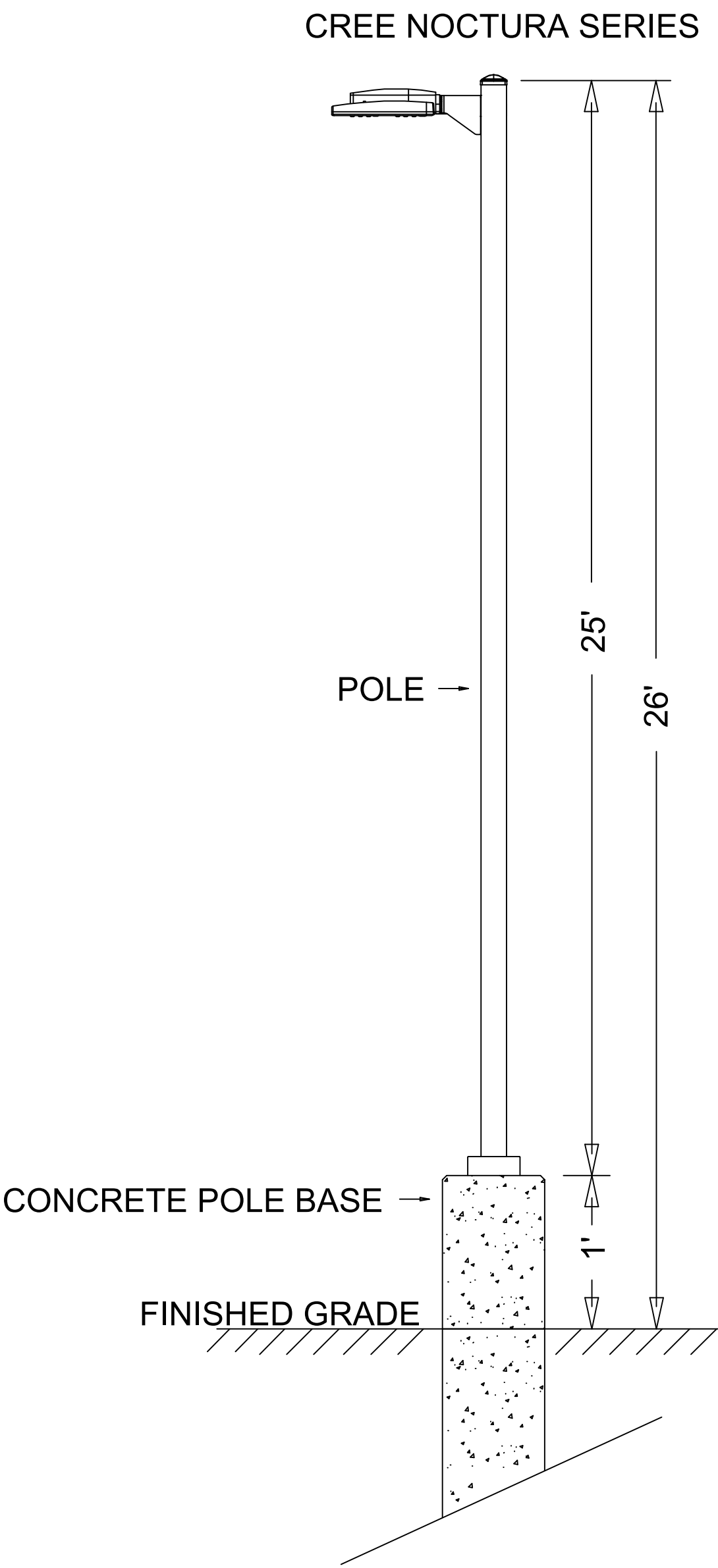
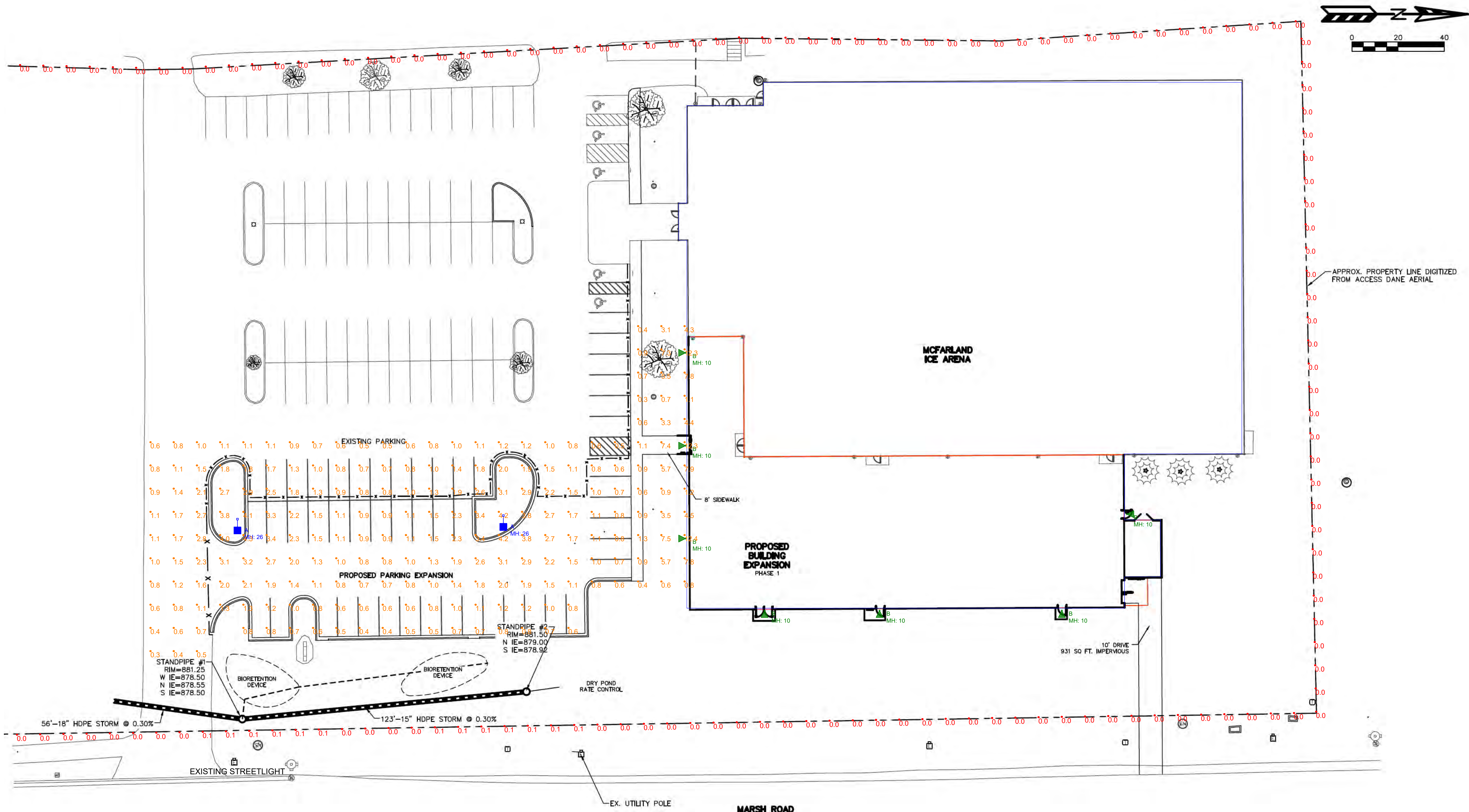
ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

MCFARLAND ICE ARENA-2024 ADDITION

DETAILS SHEET
SHEET: C-5
DATED: JULY 8, 2024



4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



FIXTURE MOUNTING HEIGHT IS SHOWN AS "MH" IN FEET ABOVE FINISHED GRADE

Luminaire Schedule				Description	Luminaire Watts	Luminaire Lumens	LLF
Symbol	Label	Qty	Manufacturer				
	A	2	CREE	NTA-A-NM-T5-19L-40K-UL-BZ + NTA-DA-BZ-U + LP14C251Z-0 + LP14ABT-0	130	19200	0.890
	B	7	CREE	C-WP-C-RDC-S6L-SCCT-DB	42	6000	0.890

MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	1.81	12.4	0.3	6.03	41.33
Property Lines	Fc	0.01	0.1	0.0	N.A.	N.A.
Parking Expansion	Fc	1.56	4.3	0.4	3.90	10.75

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REPRESENTATION
INC.

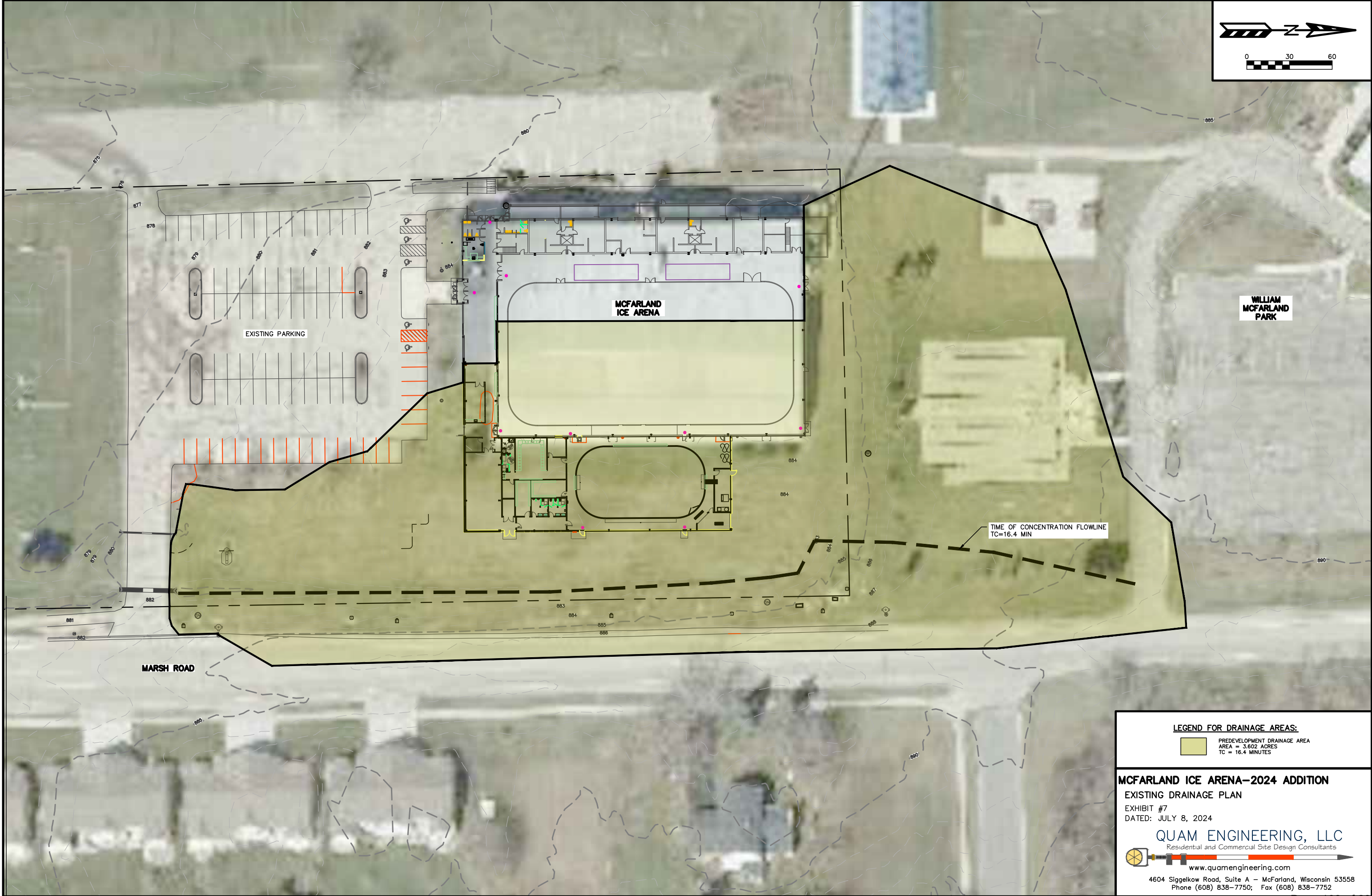
www.engineeredrepinc.com
262.542.6285 Wauwatosa
920.751.3922 Neenah
apps@eriwi.com

Date: 6/18/2024 Scale: 1"=20' Layout By: Andy

Project: McFARLAND ICE ARENA - 2024 ADDITION

Filename: 240618QM1AKC.AGI

LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION INC. / WALLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE. ALL PROJECT DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.



LEGEND FOR DRAINAGE AREAS:

PREDEVELOPMENT DRAINAGE AREA
AREA = 3.602 ACRES
TC = 16.4 MINUTES

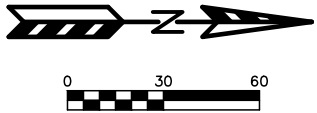
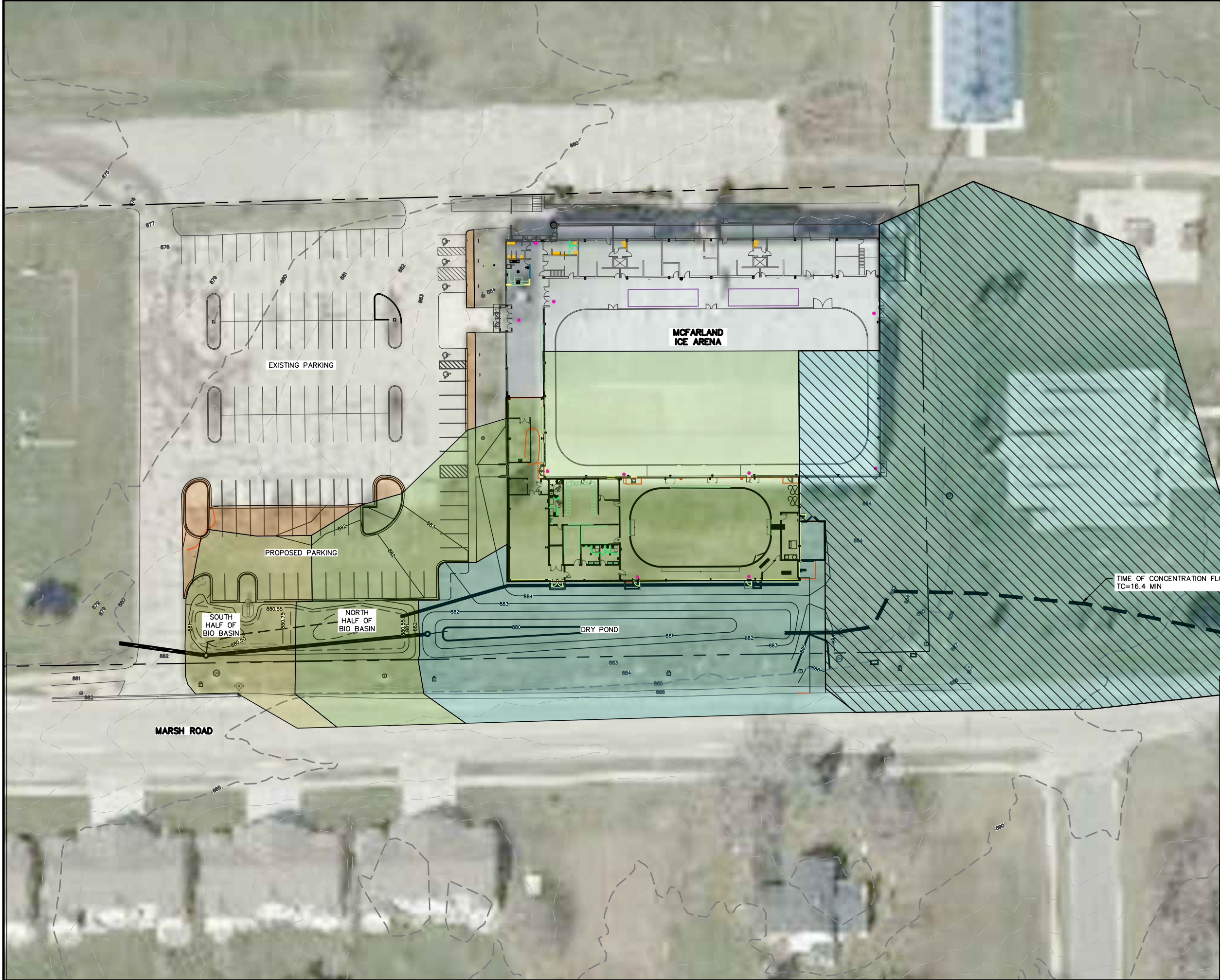
MCFARLAND ICE ARENA-2024 ADDITION

EXISTING DRAINAGE PLAN

EXHIBIT #7
DATED: JULY 8, 2024

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



WILLIAM
MCFARLAND
PARK

TIME OF CONCENTRATION FLOWLINE
TC=16.4 MIN

MARSH ROAD

SOUTH
HALF OF
BIO BASIN

NORTH
HALF OF
BIO BASIN

DRY POND

MCFARLAND
ICE ARENA

EXISTING PARKING

PROPOSED PARKING

LEGEND FOR DRAINAGE AREAS:

-  DRAINAGE TO SOUTH BIO
AREA = 0.187 ACRES
TC = 6 MINUTES
-  DRAINAGE TO SOUTH BIO
AREA = 0.983 ACRES
TC = 6 MINUTES
-  DRAINAGE AREA TO DRY POND
AREA = 2.335 ACRES
TC = 14.5 MINUTES
-  DRAINAGE AREA TO CULVERT UNDER PATH
AREA = 1.804 ACRES
-  UNCONTROLLED DRAINAGE AREA
AREA = 0.077 ACRES
TC = 6 MINUTES

MCFARLAND ICE ARENA-2024 ADDITION
PROPOSED DRAINAGE PLAN

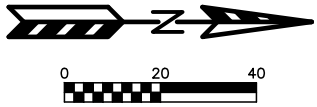
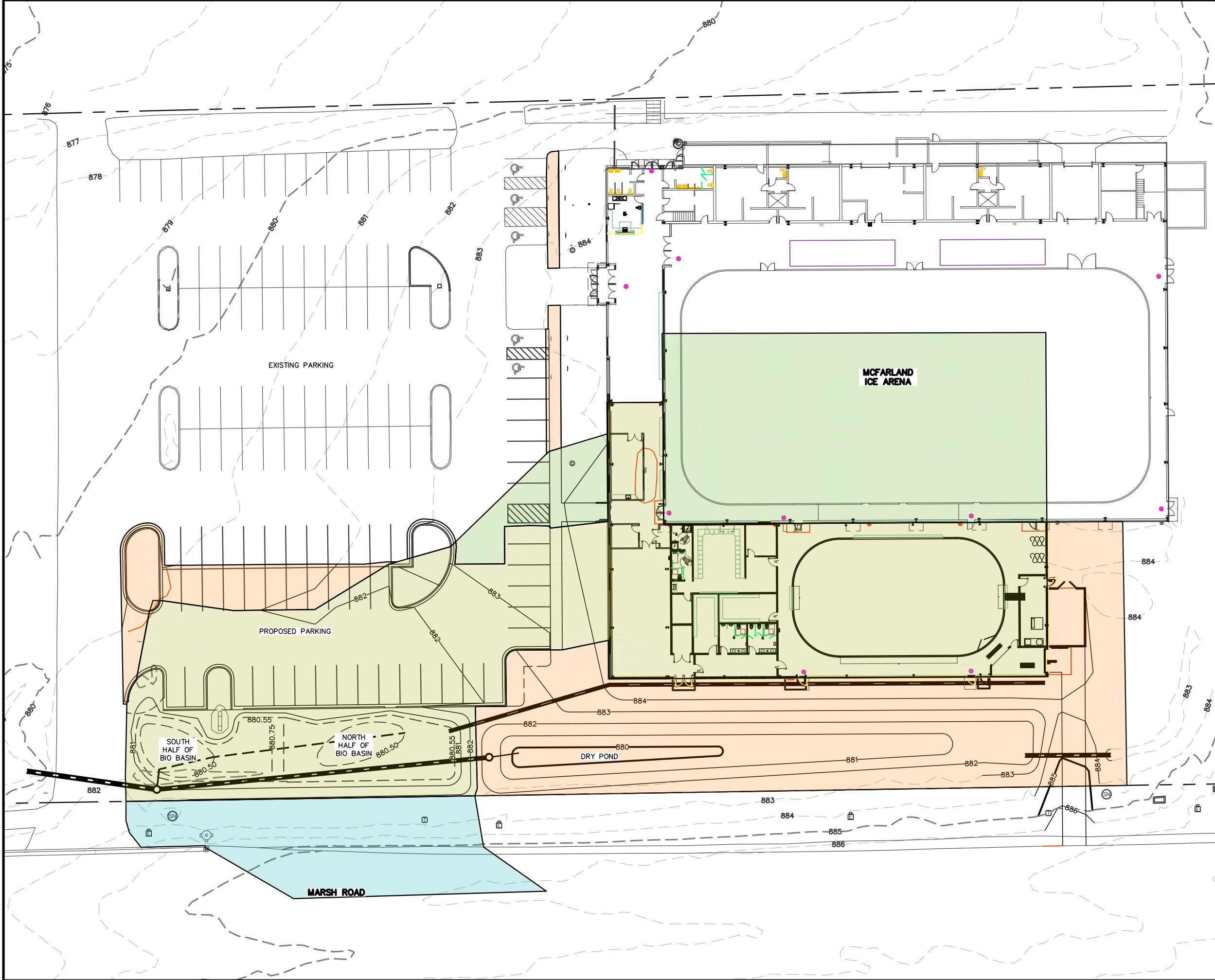
EXHIBIT #8
DATED: JULY 8, 2024

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Phone (608) 838-7750; Fax (608) 838-7752



LEGEND FOR DRAINAGE AREAS:

-  DRAINAGE TO BIO BASIN
AREA = 0.696 ACRES
-  EXISTING LAND SWAPPED FOR UNCONTROLLED
AREA = 0.347 ACRES
-  OFFSITE TO BIO BASIN
AREA = 0.127 ACRES
-  DISTURBED UNCONTROLLED AREAS
(SUBTRACTING SWAPPED AREAS)
AREA = 0.099 ACRES

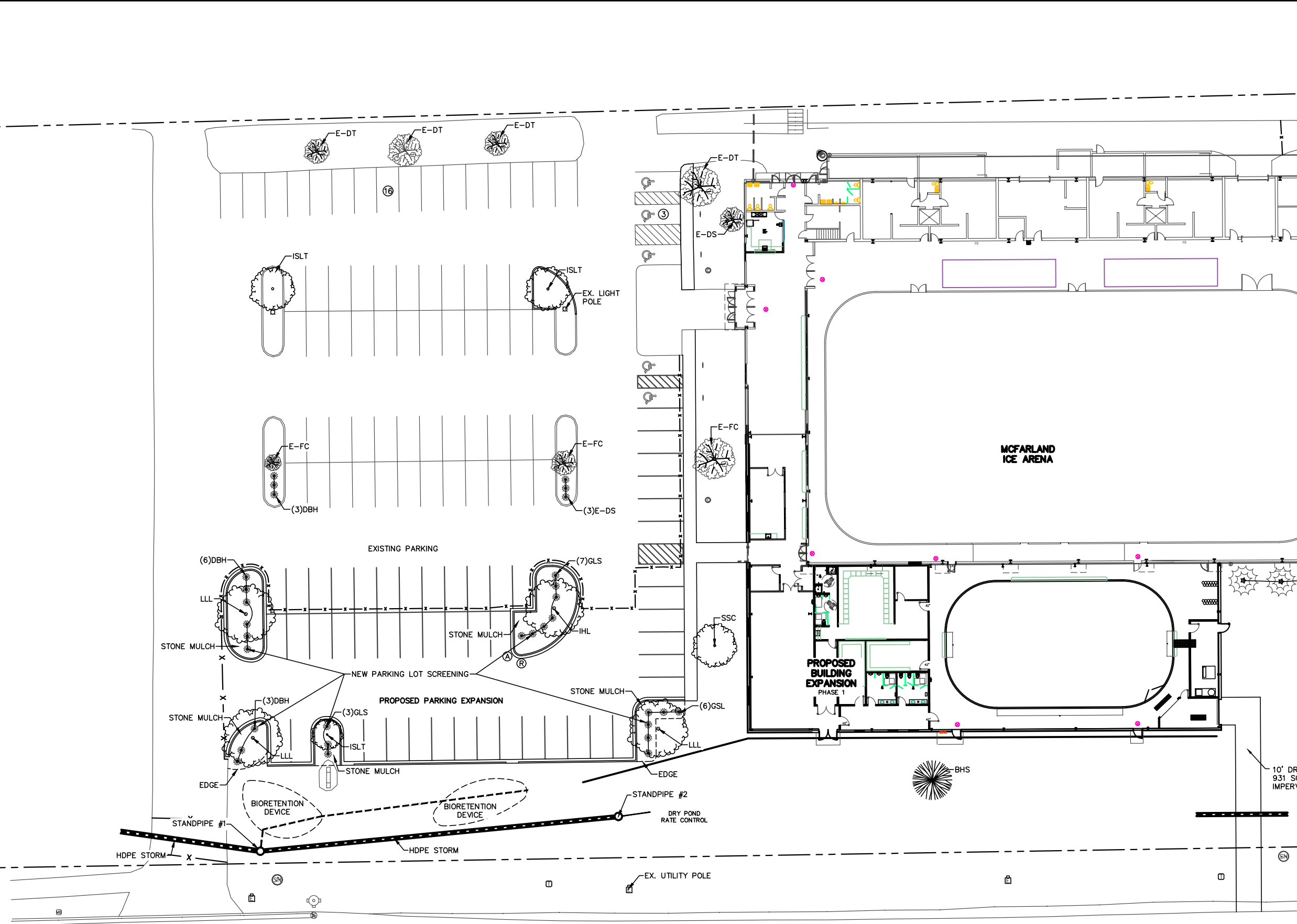
AREAS IN THE "EXISTING LAND SWAPPED FOR UNCONTROLLED" ARE EXISTING LAND DRAINING TO THE BIO BASIN. THE AREAS WERE REMOVED FROM THE UNCONTROLLED AREAS AT A 1:1 RATIO. ADDITIONAL EXISTING ROOF WAS SWITCHED FOR UNCONTROLLED LANDSCAPING AREAS.

McFARLAND ICE ARENA-2024 ADDITION
PROPOSED DRAINAGE PLAN

EXHIBIT #9
DATED: JULY 8, 2024

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
 www.quamengineering.com

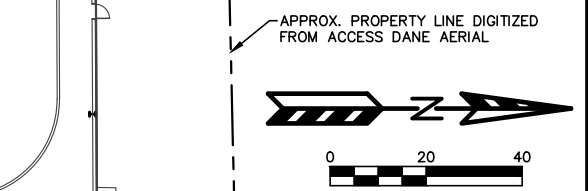
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



PLANT LIST						
KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT	POINTS
E-DT	(8)	4"	Canopy Trees (40 pts)			
	4	4"	Existing Deciduous Tree Maple	Acer	EX	160
	2	2"	Imperial Honeylocust	Gleditsia Tricanthos 'Imperial'	BB	80
LLL	2	2"	Little Leaf Linden	Tilia Cordata	BB	80
E-FC	(7)	6" +	Ornamental Deciduous Trees (15 pts)			
	3	2"	Existing Flowering Crab	Malus	EX	45
	3	2"	Ivory Silk Tree Lilac	Syringa Reticulata 'Ivory Silk'	BB	45
SSC	1	2"	Spring Snow Crab	Malus 'Spring Snow'	BB	15
BHS	(4)	4"	Evergreen Trees (30 pts)			
	1	4"	Black Hills Spruce	Picea Pungens Densata	BB	30
	3	20' +	Existing Techny Arborvitae	Thuja O 'Techny'	EX	90
DBH	(28)	24"	Deciduous Shrubs (5 pts)			
	12	24"	Dwarf Bush Honeysuckle	Diervilla Lonicera	Pot	60
	12	24"	Gro Low Sumac	Rhus Aromatica	Pot	60
E-DS	4	24"	Existing Spirea	Spirea Japonica	EX	20
Total Points Achieved:						688

- NOTES:
- 1) New lawn areas and existing lawn areas disturbed by construction to receive a minimum of 4" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw mulch.
 - 2) New planting beds to be mulched with #2 washed stone mulch spread to a depth of 3" over weed barrier fabric.
 - 3) New individual trees and shrubs in lawn areas to receive shredded hardwood bark mulch plant rings (4' diameter) spread to a depth of 3".
 - 4) Designated planting beds be separated from lawn areas with 5" black vinyl edge.
 - 5) The existing trees and shrubs that were removed due to the building expansion were replaced in the proposed landscape plan.

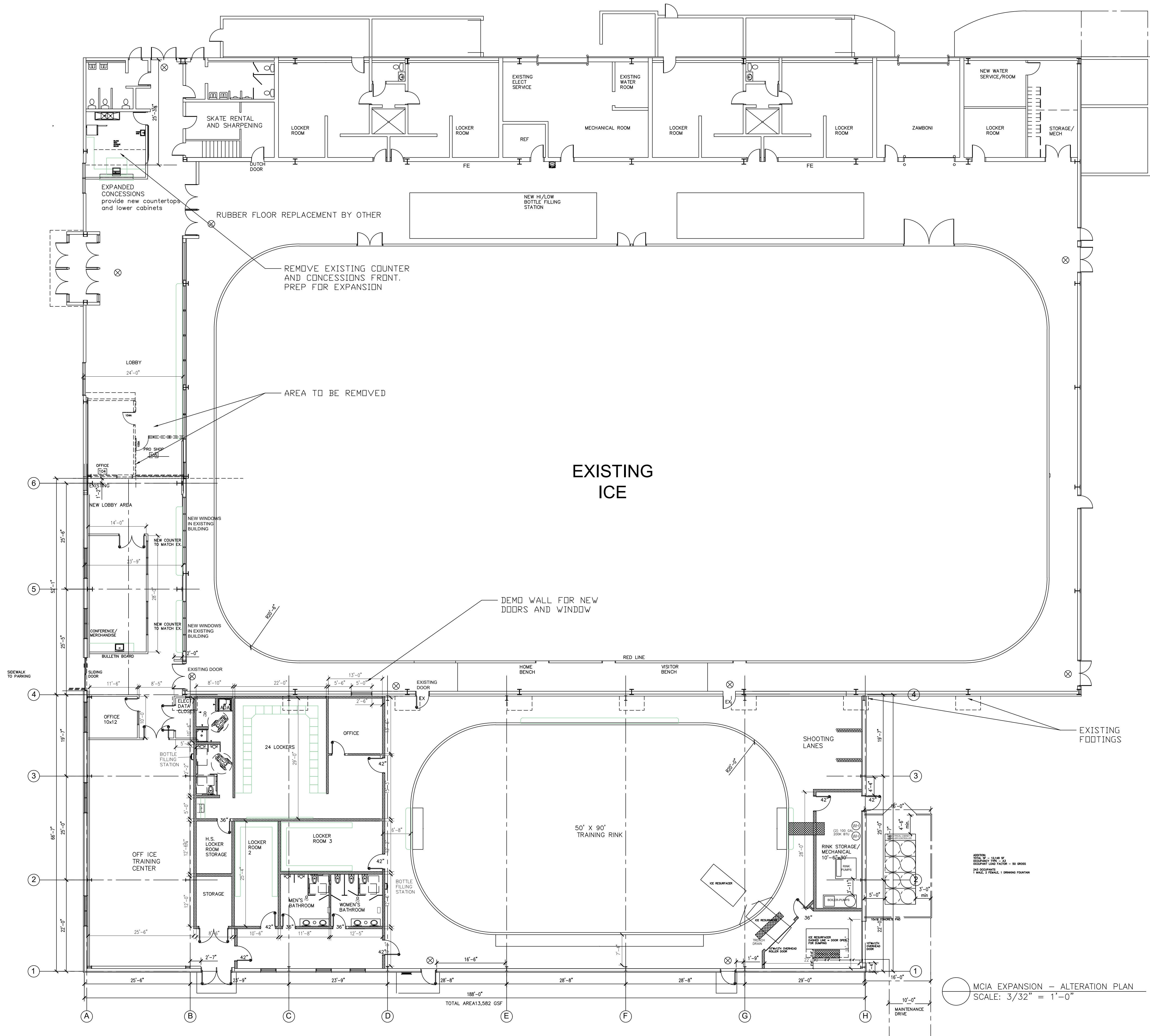
LANDSCAPE WORKSHEET	
New Parking Area (section 62-72) - 20 pts required for each 10,000 SF of paving added	
10,000 SF of paving added 20 pts/10,000 SF = 20 pts	
Total Points Required = 573 existing pts + 20 pts =	593 pts
Total Points Achieved =	658 pts (condition met)
New Parking Landscape Screening Area (section 62-172 (I)) - 10% required	
Parking Lot Screening Required: 10,000 SF x 10% =	1,000 SF
Parking Lot Screening Achieved:	1,165 SF (condition met)



McFARLAND ICE ARENA-2024 ADDITION
 LANDSCAPE PLAN
 SHEET: L-1
 DATED: JULY 8, 2024

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



ISSUED:	
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002	06/18/2024
000	0000
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000	0000
000	0000

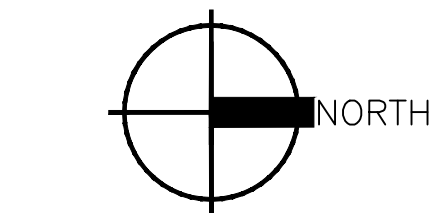
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002	07/09/2024
003	0000
000	0000
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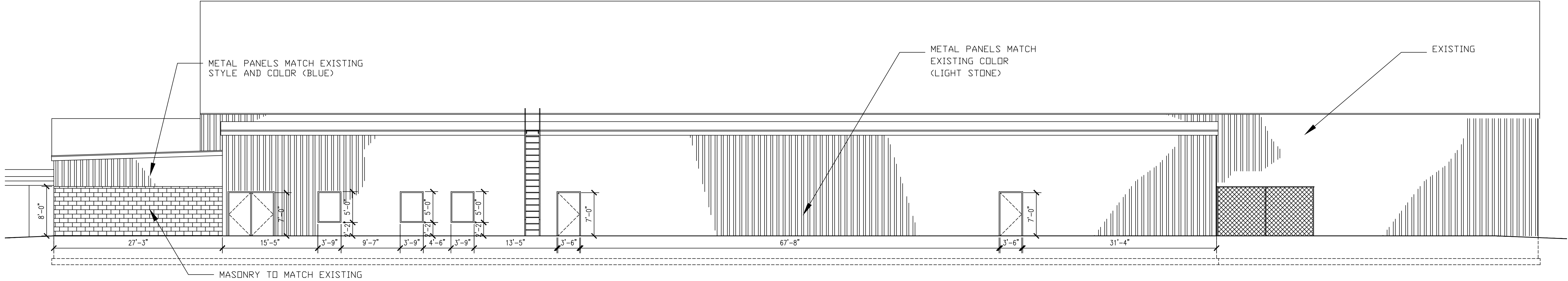
SCALE:	AS NOTED
DATE:	10/10/2023

MCIA
4812 Marsh Rd,
McFarland, WI 53558

CONSTRUCTION

A100

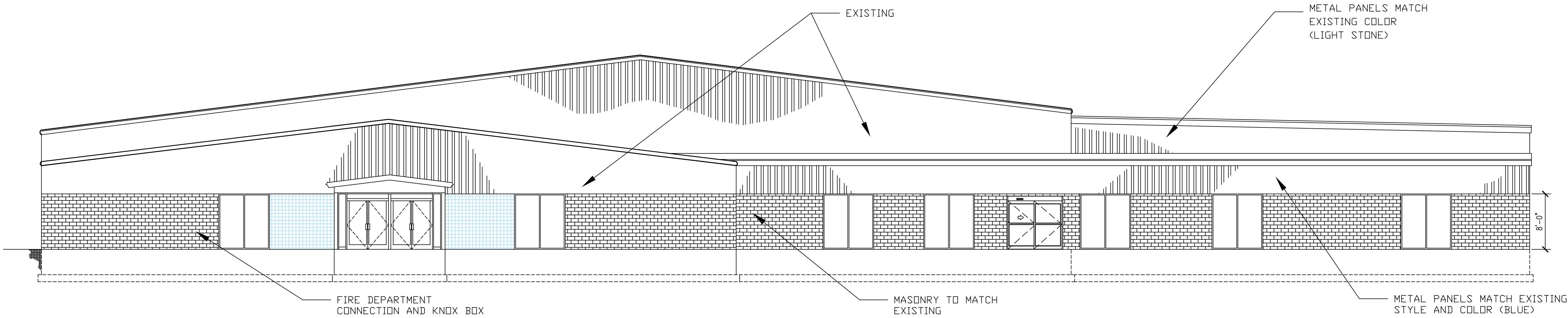




MCIA EXPANSION - EAST ELEVATION
SCALE: N.T.S.



*ALL TRIM MEDIUM BRONZE



MCIA EXPANSION - FRONT ELEVATION (south end of building)
SCALE: 1/8" = 1'-0"



*ALL TRIM MEDIUM BRONZE



MCIA EXPANSION - CONCEPTUAL RENDERING
SCALE: 1/8" = 1'-0"



1201 S. STOUGHTON RD.
MADISON, WI 53716
608 | 222 | 8869 PHN

CONSULTANTS

ISSUED:	
001	10/10/2023
002	06/18/2024
000	0000
000	0000
000	0000
000	0000

REVISIONS/ ADDENDA:	
001	06/18/2024
000	07/09/2024
000	0000
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000	0000

SCALE: AS NOTED

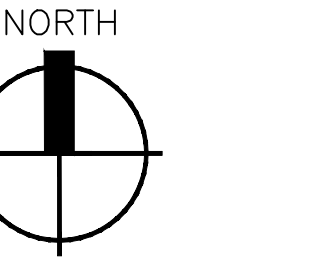
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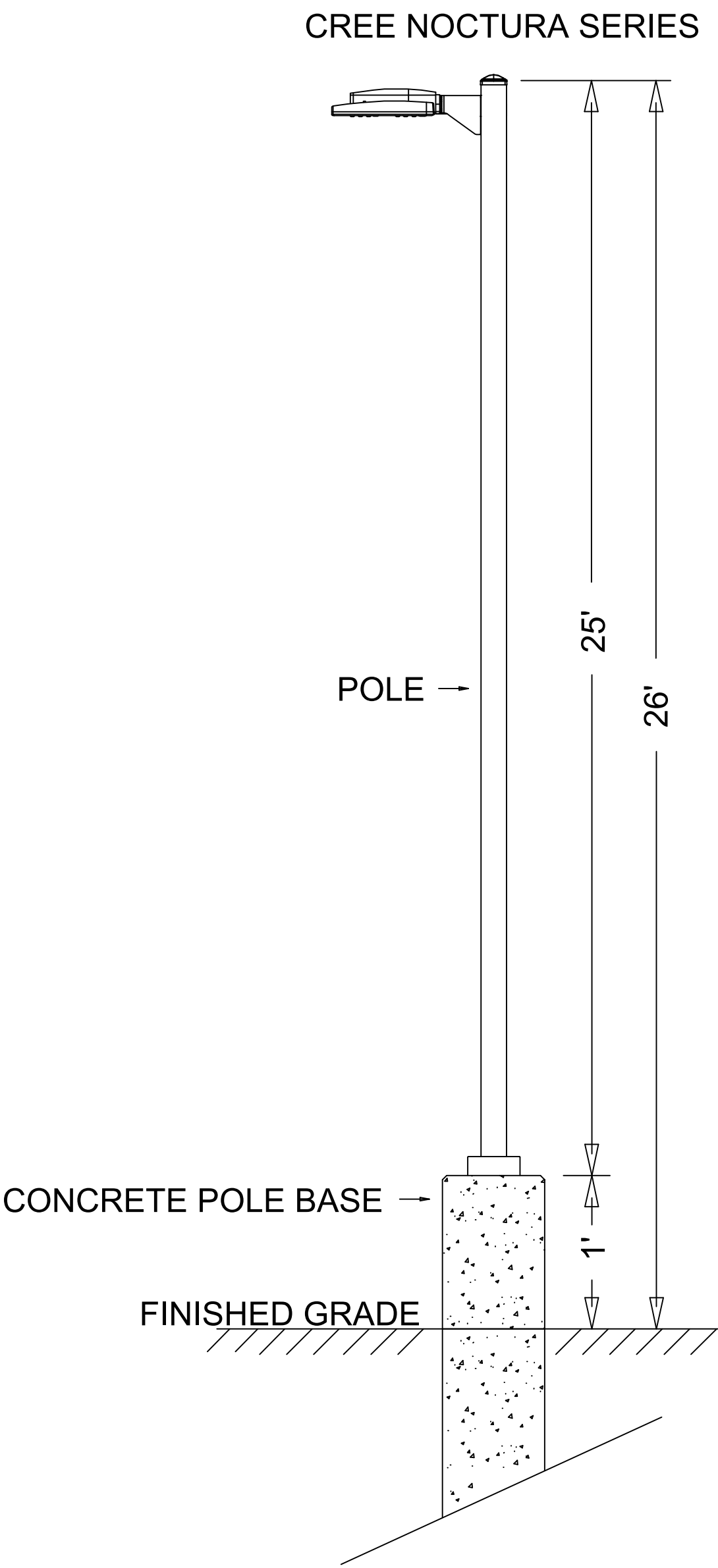
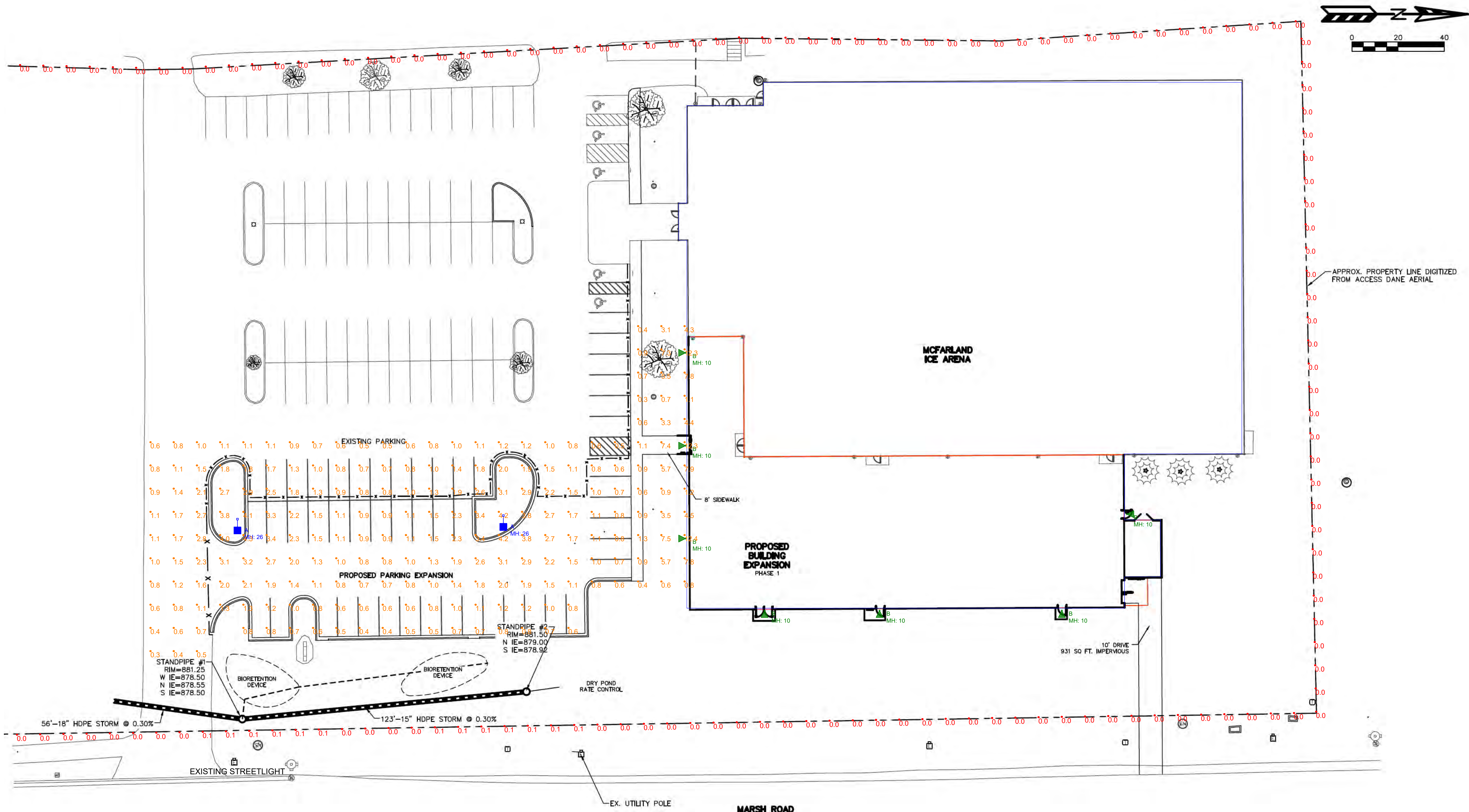
MCIA
4812 Marsh Rd,
McFarland, WI 53558

CONSTRUCTION

A200



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FIXTURE MOUNTING HEIGHT IS SHOWN AS "MH" IN FEET ABOVE FINISHED GRADE

Luminaire Schedule				Description	Luminaire Watts	Luminaire Lumens	LLF
Symbol	Label	Qty	Manufacturer				
	A	2	CREE	NTA-A-NM-T5-19L-40K-UL-BZ + NTA-DA-BZ-U + LP14C251Z-0 + LP14ABT-0	130	19200	0.890
	B	7	CREE	C-WP-C-RDC-S6L-SCCT-DB	42	6000	0.890

MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	1.81	12.4	0.3	6.03	41.33
Property Lines	Fc	0.01	0.1	0.0	N.A.	N.A.
Parking Expansion	Fc	1.56	4.3	0.4	3.90	10.75

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www.engineeredrepinc.com
262.542.6285 Wauwatosa
920.751.3922 Neenah
apps@eriwi.com

Date: 6/18/2024 Scale: 1"=20' Layout By: Andy

Project: McFARLAND ICE ARENA - 2024 ADDITION

Filename: 240618QM1AKC.AGI

LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION INC. / WALLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE. ALL PROJECT DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.

Noctura Series

LED Area Luminaires

Rev. Date: V14 08/28/2023

Product Description

The Noctura® LED Area luminaire minimizes cost of ownership with easy installation, high performance and quality backed by a Cree Lighting 5-year limited warranty. The Noctura Series has a coordinated style across area, flood and wall mount luminaires to provide a consistent daytime appearance across a building site or campus. Versatile mounting configurations offer installation flexibility and ease of application for direct pole, tenon or vertical flat surface mounting.

Applications: Ideal for both retrofit and new installation: parking area, security, or site pathway applications.

Performance Summary

Lumen Output: Up to 35,600 lumens

Efficacy: Up to 155 LPW

CRI: Minimum 70 CRI

CCT: 4000K, 5000K

Limited Warranty*: 5 years on luminaire, mounts, backlight shields, bird spikes, occupancy sensor and cables/1 year on remaining field-installed accessories

* See <http://creelighting.com/warranty> for warranty terms

Accessories

Field-Installed		
Backlight Shield NTA-BLSF-11L - For use with 11L only NTA-BLSF-19L - For use with 19L only NTA-BLSF-35L - For use with 35L only	Button Photocell JL-423CZ Cable NTX-QC-5 (120-277 Volt only) NTX-QC-5-U (120-480 Volt) - 5' (1.5m) cable replacement Shorting Cap XA-XSLSHRT	Pole Mounted Occupancy Sensor NTX-FSP221B-S-L7-W - Requires XA-SENSREM Hand-Held Remote XA-SENSREM - For successful implementation of the Pole Mounted Occupancy sensor, a minimum of one hand-held remote is required
Bird Spikes NTA-BRDSPK-19L - For use with 19L only NTA-BRDSPK-35L - For use with 35L only		

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Mount:** NTA-DA-BZ-U + **Luminaire:** NTA-A-NM-T3-11L-40K-UL-BZ

Mount (Luminaire must be ordered separately)*		
Direct Arm Mounts NTA-DA-BZ-U (120-480 Volt) - Direct Arm Mount NTX-7R-BZ-U (120-480 Volt) - Extended Arm includes a NEMA® 7-pin Photocell Receptacle - Must be used with NTA-DA-BZ-U mount NTX-3R-BZ (120-277 Volt) - Extended Arm includes a NEMA® 3-pin Photocell Receptacle - Must be used with NTA-DA-BZ-U mount	Adjustable Arm Mounts NTX-AA-BZ-U (120-480 Volt) - Adjustable Arm Mount w/ knockout for Field-Installed Button Photocell (by others) NTX-AA-7R-BZ-U (120-480 Volt) - Adjustable Arm Mount w/NEMA® 7-pin Photocell Receptacle	Trunnion Mounts NTX-TR-BZ-U (120-480 Volt) - Trunnion Mount NTX-TR-7R-BZ-U (120-480 Volt) - Trunnion Mount w/NEMA® 7-pin Photocell Receptacle NTX-TR-PK-BZ-U (120-480 Volt) - Trunnion Mount w/knockout for Field-Installed Button Photocell (by others)
Note: NEMA® 3-pin and 7-pin Photocell Receptacles require photocell or shorting cap by others		

* Reference EPA and pole configuration suitability data beginning on page 9

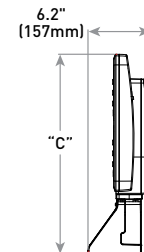
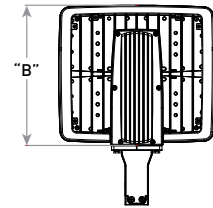
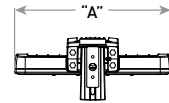
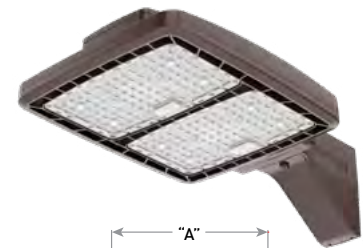
Luminaire (Mount must be ordered separately)***							
Product	Version	Mounting	Optic*	Lumen Package**	CCT	Voltage	Color Options
Available 11L Product Combinations							
NTA	A	NM	T3 - Type III	11L	40K	UL - 120-277V	BZ
NTA	A	NM	T4 - Type IV	11L	40K	UL - 120-277V	BZ
Available 19L Product Combinations							
NTA	A	NM	T3 - Type III	19L	40K	UL - 120-277V	BZ
NTA	A	NM	T4 - Type IV	19L	40K	UL - 120-277V	BZ
NTA	A	NM	T4 - Type IV	19L	50K	UL - 120-277V	BZ
NTA	A	NM	T5 - Type V	19L	40K	UL - 120-277V	BZ
NTA	A	NM	T5 - Type V	19L	50K	UL - 120-277V	BZ
Available 35L Product Combinations							
NTA	A	NM	T3 - Type III	35L	40K	UL - 120-277V	BZ
NTA	A	NM	T3 - Type III	35L	50K	UL - 120-277V	BZ
NTA	A	NM	T4 - Type IV	35L	40K	UL - 120-277V	BZ
NTA	A	NM	T4 - Type IV	35L	50K	UL - 120-277V	BZ
NTA	A	NM	T5 - Type V	35L	40K	UL - 120-277V	BZ
NTA	A	NM	T5 - Type V	35L	50K	UL - 120-277V	BZ

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

** Lumen Package codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

*** Note: Limited product availability. Consult factory for availability

11L Direct Mount (NTA-DA-BZ-U)



Lumen Package	Weight**	Dim "A"	Dim "B"	Dim "C"
11L*	12.5 lbs. (5.7kg)	10.6" (269mm)	12.9" (328mm)	18.7" (476mm)
19L*	16.0 lbs. (7.3kg)	15.4" (391mm)	13.8" (351mm)	19.6" (499mm)
35L*	21.1 lbs. (9.6kg)	15.4" (391mm)	19.8" (502mm)	25.6" (650mm)

* See pages 3-5 for additional line drawings

** Includes housing & mount (for housing weight only refer to page 2)

Note: Refer to page 10 for fixture mounting drill pattern.



US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING®

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with weathertight integral LED driver compartment which is specifically designed for advanced LED thermal management
- Housing and mounting accessories finished in bronze polyester powder coat paint, 2.5 mil nominal thickness
- Mounting options include: adjustable arm w/knockout provision for field-installed button type photocell (by others), adjustable arm w/NEMA® 7-pin photocell receptacle, trunnion mount, trunnion mount w/NEMA® 7-pin photocell receptacle, trunnion mount w/knockout provision for field-installed button type photocell (by others), and direct arm mount
- Extension arm accessory for direct arm mount with a NEMA® 3-pin or 7-pin photocell receptacle
- Photocell or shorting cap by others
- Adjustable arm mount is constructed of rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenons. It includes tooth lock aiming that can be adjusted from 0° (horizontal) to 45° in 5° increments
- Trunnion mount features rugged steel construction, mounts to vertical flat surfaces, and can be adjusted from 0° (horizontal) to 45° in 15° increments
- Direct arm is constructed of rugged die cast aluminum and mounts to 3-6" (76-152mm) square poles or 4-5" (102-127mm) round poles with (2) 5/16" bolts
- Mount secures to luminaire housing with (4) 5/16" bolts and lock washers (included)
- Designed for downlight applications only, 45-degree tilt maximum
- **Housing Weight:** 11L-8.6 lbs. (3.9kg); 19L-12.1 lbs. (5.5kg); 35L-17.2 lbs. (7.8kg)

OPTICS

- Mid-power LED array Area optics are available in IES Type III, IV and V distributions for 4000K and 5000K CCTs with a minimum of 70 CRI. Efficacies up to 155 LPW for minimal energy consumption. Backlight shields are available for light trespass and glare control.

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Quick connect supply cord makes installation easy
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.20 mA
- **Operating Temperature Range:** -30°C - +40°C (-22°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL Recognized in accordance with UL8750
- Enclosure meets IP66 requirements per IEC 60529
- Direct and adjustable arms are certified to ANSI C136.31-2018, 3G vibration standards. Trunnion mounts are certified to ANSI C136.31-2001, 1.5G vibration standards
- ANSI C136.2 10kV/5kA surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions

- RoHS compliant. Consult factory for additional details
-  **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	System Watts 120-277V	Total Current (A)			
		120V	208V	240V	277V
11L	75	0.75	0.40	0.35	0.30
19L	130	1.30	0.75	0.65	0.56
35L	230	2.30	1.33	1.15	1.00

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V +/-10%

Noctura Series Ambient Adjusted Lumen Maintenance¹

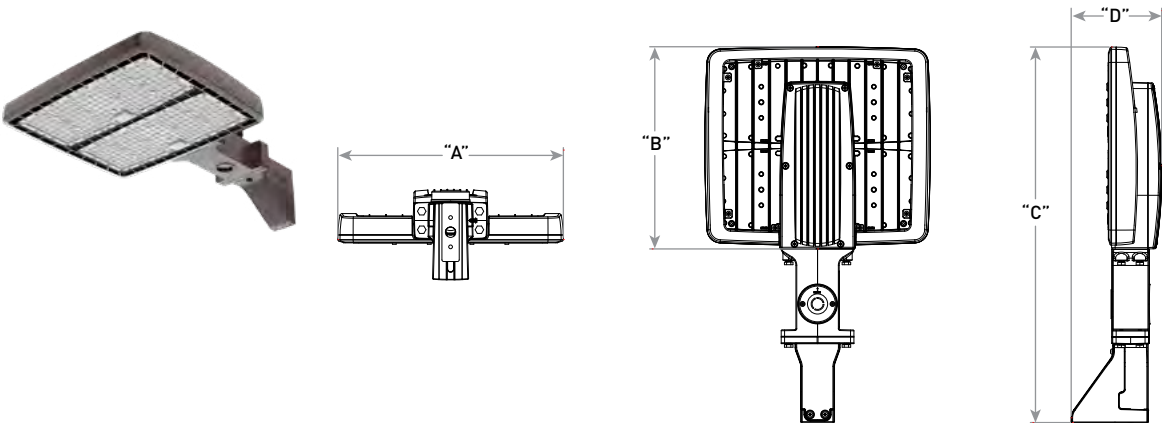
Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated ³ LMF
5°C (41°F)	1.04	0.98	0.92	0.87	0.82
10°C (50°F)	1.03	0.97	0.91	0.86	0.81
15°C (59°F)	1.02	0.96	0.91	0.85	0.80
20°C (68°F)	1.01	0.95	0.90	0.84	0.79
25°C (77°F)	1.00	0.94	0.89	0.83	0.79
30°C (86°F)	0.99	0.93	0.88	0.83	0.78
35°C (95°F)	0.98	0.93	0.87	0.82	0.77
40°C (104°F)	0.97	0.92	0.86	0.81	0.76

¹ Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the [Temperature Zone Reference Document](#) for outdoor average nighttime ambient conditions.

² In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

³ Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

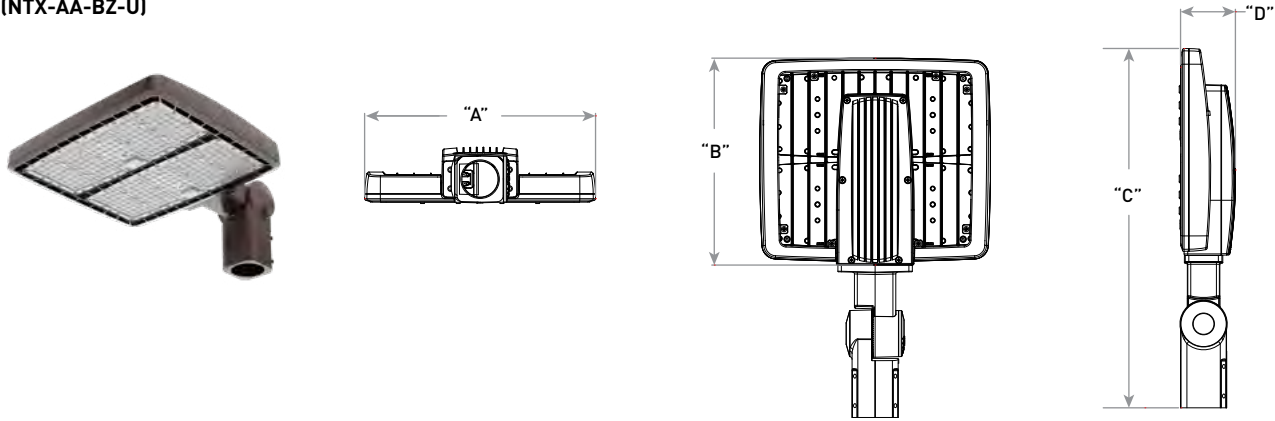
19L
Direct Mount w/ Extended Arm, NEMA® 3-Pin or 7-pin Photocell Receptacle
(NTA-DA-BZ-U w/ NTX-3R-BZ or NTX-7R-BZ-U)



Lumen Package	Weight*	Dim "A"	Dim "B"	Dim "C"	Dim "D"
11L	15.0 lbs. (6.8kg)	10.6" (269mm)	12.9" (327mm)	24.7" (628mm)	6.2" (157mm)
19L	18.4 lbs. (8.4kg)	10.6" (269mm)	13.8" (350mm)	25.6" (651mm)	6.2" (157mm)
35L	23.5 lbs. (10.7kg)	15.4" (391mm)	19.8" (502mm)	31.5" (801mm)	6.2" (158mm)

* Includes housing & mount (for housing weight only refer to page 2)

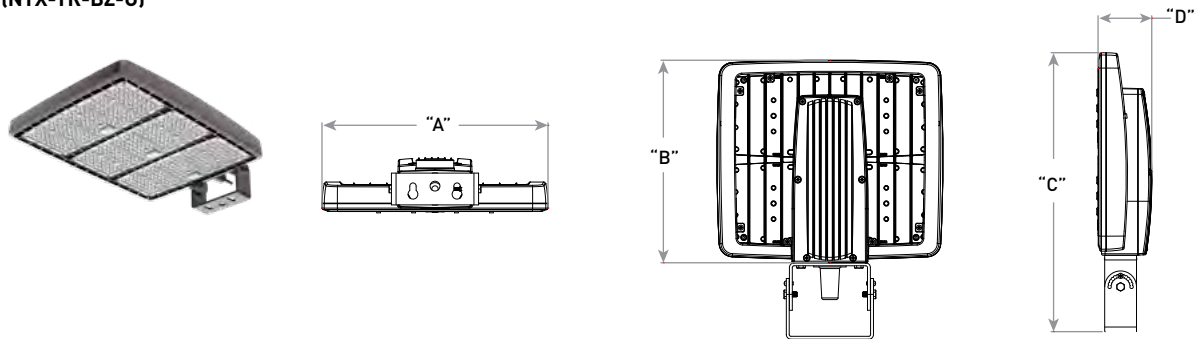
19L
Adjustable Arm Mount w/Knockout for Field-Installed Button Photocell (by others)
(NTX-AA-BZ-U)



Lumen Package	Weight	Dim "A"	Dim "B"	Dim "C"	Dim "D"
11L	12.3 lbs. (5.6kg)	10.6" (269mm)	12.9" (327mm)	23.0" (585mm)	3.6" (92mm)
19L	15.8 lbs. (7.2kg)	15.4" (391mm)	13.8" (350mm)	23.9" (608mm)	3.7" (93mm)
35L	20.9 lbs. (9.5kg)	15.4" (391mm)	19.8" (502mm)	29.9" (760mm)	3.8" (95mm)

* Includes housing & mount (for housing weight only refer to page 2)

35L
Trunnion Mount
(NTX-TR-BZ-U)

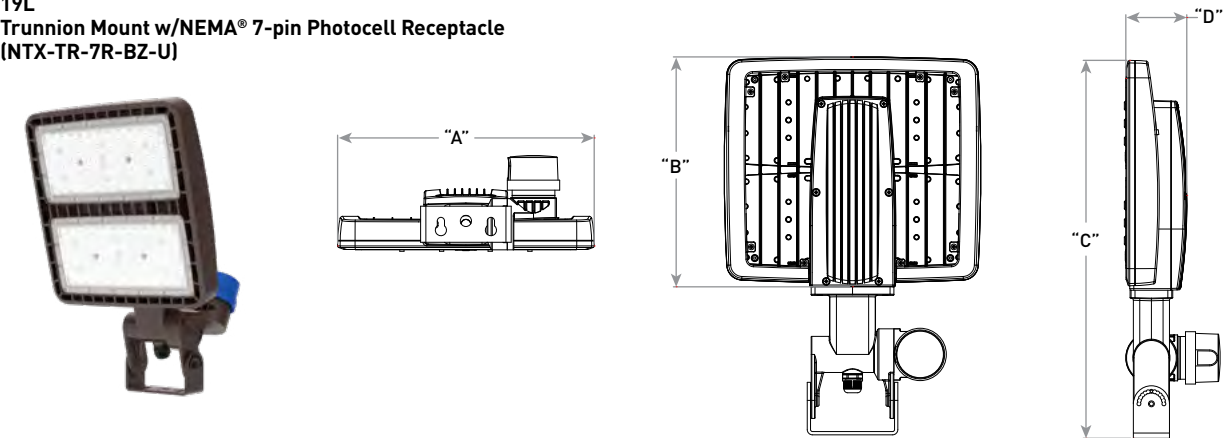


Lumen Package	Weight*	Dim "A"	Dim "B"	Dim "C"	Dim "D"
11L	11.7 lbs. (5.3kg)	10.6" (269mm)	12.9" (327mm)	18.1" (459mm)	3.6" (92mm)
19L	15.2 lbs. (6.9kg)	15.4" (391mm)	13.8" (350mm)	19.0" (482mm)	3.7" (93mm)
35L	20.3 lbs. (9.2kg)	15.4" (391mm)	19.7" (502mm)	25.0" (634mm)	3.7" (93mm)

* Includes housing & mount (for housing weight only refer to page 2)

19L

Trunnion Mount w/NEMA® 7-pin Photocell Receptacle
(NTX-TR-7R-BZ-U)

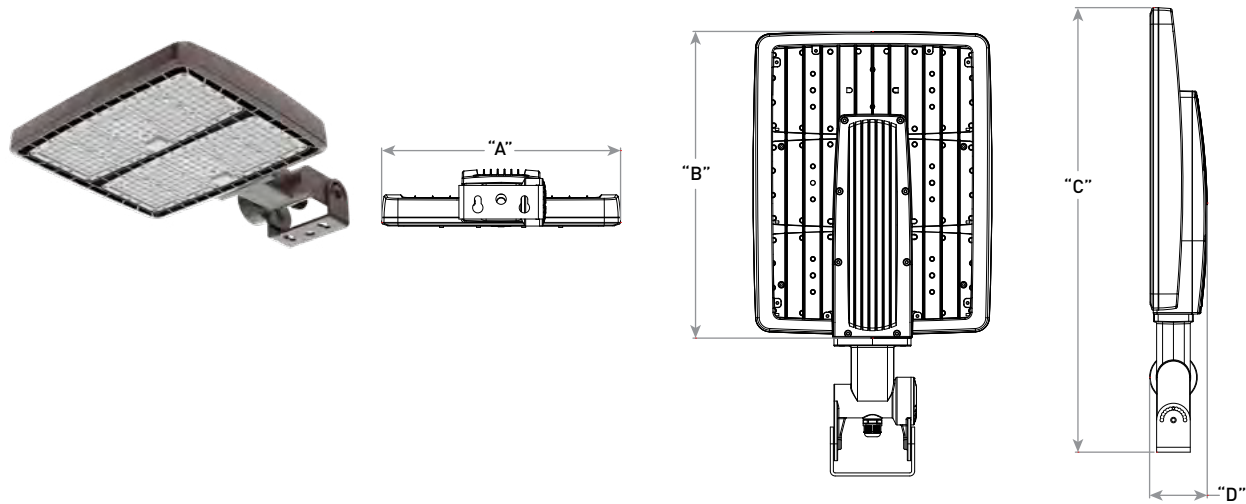


Lumen Package	Weight*	Dim "A"	Dim "B"	Dim "C"	Dim "D"
11L	12.8 lbs. [5.8kg]	10.7" [273mm]	12.9" [327mm]	21.8" [553mm]	3.6" [92mm]
19L	16.2 lbs. [7.3kg]	15.4" [391mm]	13.8" [350mm]	22.7" [576mm]	3.7" [93mm]
35L	21.3 lbs. [9.7kg]	15.4" [391mm]	19.8" [502mm]	28.6" [727mm]	3.7" [94mm]

* Includes housing & mount [for housing weight only refer to page 2]

19L

Trunnion Mount w/Knockout for Field-Installed Button Photocell (by others)
(NTX-TR-PK-BZ-U)



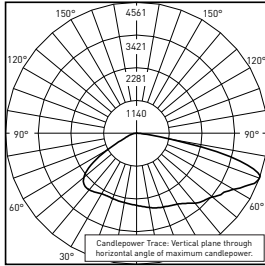
Lumen Package	Weight*	Dim "A"	Dim "B"	Dim "C"	Dim "D"
11L	12.8 lbs. [5.8kg]	10.6" [269mm]	12.9" [327mm]	21.8" [553mm]	3.6" [92mm]
19L	16.2 lbs. [7.3kg]	15.4" [391mm]	13.8" [350mm]	22.7" [576mm]	3.7" [93mm]
35L	21.3 lbs. [9.7kg]	15.4" [391mm]	19.8" [502mm]	28.6" [727mm]	3.7" [94mm]

* Includes housing & mount [for housing weight only refer to page 2]

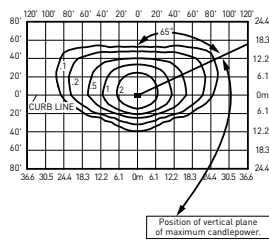
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
<http://www.creelighting.com/products/outdoor/area/noctura-area>

T3



RESTL Test Report #: PL14468-001A
NTA-A-NM-T3-11L-40K-UL-*
Initial Delivered Lumens: 10,914



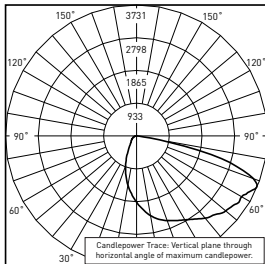
NTA-A-NM-T3-11L-40K-UL-BZ
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,475
Initial FC at grade

Type III Medium Distribution			
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Efficacy (LPW)
11L	11,475 (4000K)	B3 U0 G2	153
19L	19,200 (4000K)	B3 U0 G3	148
35L	35,600 (4000K/5000K)	B4 U0 G3	155

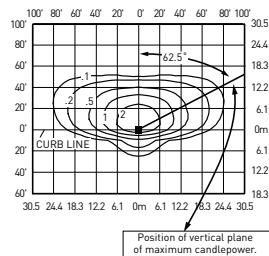
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

T3 w/BLS



RESTL Test Report #: PL14469-001A
NTA-A-NM-T3-11L-40K-UL-* w/NTA-BLSF-11L
Initial Delivered Lumens: 7,236



NTA-A-NM-T3-11L-40K-UL-BZ w/NTA-BLSF-11L
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 7,575
Initial FC at grade

Type III Medium w/BLS Distribution			
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Efficacy (LPW)
11L	7,575 (4000K)	B1 U0 G1	101
19L	12,675 (4000K)	B2 U0 G2	98
35L	23,500 (4000K/5000K)	B3 U0 G3	102

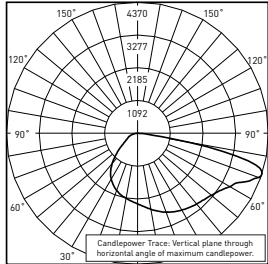
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

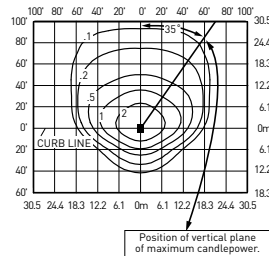
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
<http://www.creelighting.com/products/outdoor/area/noctura-area>

T4



RESTL Test Report #: PL14470-001A
NTA-A-NM-T4-11L-40K-UL-*
Initial Delivered Lumens: 10,892



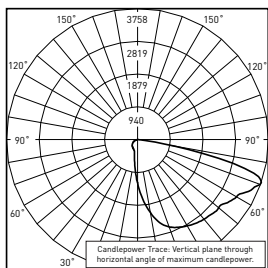
NTA-A-NM-T4-11L-40K-UL-BZ
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,475
Initial FC at grade

Type IV Medium Distribution			
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Efficacy (LPW)
11L	11,475 (4000K)	B2 U0 G2	153
19L	19,200 (4000K/5000K)	B3 U0 G3	148
35L	35,600 (4000K/5000K)	B4 U0 G4	155

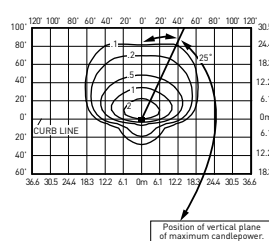
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

T4 w/BLS



RESTL Test Report #: PL14471-001A
NTA-A-NM-T4-11L-40K-UL-* w/NTA-BLSF-11L
Initial Delivered Lumens: 7,186



NTA-A-NM-T4-11L-40K-UL-BZ w/NTA-BLSF-11L
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 7,575
Initial FC at grade

Type IV Medium w/BLS Distribution			
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Efficacy (LPW)
11L	7,575 (4000K)	B1 U0 G2	101
19L	12,675 (4000K/5000K)	B1 U0 G2	98
35L	23,500 (4000K/5000K)	B2 U0 G3	102

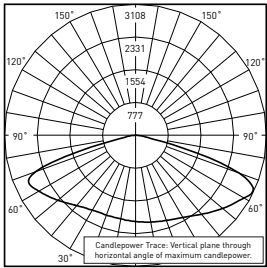
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

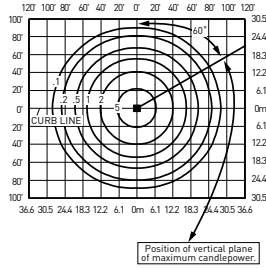
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
<http://www.creelighting.com/products/outdoor/area/noctura-area>

T5



Ningbo TengLi Testing Co. Test Report #:
STD190155NB-LD-R-R
NTA-A-NM-T5-11L-30K-UL-**
Initial Delivered Lumens: 11,626

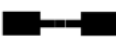


NTA-A-NM-T5-35L-40K-UL-BZ
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 35,600
Initial FC at grade

Type V Medium Distribution			
Lumen Package	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Efficacy (LPW)
19L	19,200 (4000K/5000K)	B4 U0 G2	148
35L	35,600 (4000K/5000K)	B5 U0 G3	155

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Luminaire EPA

Adjustable Arm Mount - NTX-AA-BZ-U w/housing Weight: 11L: 12.3 lbs. (5.6kg); 19L: 15.8 lbs. (7.2kg); 35L: 20.9 lbs. (9.5kg); Add 1.1lbs. (0.5kg) for NTX-AA-7R-BZ-U mount								
Lumen Package	Single	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 90°	4 @ 180°
Tenon Configuration Single [0°-45° Tilt]: If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA								
								
	PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(90); PT-2(90)*	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-3A*; PB-7R2.375; PD-3A4(90); PT-3(90)	PB-3A*; PB-7R2.375; PT-3(120)	PB-3A*; PB-7R2.375	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)	PB-4A*(180); PB-4R2.375
0° Tilt								
11L	0.56	1.12	1.12	1.49	1.49	1.49	1.86	1.86
19L	0.59	1.18	1.18	1.69	1.69	1.69	2.20	2.20
35L	0.77	1.54	1.54	2.06	2.06	2.06	2.58	2.58
10° Tilt								
11L	0.56	1.12	1.12	1.66	1.66	1.66	2.20	2.20
19L	0.75	1.50	1.50	2.25	2.25	2.25	3.00	3.00
35L	0.87	1.74	1.74	2.63	2.63	2.63	3.48	3.48
20° Tilt								
11L	0.67	1.34	1.34	2.01	2.01	2.01	2.68	2.68
19L	0.96	1.92	1.92	2.88	2.88	2.88	3.84	3.84
35L	1.17	2.34	2.34	3.51	3.51	3.51	4.68	4.68
30° Tilt								
11L	0.77	1.54	1.54	2.31	2.31	2.31	3.08	3.08
19L	1.10	2.20	2.20	3.30	3.30	3.30	4.40	4.40
35L	1.39	2.78	2.78	4.17	4.17	4.17	5.56	5.56
45° Tilt								
11L	0.86	1.72	1.72	2.58	2.58	2.58	3.44	3.44
19L	1.23	2.46	2.46	3.69	3.69	3.69	4.92	4.92
35L	1.60	3.20	3.20	4.80	4.80	4.80	6.40	6.40

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-7R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets† (must specify color)	
Square Internal Mount Vertical Tenons (Steel) - Mounts to 3-6" (76-152mm) square aluminum or steel poles PB-1A* - Single PB-2A* - 180° Twin PB-3A* - 180° Triple PB-4A*(90) - 90° Quad PB-4A*(180) - 180° Quad	Round External Mount Vertical Tenons (Steel) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons PB-2R2.375 - Twin PB-7R2.375 - Triple PB-4R2.375 - Quad
Square Internal Mount Horizontal Tenons (Aluminum) - Mounts to 4" (102mm) square aluminum or steel poles PD-2A4(90) - 90° Twin PD-2A4(180) - 180° Twin PD-3A4(90) - 90° Triple PD-4A4(90) - 90° Quad	Round External Mount Horizontal Tenons (Aluminum) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons - Mounts to square pole with PB-1A* tenon PT-1 - Single (Vertical) PT-2(90) - 90° Twin PT-2(180) - 180° Twin PT-3(90) - 90° Triple PT-3(120) - 120° Triple PT-4(90) - 90° Quad
Wall Mount Brackets - Mounts to wall or roof WM-2 - Horizontal for NTX-AA mounts WM-4 - L-Shape for NTX-AA mounts	Mid-Pole Bracket - Mounts to square pole PW-1A3** - Single PW-2A3** - Double
	Ground Mount Post - For ground-mounted flood luminaires PGM-1 - for NTX-AA mounts

† Refer to the [Bracket and Tenons spec sheet](#) for more details

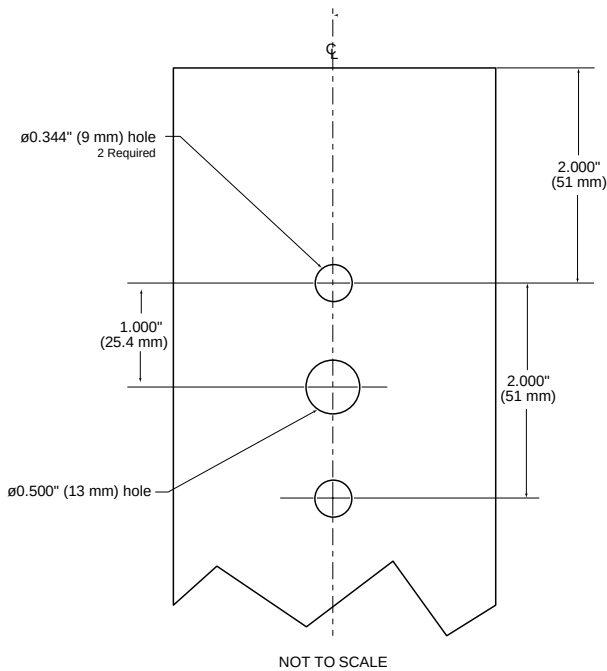
Luminaire EPA

Direct Arm Mount - NTA-DA-BZ-U w/housing Weight: 11L: 12.5 lbs. (5.7kg); 19L: 16.0 lbs. (7.3kg); 35L: 21.1 lbs. (9.6kg); Add 2.4 lbs. (1.1kg) for NTX-3R-BZ or NTX-7R-BZ-U Extended Arms						
Lumen Package	Single	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
						
11L	0.50	0.83	1.00	1.33	1.00	1.66
19L	0.54	1.01	1.08	1.55	1.31	2.02
35L	0.71	1.19	1.44	1.90	1.58	2.38

Direct Mount Configurations

Compatibility with NTA-DA-BZ-U and NTA-DA-BZ-U w/ NTX-3R-BZ or NTX-7R-BZ-U Direct Arm Mounts					
Lumen Package	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
All	✓	✓	✓	N/A	✓
4" Square					
All	✓	✓	✓	N/A	✓
4" Round					
All	✓	✓	✓	✓	✓
5" Square					
All	✓	✓	✓	N/A	✓
5" Round					
All	✓	✓	✓	✓	✓
6" Square					
All	✓	✓	✓	N/A	✓

Fixture Mounting Drill Pattern for NTA-DA-BZ-U



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LPI Series

Straight Square Steel Poles

Rev. Date: V4 01/24/2024

Product Description

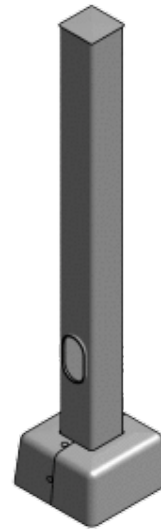
Cree Lighting's LPI Series square straight steel poles are constructed of ASTM A 500 Grade B carbon steel structural tubing which provides a minimum yield strength of 46,0000 psi. The one-piece construction with a full-length longitudinal resistance weld is uniformly square in cross section with flat sides, small corner radii and excellent torsional properties. The pole is welded to a formed carbon steel base plate (ASTM A-36 HRS) with a minimum yield strength of 36,000 psi. Pole base has slotted holes to accommodate installation. Poles are supplied with a paper mounting template, four partially galvanized (ASTM A153) L-shaped anchor bolts with a minimum yield strength of 55,000 psi, eight hex nuts and eight flat washers. A two-piece ABS plastic base cover that secures with four push pins provides a rust-proof and tamper resistant cover for the base plate and anchor bolts. A 3" x 5" (4-6" poles) or 1.63" x 3.5" (3" poles) hand hole is located 14" above the bottom of pole base. A 1/2" stainless-steel weld stud with grounding lug is located inside the pole, opposite the hand hole. Drilled poles include a painted plastic pole cap with a spring steel clip. The welded tenon top mounting configuration includes a 2.38" O.D. x 4" long tenon at the top of the pole. The open top mounting configuration is designed to accept internal mount tenons or brackets.

Cree Lighting poles are steel shot cleaned to remove any rust, mill scale, oxides, or other unwanted particles from the pole resulting in a surface preparation that exceeds the specifications published by the SSPC-SP10. Iron phosphate is then applied, creating an iron oxide base with a flat or amorphous metal phosphate topcoat. This coating significantly adds to the performance of the finished coating by improving bonding and minimizing the spread of oxidation if the coating is scratched, improving corrosion resistance. Polyester powder coating is applied to a 6-mil thickness.

LIMITED WARRANTY*

- 7 years for pole and tenons/7 years for finish /1 year for GFI receptacle

* See <http://creelighting.com/warranty> for warranty terms



Note: Poles must be unwrapped upon delivery.

Ordering Information

Fully assembled pole is composed of two components that must be ordered separately.

Example: **Anchor Bolts w/Template:** LPI4ABT-0 + **Pole:** LPI4C251Z-0

Anchor Bolts/Templates	
LPI3ABT-0	Anchor Bolts & Template for 3" Poles: 0.75" anchor bolts, 8.5" bolt circle (8-9" range)
LPI4ABT-0	Anchor Bolts & Template for 4" Poles: 0.75" anchor bolts, 8.5" bolt circle (8-9" range)
LPI5ABT-0	Anchor Bolts & Template for 5" Poles: 1" anchor bolts, 11" bolt circle (10-12" range)
LPI6ABT-0	Anchor Bolts & Template for 6" Poles: 1" anchor bolts, 11.5" bolt circle (11-12" range)

LPI	Face (IN)/Wall Thickness (GA)	Pole Height (FT)	Mounting Configuration	Fixture Mounting Drill Pattern**	Color Options	Options	Pole Only Designator
LPI	3C 3", 11 gauge (0.125") 4C 4", 11 gauge (0.125") 4S 4", 7 gauge (0.188") - Available only in 20', 22' and 25' mounting heights 5S 5", 7 gauge (0.188") 6S 6", 7 gauge (0.188")	3" Poles 10=10' 15=15' 4" Poles 10=10' 12=12' 13=13' 14=14' 15=15' 17=17' 18=18' 20=20' 22=22' 23=23' 25=25'	Drilled Poles 1 Drilled for Direct Mount (Single) 2 Drilled for Direct Mount (2@180deg) 3 Drilled for Direct Mount (2@90deg) 5 Drilled for Direct Mount (3@90deg) 6 Drilled for Direct Mount (4@90deg) Open Top Poles T* Open top to accept internal mount tenons Welded Tenon Top Poles W Welded Tenon Top - 2.38" O.D. x 4.0" Long	Use Only w/Drilled Poles BLANK Standard Cree Lighting Drill Pattern - For use with Cree Lighting and C-LITE® area/flood luminaires except OSQX Q OSQX Drill Pattern - Drill Pattern for use only with OSQX luminaires	K Black S Silver W White Z Bronze	CSA CSA Certified for Canada GFI Standard GFI - Located 28" above the base of the pole on same side as hand hole. Consult factory for placement in other locations - Available only with 4"-6" poles UL ULus Listed	-0 Order anchor bolts & templates separately

* Order tenon separately. Refer to [Bracket and Tenons spec sheet](#) for additional information.

** Refer to page 3 for fixture mounting patterns.

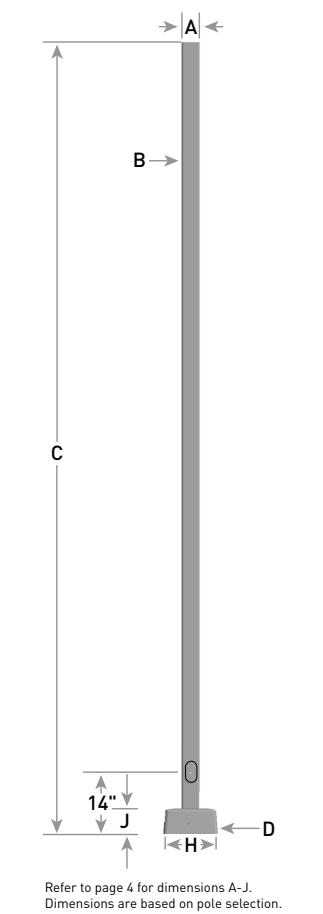


CREE  **LIGHTING®**

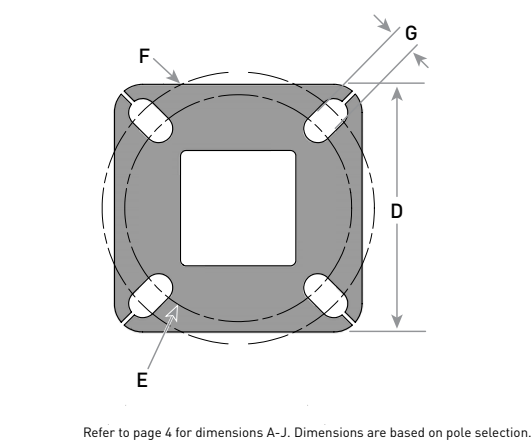
US: creelighting.com (800) 236-6800

Canada: creelighting-canada.com (800) 473-1234

Pole Drawing

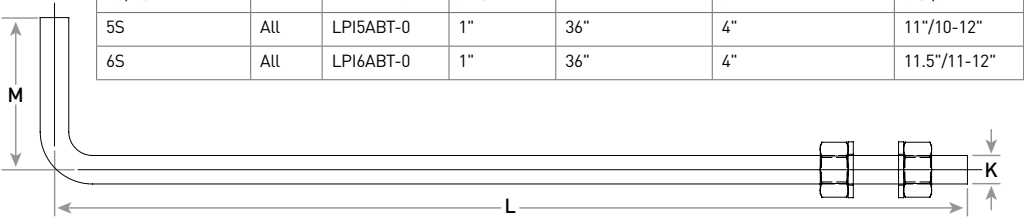


Base Plate Detail

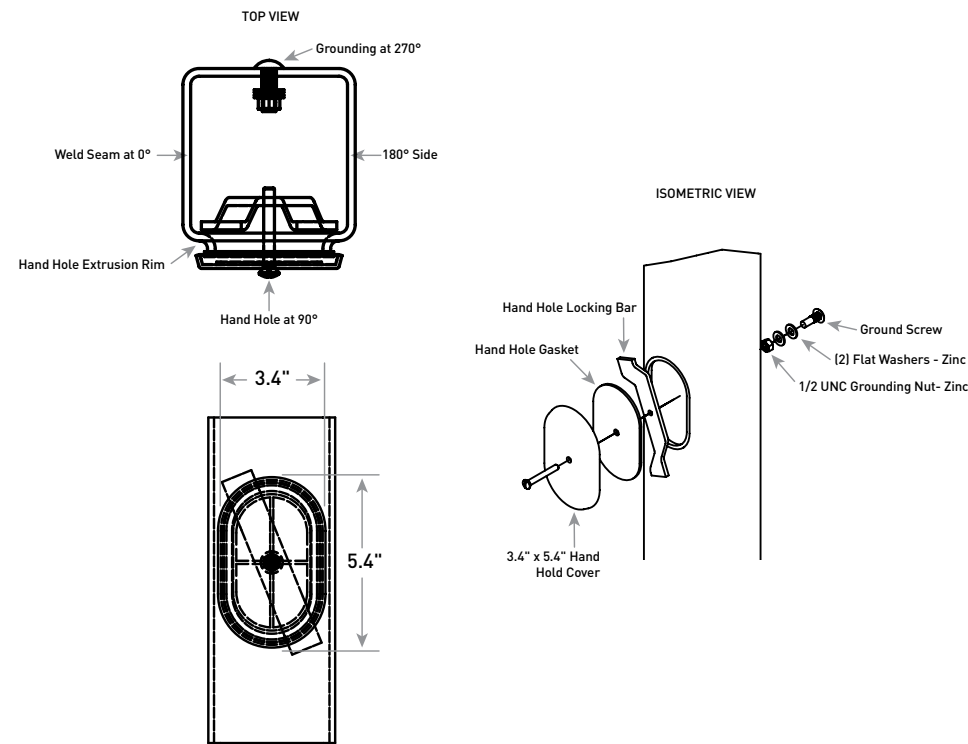


Anchor Bolt Detail

Face (IN)/Wall Thickness (GA)	Pole Height	Part Number	Anchor Bolt Diameter (K)	Anchor Bolt Vertical Length (L)	Anchor Bolt Horizontal Length (M)	Bolt Circle/Range
3C	All	LPI3ABT-0	0.75"	17"	3"	8.5"/8-9"
4C/4S	All	LPI4ABT-0	0.75"	17"	3"	8.5"/8-9"
5S	All	LPI5ABT-0	1"	36"	4"	11"/10-12"
6S	All	LPI6ABT-0	1"	36"	4"	11.5"/11-12"

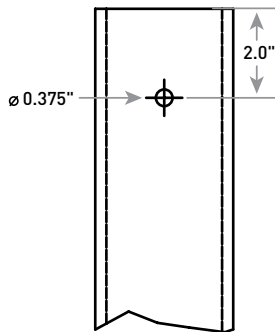


Hand Hole Drawings (4-6" Poles Only)

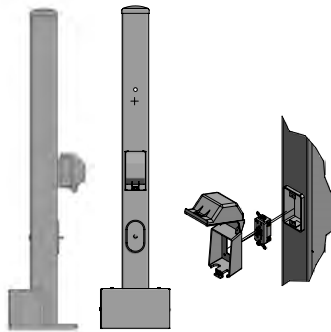


Fixture Mounting Drill Patterns

T - Open Top Mounting Configuration



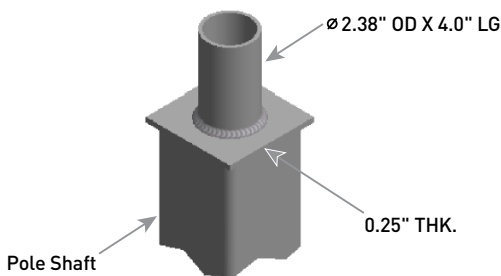
Optional GFI (shown on 4-6" pole)



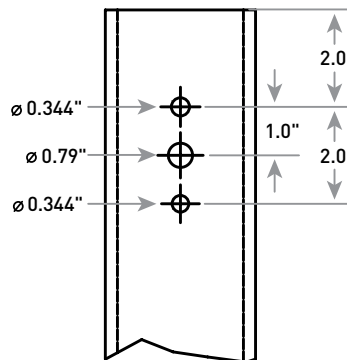
CONSTRUCTION & MATERIALS

- Heavy-duty steel construction
- Lockable security cover
- Includes adapter plates and foam gasket
- 20A, 120V, 60Hz GFCI, and cover also included
- 3-1/4" internal depth
- Standard GFI is located 28" above the pole base on the same side as the hand hole. Consult factory for placement in other locations
- Weatherproof while in use
- Meets NEC Extra Duty requirements
- Receptacle and cover ship separately in hardware bag

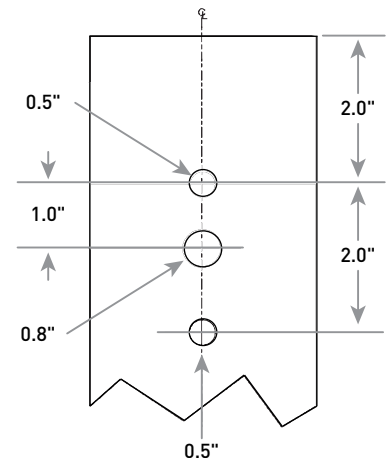
W - Welded Tenon Top Mounting Configuration



Standard Cree Lighting Fixture Mounting Drill Pattern



Q - OSQX Fixture Mounting Drill Pattern



Field-Installed Accessories

Vibration Dampeners

SSS-ACC-VIB-DMPNR-10-15FT (for 10'-15' poles)
 SSS-ACC-VIB-DMPNR-16-20FT (for 16'-20' poles)
 SSS-ACC-VIB-DMPNR-21-25FT (for 21'-25' poles)
 SSS-ACC-VIB-DMPNR-26-30FT (for 26-30' poles)
 - Chain encased in plastic tubing used to minimize the effects caused by wind-induced Aeolian vibration

Field-Installed Accessories

Vibration Dampeners

SSS-ACC-VIB-DMPNR-10-15FT (for 10'-15' poles)
 SSS-ACC-VIB-DMPNR-16-20FT (for 16'-20' poles)
 SSS-ACC-VIB-DMPNR-21-25FT (for 21'-25' poles)
 SSS-ACC-VIB-DMPNR-26-30FT (for 26-30' poles)
 - Chain encased in plastic tubing used to minimize the effects caused by wind-induced Aeolian vibration

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A* (180)	2.22
PB-4A* (90)	1.11
PD Series Tenons	0.09
XA-TMDA8	0.07

Tenons and Brackets* (must specify color)

Square Internal Mount Vertical Tenons (Steel)

- Mounts to 3-6" (76-152mm) square aluminum or steel poles
 - For use with adjustable arm & horizontal/vertical tenon mounts
 - Not for use with THE EDGE® Area Round Post Top mounts
- PB-1A* - Single PB-4A*[90] - 90° Quad
 PB-2A* - 180° Twin PB-4A*[180] - 180° Quad
 PB-3A* - 180° Triple

Square Internal Mount Horizontal Tenons (Aluminum)

- Mounts to 4" (102mm) square aluminum or steel poles
 - For use with adjustable arm mounts and RUL luminaires
 - Not for use with OSQX Area/Flood luminaires
- PD-2A4[90] - 90° Twin PD-3A4[90] - 90° Triple
 PD-2A4[180] - 180° Twin PD-4A4[90] - 90° Quad

Square Internal Mount Horizontal Tenons (Aluminum)

- Mounts to 4" (102mm) square aluminum or steel poles
 - For use with horizontal tenon mounts that require extended tenon length
 - Not for use with OSQX Area/Flood luminaires
- PD-1H4 - Single PD-3H4[90] - 90° Triple
 PD-2H4[90] - 90° Twin PD-4H4[90] - 90° Quad
 PD-2H4[180] - 180° Twin

Direct Arm Pole Adaptor Bracket (Aluminum)

- Mounts to 3-6" (76-152mm) round or square aluminum or steel poles
 - For use with horizontal tenon mounts that require extended tenon length
 - Not for use with OSQX Area/Flood luminaires
- XA-TMDA8

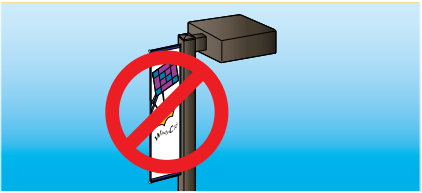
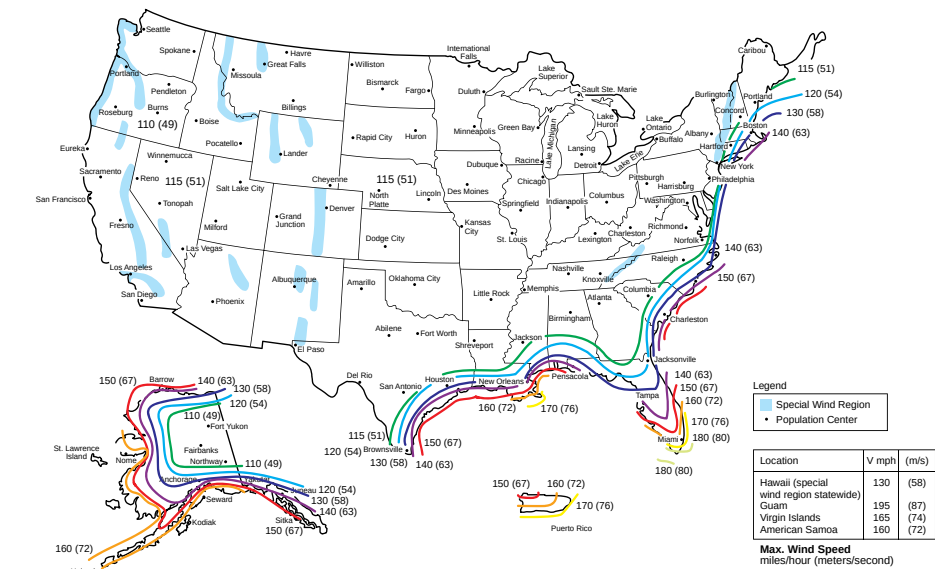
* Refer to the [Bracket and Tenons spec sheet](#) for more details on tenons. Refer to product specification sheets for compatible tenons.

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation.

Dimensions, EPA & Weight

Pole	Face (A) x Wall (B) x Height (C)	Base Plate (D) x Thickness	Bolt Circle/Range Min (E) - Max (F)	Bolt Hole Size (G)	Base Cover (H) x Height (J)	Pole EPA Rating per AASHTO LRFDLTS-1																Approx. Shipping Weight
						115 MPH		120 MPH		130 MPH		140 MPH		150 MPH		160 MPH		170 MPH		180 MPH		
						150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	
LPI3C10*-0	3" x 11ga. x 10'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	15.4	15.3	14.0	13.9	11.6	11.5	9.7	9.6	8.2	8.1	6.9	6.8	5.9	5.8	5.0	4.9	61 lbs.
LPI3C15*-0	3" x 11ga. x 15'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	8.6	8.5	7.6	7.5	6.0	5.9	4.7	4.6	3.7	3.6	2.9	2.8	2.2	2.1	1.6	1.5	85 lbs.
LPI4C10*-0	4" x 11ga. x 10'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	21.8	20.5	19.7	18.6	16.4	15.4	13.7	12.8	11.5	10.8	9.8	9.1	8.3	7.7	7.1	6.5	96 lbs.
LPI4C12*-0	4" x 11ga. x 12'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	17.0	16.0	15.3	14.4	12.5	11.7	10.3	9.6	8.5	7.9	7.0	6.5	5.8	5.3	4.8	4.3	108 lbs.
LPI4C13*-0	4" x 11ga. x 13'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	15.1	14.1	13.6	12.7	11.2	10.2	8.9	8.3	7.2	6.7	5.9	5.4	4.8	4.3	3.8	3.4	114 lbs.
LPI4C14*-0	4" x 11ga. x 14'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	13.5	12.5	12.0	11.2	9.6	8.9	7.7	7.1	6.1	5.6	4.9	4.4	3.8	3.4	3.0	2.6	120 lbs.
LPI4C15*-0	4" x 11ga. x 15'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	12.0	11.1	10.6	9.8	8.4	7.7	6.6	6.0	5.1	4.6	4.0	3.5	3.0	2.6	2.2	1.8	126 lbs.
LPI4C17*-0	4" x 11ga. x 17'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	8.7	8.0	7.6	7.0	5.7	5.2	4.3	3.8	3.1	2.7	2.1	1.8	1.3	1.0	0.6	0.4	138 lbs.
LPI4C18*-0	4" x 11ga. x 18'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	7.6	7.0	6.6	6.0	4.8	4.3	3.4	3.0	2.3	1.9	1.4	1.1	0.7	N/A	N/A	N/A	144 lbs.
LPI4C20*-0	4" x 11ga. x 20'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	5.7	5.1	4.8	4.2	3.2	2.7	1.9	1.5	0.9	0.4	N/A	N/A	N/A	N/A	N/A	N/A	156 lbs.
LPI4C22*-0	4" x 11ga. x 22'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	3.6	3.1	2.8	2.4	1.5	1.1	0.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	168 lbs.
LPI4C23*-0	4" x 11ga. x 23'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	2.9	2.4	2.1	1.7	0.8	0.5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	174 lbs.
LPI4C25*-0	4" x 11ga. x 25'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	1.5	1.0	0.8	0.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	191 lbs.
LPI4S20*-0	4" x 7ga. x 20'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	6.4	5.8	5.4	4.9	3.9	3.4	2.6	2.2	1.6	1.3	0.8	0.5	N/A	N/A	N/A	N/A	222 lbs.
LPI4S22*-0	4" x 7ga. x 22'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	4.3	3.8	3.5	3.1	2.2	1.8	1.2	0.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	246 lbs.
LPI4S25*-0	4" x 7ga. x 25'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	2.3	1.8	1.6	1.2	0.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	259 lbs.
LPI5S20*-0	5" x 7ga. x 20'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	20.1	12.6	17.9	11.0	14.2	8.4	11.3	6.3	8.9	4.5	7.0	3.2	5.4	2.0	4.1	1.0	304 lbs.
LPI5S22*-0	5" x 7ga. x 22'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	15.4	9.2	13.5	7.8	10.5	5.6	8.0	3.8	6.1	2.4	4.5	1.2	3.1	N/A	2.0	N/A	336 lbs.
LPI5S25*-0	5" x 7ga. x 25'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	11.5	6.0	9.9	4.9	7.2	2.9	5.0	1.3	3.3	N/A	1.9	N/A	0.7	N/A	N/A	N/A	351 lbs.
LPI5S30*-0	5" x 7ga. x 30'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	7.0	1.7	5.6	0.7	3.3	N/A	1.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	422 lbs.
LPI6S30*-0	6" x 7ga. x 30'	12" Sq. x 1"	11.5"/11-12"	1.25"	13.5" Sq. x 5.5"	4.4	4.0	3.0	2.6	0.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	503 lbs.

* Mounting configuration, fixture mounting drill pattern, color options, and pole options from ordering table on page 1.
NOTE: Hanging signs, banners and flags on poles changes the EPA rating and increases vibration. The EPA ratings data provided does not allow for this added stress which could result in pole or luminaire failure.
This map indicates approximate maximum wind zones throughout the U.S. Base wind velocities are established using a 50-year recurring mean. The EPA rating of the pole must be equal to or greater than that of the luminaire(s), taking into consideration the wind conditions at the job site. It is the customer's responsibility to carefully select poles and associated accessories based upon proper mounting configurations and wind loading in area where the installation will occur.



Hanging signs, banners and flags on light poles change the EPA rating and increase vibration. The EPA ratings data provided on this guide does not allow for this added stress, which could result in pole or fixture failure.

Dimensions, EPA & Weight

Pole	Face (A) x Wall (B) x Height (C)	Base Plate (D) x Thickness	Bolt Circle/ Range Min (E) - Max (F)	Bolt Hole Size (G)	Base Cover (H) x Height (J)	Pole EPA Rating per 2020 FBC / ASCE-7																Approx. Shipping Weight
						120 MPH		130 MPH		140 MPH		150 MPH		160 MPH		170 MPH		180 MPH				
						150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.	150 lbs. Max.	440 lbs. Max.			
LPI3C10*-0	3" x 11ga. x 10'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	27.7	26.4	23.4	22.2	19.9	18.9	17.0	16.2	14.8	14.0	12.8	12.1	11.3	10.6	61 lbs.		
LPI3C15*-0	3" x 11ga. x 15'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	16.8	16.0	13.9	13.2	11.7	10.9	9.8	9.1	8.2	7.7	6.9	6.5	5.9	5.4	85 lbs.		
LPI4C10*-0	4" x 11ga. x 10'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	31.2	30.1	26.3	25.2	22.2	21.4	19.0	18.2	16.4	15.7	14.2	13.6	12.3	11.8	96 lbs.		
LPI4C12*-0	4" x 11ga. x 12'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	25.1	24.1	20.8	20.0	17.5	16.8	14.8	14.2	12.6	12.0	10.8	10.2	9.2	8.8	108 lbs.		
LPI4C13*-0	4" x 11ga. x 13'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	22.6	21.7	18.7	17.9	15.6	14.9	13.1	12.5	11.1	10.6	9.4	8.9	8.0	7.6	114 lbs.		
LPI4C14*-0	4" x 11ga. x 14'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	20.4	19.5	16.8	16.1	13.9	13.3	11.6	11.1	9.7	9.3	8.2	7.7	6.9	6.5	120 lbs.		
LPI4C15*-0	4" x 11ga. x 15'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	18.5	17.7	15.1	14.5	12.5	11.9	10.3	9.8	8.5	8.1	7.1	6.7	5.9	5.5	126 lbs.		
LPI4C17*-0	4" x 11ga. x 17'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	14.9	14.2	12.0	11.4	9.7	9.2	7.8	7.4	6.3	5.9	5.1	4.7	4.0	3.7	138 lbs.		
LPI4C18*-0	4" x 11ga. x 18'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	13.4	12.7	10.7	10.1	8.5	8.0	6.8	6.4	5.4	5.0	4.2	3.9	3.2	2.9	144 lbs.		
LPI4C20*-0	4" x 11ga. x 20'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	10.7	10.2	8.3	7.9	6.5	6.0	4.9	4.6	3.7	3.4	2.6	2.4	1.8	1.5	156 lbs.		
LPI4C22*-0	4" x 11ga. x 22'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	8.5	8.0	6.4	6.0	4.7	4.3	3.3	3.0	2.2	2.0	1.3	1.1	0.5	0.3	168 lbs.		
LPI4C23*-0	4" x 11ga. x 23'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	7.5	7.1	5.5	5.1	3.9	3.6	2.6	2.3	1.6	1.3	0.7	0.5	N/A	N/A	174 lbs.		
LPI4C25*-0	4" x 11ga. x 25'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	5.8	5.3	3.9	3.6	2.5	2.2	1.3	1.1	0.4	N/A	N/A	N/A	N/A	N/A	191 lbs.		
LPI4S20*-0	4" x 7ga. x 20'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	11.3	10.7	8.9	8.4	7.0	6.6	5.5	5.1	4.3	3.9	3.2	2.9	2.3	2.1	222 lbs.		
LPI4S22*-0	4" x 7ga. x 22'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	9.1	8.6	7.0	6.6	5.3	5.0	4.0	3.6	2.9	2.6	1.9	1.7	1.2	0.9	246 lbs.		
LPI4S25*-0	4" x 7ga. x 25'	8" Sq. x 0.75"	8.5"/8-9"	1"	9.88" Sq. x 5.25"	6.4	6.0	4.6	4.3	3.2	2.9	2.0	1.7	1.1	0.8	N/A	N/A	N/A	N/A	259 lbs.		
LPI5S20*-0	5" x 7ga. x 20'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	33.4	32.9	27.5	27.1	22.8	22.5	19.0	18.8	16.0	15.7	13.4	13.2	11.3	11.1	304 lbs.		
LPI5S22*-0	5" x 7ga. x 22'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	28.5	28.1	23.2	22.9	19.1	18.8	15.7	15.5	13.0	12.8	10.7	10.5	8.8	8.6	336 lbs.		
LPI5S25*-0	5" x 7ga. x 25'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	22.6	22.2	18.1	17.8	14.5	14.3	11.6	11.4	9.3	9.1	7.3	7.2	5.7	5.5	351 lbs.		
LPI5S30*-0	5" x 7ga. x 30'	11" Sq. x 1"	11"/10-12"	1.25"	12.13" Sq. x 6"	15.2	14.9	11.5	11.3	8.7	8.5	6.4	6.2	4.5	4.3	2.9	2.8	1.6	1.5	422 lbs.		
LPI6S30*-0	6" x 7ga. x 30'	12" Sq. x 1"	11.5"/11-12"	1.25"	13.5" Sq. x 5.5"	14.0	13.7	10.2	10.0	7.2	7.0	4.8	4.6	2.8	2.6	1.2	1.0	N/A	N/A	503 lbs.		

* Mounting configuration, fixture mounting drill pattern, color options, and pole options from ordering table on page 1.

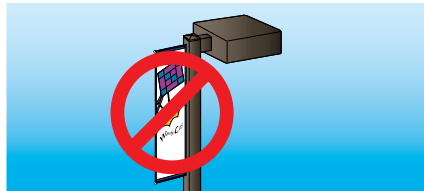
NOTE: Hanging signs, banners and flags on poles changes the EPA rating and increases vibration. The EPA ratings data provided does not allow for this added stress which could result in pole or luminaire failure.

NOTE: It is the customer's responsibility to carefully select poles and associated accessories based upon proper mounting configurations and wind loading in area where the installation will occur.



FIGURE 1609.3(2)

ULTIMATE DESIGN WIND SPEEDS, V_{ULT} , FOR RISK CATEGORY III BUILDINGS AND OTHER STRUCTURES



Hanging signs, banners and flags on light poles change the EPA rating and increase vibration. The EPA ratings data provided on this guide does not allow for this added stress, which could result in pole or fixture failure.

C-WP-C-RDC Series

Cutoff LED Wall Pack | Field Selectable CCT & Wattage

Replaces up to 400W MH

C-LITE
LED LIGHTING



UNLEASH VERSATILITY AND RELIABILITY

Illuminate your outdoor spaces with the exceptional performance and flexibility of our Cutoff LED Wall Pack. Designed to exceed expectations, this cutting-edge fixture combines field selectable wattage, CCT selection of 3000K, 4000K, or 5000K, and robust surge protection to safeguard against power surges. Tailor the brightness of your space to perfection with the field selectable wattage feature, allowing you to adjust the lighting output according to your specific requirements. Enjoy enhanced energy efficiency without compromising on illumination quality. Always backed by our standard 5-year warranty, this cULus Listed fixture is the perfect solution for a wide range of outdoor applications.

PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: Up to 3300 Lumens (**S3L**), Up to 6000 Lumens (**S6L**), Up to 10,000 Lumens (**S10L**), Up to 16,000 Lumens (**S16L**)
- CRI: ≥ 70
- CCT: Field Selectable (3000K/4000K/5000K)
- Max. Input Power: 23W (**S3L**), 42W (**S6L**), 72W (**S10L**), 110W (**S16L**)
- Operating Temperature Range: -40°F to 104°F (-40°C to 40°C)
- Replaces: 100W PSMH (**S3L**), 175W MH (**S6L**), 250W PSMH (**S10L**), 400W MH (**S16L**),
- Estimated L₇₀ Lifetime @ 25°C: > 97,000 hours
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Limited Warranty: 5-Year*

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
- FCC Part 15, Subpart B, Class B limits for conducted and radiated emissions 3000K, 4000K or 5000K color temperature options 4kV surge protection	- Security - Perimeter - Commercial	Universal (120V through 277V Operation)

CERTIFICATIONS:

 **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov



C-WP-C-RDC Series

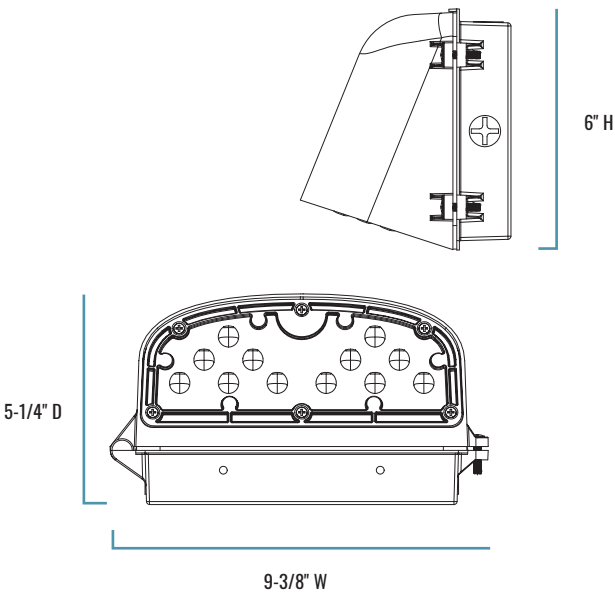
ORDERING INFORMATION

Example SKU: C-WP-C-RDC-S3L-SCCT-DB

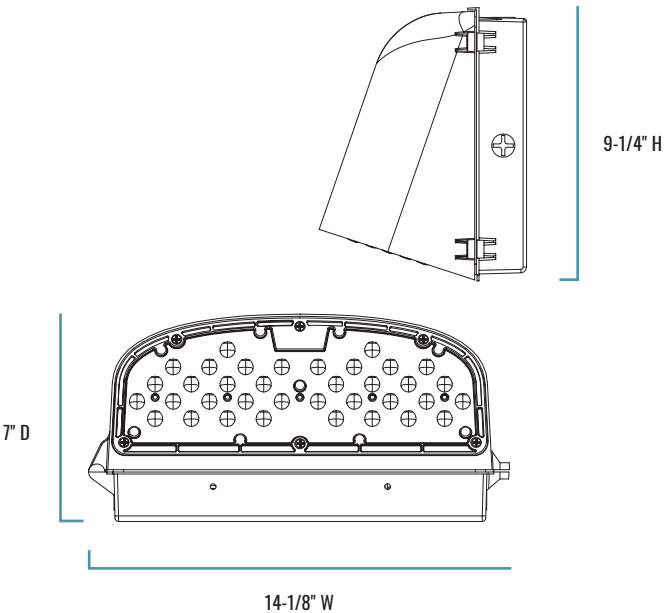
C-WP	C	RDC		SCCT	DB
PRODUCT	SERIES	TYPE	LUMEN PACKAGE*	FIELD SELECTABLE CCT	HOUSING COLOR
C-WP	C	RDC Round Cutoff	S3L Up to 3300 Lumens (Max input 23W) S6L Up to 6000 Lumens (Max input 42W) S10L Up to 10,000 Lumens (Max input 72W) S16L Up to 16,000 Lumens (Max input 110W)	SCCT Warm White (3000K) Neutral White (4000K)* Cool White (5000K)	DB Dark Bronze

*Default settings at time of shipping are highest product wattage and 4000K. Lumen output at full power at 4000K.

S3L & S6L



S10L & S16L



SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
9-3/8" W x 5-1/4" D x 6" H (S3L & S6L)	3 lbs.	10-15 feet	2 to 3 times the mounting height
14-1/8" W x 7" D x 9-1/4" H (S10L & S16L)	5.6 lbs.		

C-WP-C-RDC Series

FIXTURE SPECIFICATIONS

HOUSING	Heavy duty die-cast aluminum with a durable powder coat dark bronze finish.
LENS ASSEMBLY	Integrated UV stabilized polycarbonate lens is designed to control the light and offer the most efficiency.
MOUNTING	1/2-inch threaded knockouts provided for conduit entry or mount over a recessed j-box. Knockouts are located on both sides and the top of the back box.

ELECTRICAL PERFORMANCE

OPERATING TEMPERATURE RANGE	ESTIMATED L ₇₀ LIFETIME @ 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION
-40°F to 104°F (-40°C to 40°C)	> 97,000 Hours	> 0.9 at full load	< 20% at full load

LUMEN PACKAGE*	REPLACES	INITIAL DELIVERED LUMENS & BUG RATINGS PER TM-15-20				SYSTEM WATTS	CURRENT DRAW (AMPS)			
		3000K/5000K	BUG RATINGS*	4000K	BUG RATINGS*		120V	208V	240V	277V
S3L	100W PSMH	3000	B1-U0-G1	3300	B1-U0-G1	23W	0.19	0.11	0.10	0.08
		2430		2670		19W	0.16	0.09	0.08	0.07
		1650	B1-U0-G0	1820		12W	0.10	0.06	0.05	0.04
S6L	175W MH	5500	B2-U0-G1	6000	B2-U0-G1	42W	0.35	0.20	0.18	0.15
		4330	B1-U0-G1	4760		32W	0.27	0.15	0.13	0.12
		2950		3250	B1-U0-G1	21W	0.18	0.10	0.09	0.08
S10L	250W PSMH	9125	B2-U0-G2	10,000	B2-U0-G2	72W	0.60	0.35	0.30	0.26
		6950	B2-U0-G1	7650	B2-U0-G1	54W	0.45	0.26	0.23	0.19
		4730	B1-U0-G1	5200		35W	0.29	0.17	0.15	0.13
S16L	400W MH	14,675	B3-U0-G2	16,000	B3-U0-G2	110W	0.92	0.53	0.46	0.40
		11,550		12,700		87W	0.73	0.42	0.36	0.31
		7900	B2-U0-G1	8700	B2-U0-G1	57W	0.48	0.27	0.24	0.21

* Default settings at time of shipping are highest product wattage and 4000K.

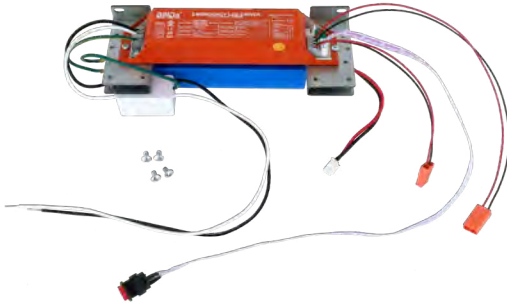
* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt.

WARRANTY AND CERTIFICATIONS

WARRANTY	cULus LISTED	DLC
5-Year Limited*	Wet Locations	5.1 Premium Refer to https://www.designlights.org/search/ for most current information.

C-WP-C-RDC Series

ACCESSORIES (SOLD SEPARATELY)

	8W EMERGENCY BATTERY BACKUP KIT SKU: C-ACC-EB-8W-KIT-UL USE: Install the EM driver and EM battery kit inside the back box by following instruction sheet provided. Quick connectors have been added where possible, to help make installation easy. Provides 90 minutes and a minimum of 1010 lumens in Emergency Backup (EB) mode. 1010 - 1240 lumens based on efficacy of different lumen packages. Operating temperature: 32°F to 104°F (0°C to 40°C) *NOTE: Not compatible with S3L and S6L lumen packages.
	UNIVERSAL BUTTON PHOTOCELL (120V-277V) SKU: CCR-PHC-0306-GC USE: Photocell is field installed and drilling of the back box is required. 500W Max.
	UNIVERSAL BUTTON PHOTOCELL (120V-277V) SKU: JL-423CZ USE: Photocell is field installed and drilling of the back box is required. 1000W Max.

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July 8, 2024

Community & Economic Development Department

Attn: Andrew Bremer
5915 Milwaukee Street
McFarland, WI 53558

Re: McFarland Ice Arena – 2024 Addition
4812 Marsh Road

Enclosed are the following documents for the above referenced project:

- 1.) Erosion Control Application
- 2.) Existing Site and Removals Plan (Sheet C-1)
- 3.) Proposed Site Plan (Sheet C-2)
- 4.) Grading and Erosion Control Plan (Sheet C-3)
- 5.) Utility and Fire Lane Plan (Sheet C-4)
- 6.) Details Sheet (Sheet C-5)
- 7.) Existing Drainage Plan
- 8.) Proposed Drainage Plan
- 9.) WinSLAMM Drainage Plan
- 10.) Universal Soil Loss Equation (USLE) worksheet
- 11.) Pre-Development HydroCAD Report
- 12.) Post-Development HydroCAD Report
- 13.) Rational Method Worksheets
- 14.) Riprap Sizing Worksheet
- 15.) Sediment Control Calculations
- 16.) Soil and Site Evaluation
- 17.) Hydrologic Soil Information
- 18.) Stormwater Management Maintenance Agreement

The documents are being submitted to address erosion control and storm water management requirements for the proposed redevelopment and will meet the following performance standards as defined in the Village of McFarland Ordinance and NR151 as follows:

Erosion Control

The proposed construction shall include erosion control measures to prevent gully and bank erosion and limit total off-site erosion to less than 5.0 tons per acre per year.

All runoff during construction shall be directed to flow through erosion control measures as shown on the Grading and Erosion Control Plan. The USLE calculation worksheet is included and indicates that soil loss will be less than 5.0 tons per acre per year.

Sediment Control

The proposed redevelopment shall include design practices to retain soil particles greater than five microns (80% reduction) on the entire site resulting from the one-year 24-hour storm event.

The proposed bio-retention basins are designed to retain soil particles greater than five microns (80% reduction) on the entire site resulting from the one-year 24-hour storm event. The sediment control calculations are included in Exhibit #14.

Oil and Grease Control

The first ½" runoff shall be treated using oil and grease removal technology.

Oil and grease control is provided by the bio-retention basins.

Runoff Rate Control

All stormwater facilities shall be designed, installed and maintained to effectively maintain pre-development peak runoff rates for the 1, 2, 10, 25, and 100-year, 24-hour storm event. The 100-year, 24-hour storm event shall safely pass through the system.

The bio-retention basins will effectively maintain pre-development peak runoff rates for the 1, 2, 10, 25, and 100-year, 24-hour storm event. The stormwater modeling calculations are included in Exhibits #10 & #11 of this report.

Storm Event (Year)	Total Existing Flow Rate (cfs)	Total Proposed Flow Rate With Bio-Retention Basins (cfs)
1	2.44	2.30
2	3.04	2.95
10	5.85	4.93
25	8.27	7.58
100	13.04	10.70

Outlets

Discharges from the site must have a stable outlet capable of carrying the designed flow at a non-erosive velocity.

The storm water runoff from the site will be directed to the bio-retention basins and storm sewer with riprap pads which will provide a safe outlet for the site.

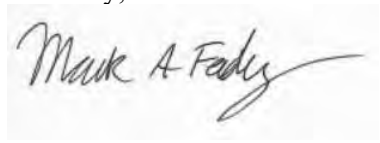
Infiltration

All downspouts, driveways, and other impervious areas shall be directed to pervious areas, where feasible. Additionally, for residential and non-residential developments design practices to infiltrate sufficient runoff volume so that post-development infiltration volume shall be at least 90% of the pre-development infiltration volume, based on average annual rainfall per Dane County Ordinance.

The test pits on the site revealed that the soils suitable for infiltration practices were at a depth of greater than five feet from the proposed surface. Therefore, the site is exempt from DNR and Village requirements for infiltration.

If the documents are satisfactory, please approve the erosion control and storm water management permits. If you have any questions or comments, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Mark A. Fendry". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

Mark Fendry, P.E.

CC: Brian Berquist, Town and County Engineering
Mark McCaulley, Bachman Construction

FN: BC-35-24

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)	4812 Marsh Road
Builder (include telephone no.)	Bachmann Construction, 608-222-8869
Owner (include telephone no.)	McFarland Hockey Inc,
Plan/Worksheet Completed by (Signature)	Quam Engineering, 608-838-7750
Date	July 8, 2024

Erosion Control Fees

	Fees	Notes
To 20,000 sq. ft.	\$350	
20,000 sq. ft. to 2 acres	\$500	58,000 sqft of disturbance
2 – 5 acres	\$750	
5+ acres	\$1000 deposit and actual cost	

Date Paid		Receipt No.	
-----------	--	-------------	--

Erosion Control Plan – Simplified Checklist

Complete the site diagram with the following information:

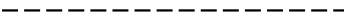
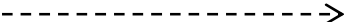
Site Characteristics

- 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

See Grading and Erosion Control Plan

Erosion Control Plan Legend

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

Sod/Seed

Please indicate north by including an arrow.

Note: Straw hay bales are not an acceptable erosion control measure.

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
See Details Sheet	See Details Sheet

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	See Details Sheet	
Start Grading		
Apply Temporary Stabilization		
Apply Permanent Stabilization		

Permanent Seeding Responsibility of:

Name: _____

Telephone No.: _____

Installation and Maintenance of Erosion Control Practices Responsibility of:

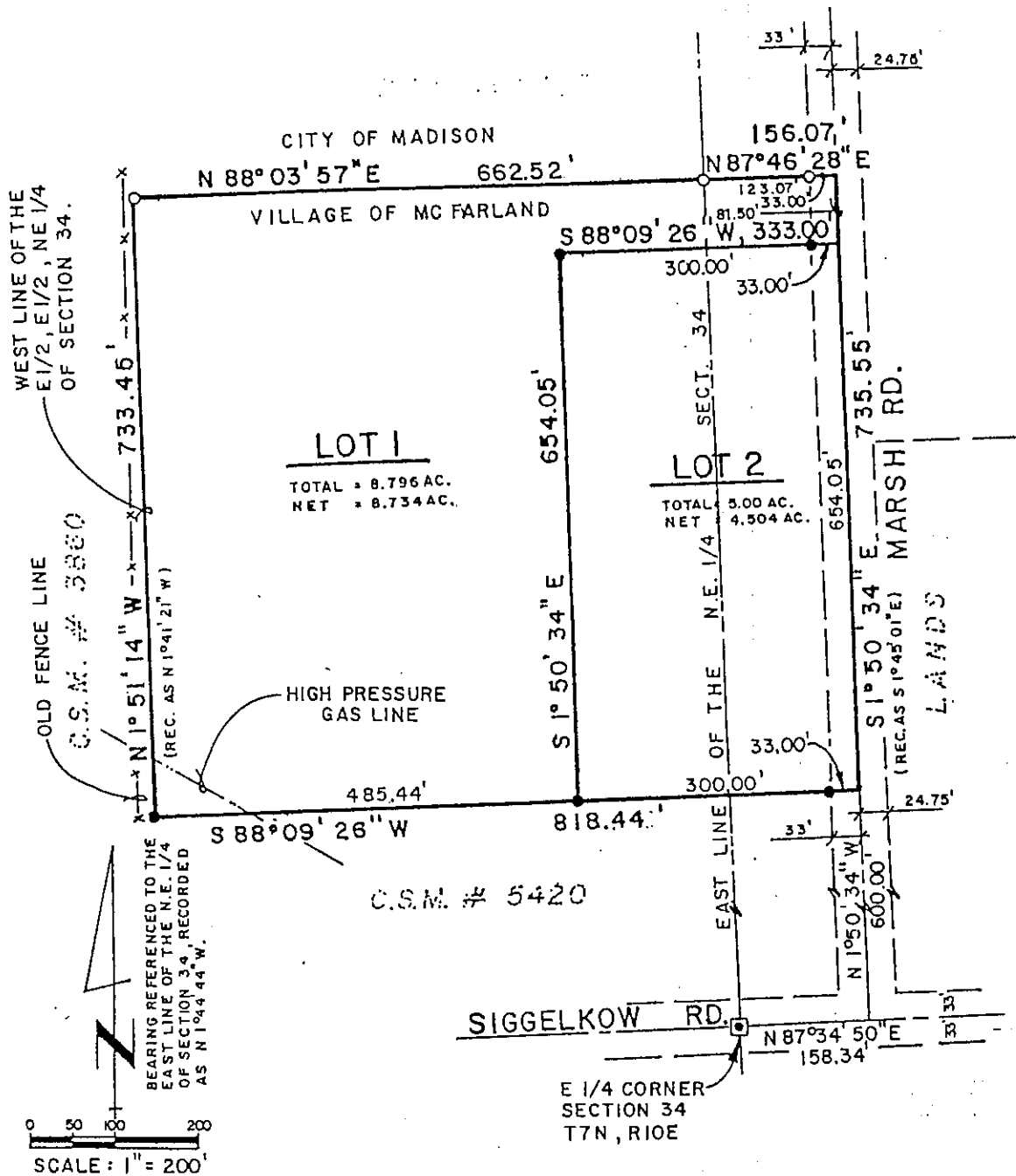
Name: _____

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.

CLIENT: Village of McFarland

CERTIFIED SURVEY MAP



LEGEND

- IRON STAKE FOUND (3/4" REBAR)
- CITY OF MADISON MONUMENT FOUND.
- 3/4" DIA. X 24" LONG, SOLID IRON REBAR WEIGHING 1.504 LBS/LIN. FT. SET.

REVISED THIS 17th of DECEMBER, 1987

*Kenneth R. Kolstad*

MEAD & HUNT

Engineers - Surveyors
 Madison, Wisconsin
 Tele: (608)-273-6380

Dwg. No. N 8550 S
 Sheet 1 of 3
 Job No. M196-85D

Document No. 2173399
 C.S.M. No. 5992
 Volume 28 Page 260

CLIENT: Village of McFarland

CERTIFIED SURVEY MAP

DESCRIPTION: A parcel of land located in the east 1/2 of the east 1/2 of the northeast 1/4 of Section 34, T7N, R10E. Also, all that part of the west 1/2 of the northwest 1/4 of Section 35, T7N, R10E, lying west of the center line of Marsh Road, in the Village of McFarland, Dane County, Wisconsin, more fully described as follows:

Commencing at the east 1/4 corner of said Section 34, thence N 87°-34'-50" E, along the south line of the NW 1/4 of Section 35, 158.34 feet, to the center line of Marsh Road; thence N 1°-50'-34" W, along the center line of Marsh Road, 600.00 feet, to the point of beginning; thence S 88°-09'-26" W, 818.44 feet to the west line of the east 1/2 of the east 1/2 of the NE 1/4, Section 34; thence N 1°-51'-14" W, along said west line of the east 1/2 of the east 1/2 of the NE 1/4, Section 34, 733.45 feet to the Village of McFarland corporate limits; thence N 88°-03'-57" E, along said corporate limits, 662.52 feet; thence N 87°-46'-28" E, along said corporate limits, 156.07 feet to the center line of Marsh Road; thence S 1°-50'-34" E, along the center line of Marsh Road, 735.55 feet to the point of beginning.

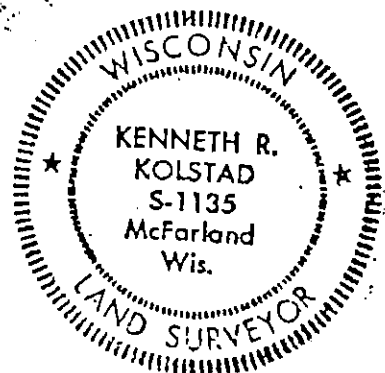
Parcel contains 13.796 acres more or less including road right-of-way.

Parcel is subject to a 33 foot road right-of-way along its easterly boundary.

Parcel is subject to Badger Pipe Line Co. easement over the entire area as recorded in Vol. 267, Page 123, Dane County Register of Deeds.

I, Kenneth R. Kolstad, a registered land surveyor of the State of Wisconsin do hereby certify that during December, 1987, at the request of the Village of McFarland, the above-described property was surveyed under my direction and that the accompanying map is a correctly-dimensioned representation to scale of the exterior boundaries; and that this certified survey map complies with Section 236.34 of the Wisconsin Platting Statutes.

Kenneth R. Kolstad
Kenneth R. Kolstad, S-1135



MEAD & HUNT

Document No. 2173399
C.S.M. No. 5992
Volume 28 Page 261

Engineers - Surveyors
Madison, Wisconsin
Tele: (608)-273-6380

Dwg. No. N 8550S
Sheet 2 of 3
Job No. M196-85D

CLIENT: Village of McFarland

CERTIFIED SURVEY MAP

OWNER'S CERTIFICATE

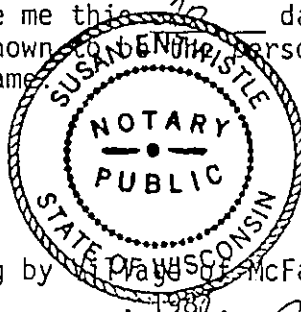
STATE OF WISCONSIN)
COUNTY OF DANE) SS

As owners, we hereby certify that we caused the land described on this certified survey to be surveyed, divided, mapped and dedicated as represented hereon.

Witness the hand and seal of said owner this 20 day of NOVEMBER, 1989.

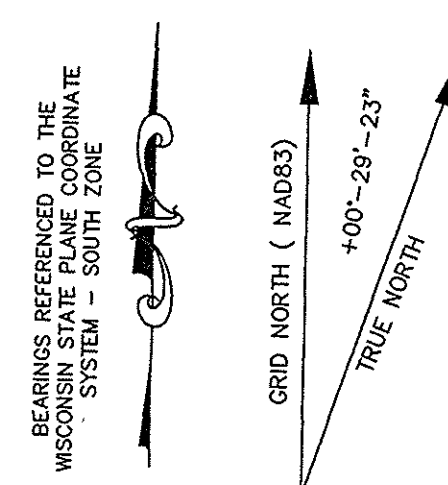
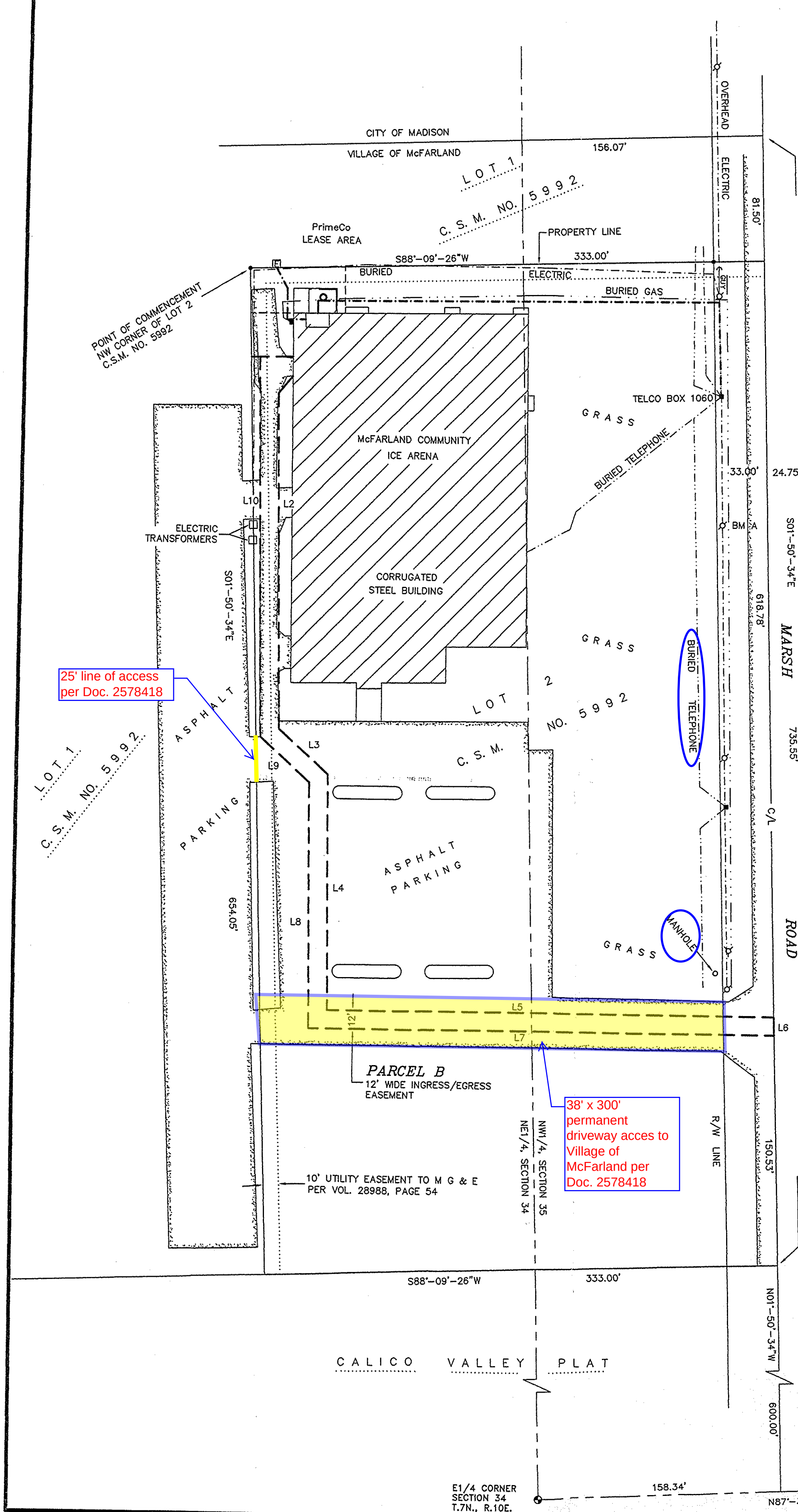
In the presence of:

OWNERS:

Dennis L. DanckuVillage of McFarland, Ann Davis, ClerkPersonally came before me this 22 day of November 1989, the above-named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.Susan Entwistle
Notary Public, Dane County, Wisconsin
My commission expires 5-10-92Approved for recording by May 1989 McFarland Board Action of the 22 day ofAnn Davis
Village Clerk11-20-89
DateReceived for record this 22ND day of NOVEMBER, 1989 at 824 a.m.
and recorded in Volume 28 of Certified Survey Maps of Dane County on
Page 260 262.JANE LIGHT KAREN L. SUDER
Register of Deeds DEPUTY CLERKKenneth R. Kolstad

MEAD & HUNT

Document No. 2173399
C.S.M. No. 5992
Volume 28 Page 262Engineers - Surveyors
Madison, Wisconsin
Tele: (608)-273-6380Dwg. No. N 8550 S
Sheet 3 of 3
Job No. M196-850



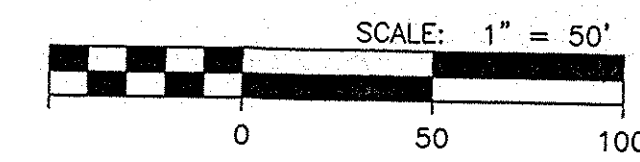
- TOWER BASE -

Latitude: 43°-01'-46.29"
Longitude: 89°-17'-13.47"
(Per North American Datum of 1983/91)
Elevation: 884.0'
(Per National Geodetic Vertical Datum of 1929)
Elevation: 38.4'
(Per City of Madison Vertical Datum)
N. 466396.35'
E. 847138.76'
(Per Dane County Coordinate System)

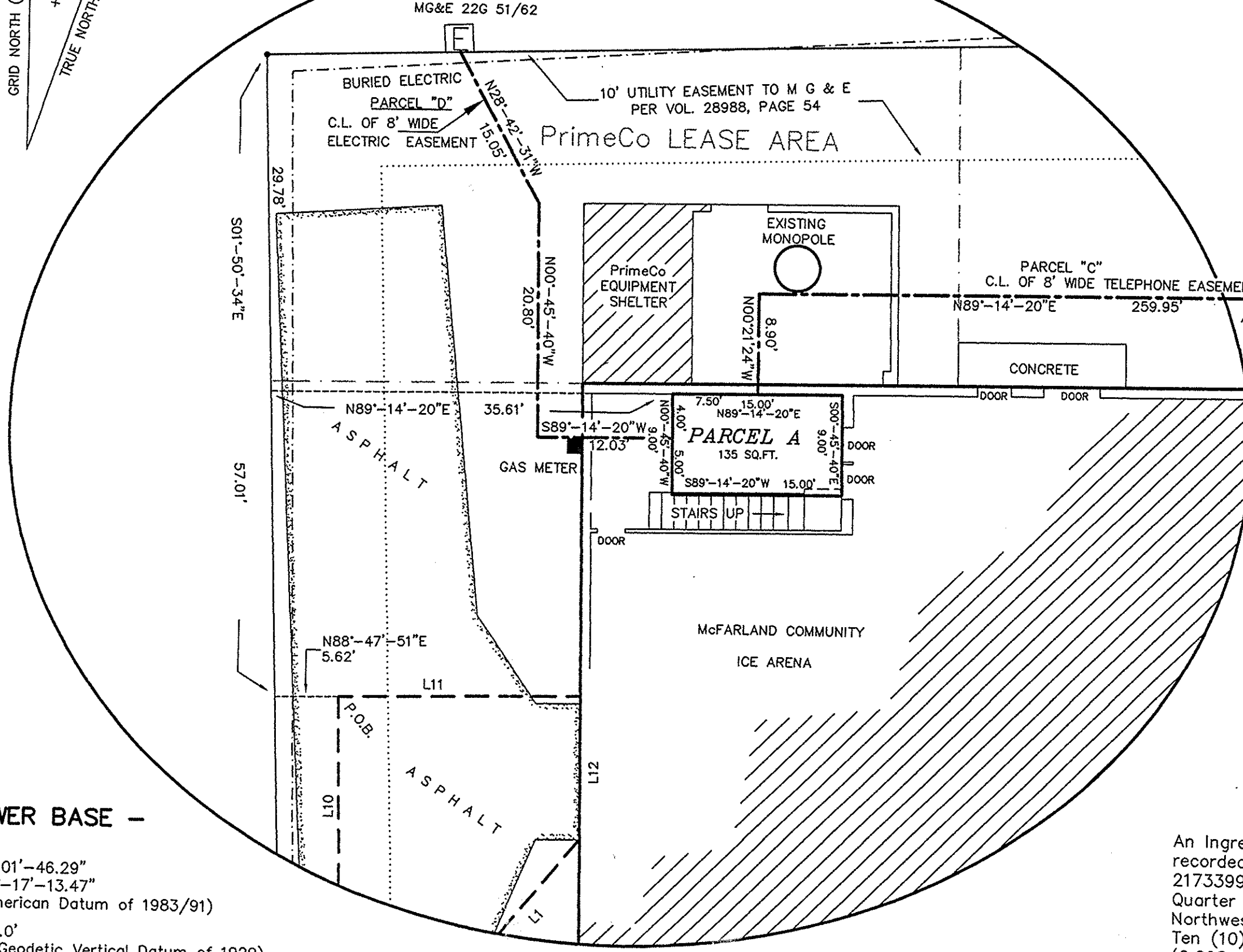
A part of Lot 2 of Certified Survey Map No. 5992, recorded in Volume 28 of Certified Survey Maps, on Pages 260-262, Document No. 2173399 of Dane County Records, being a part of the East Half (E½) of the Northeast Quarter (NE¼) of Section Thirty-Four (34), Township Seven (7) North, Range Ten (10) East, Village of McFarland, Dane County, Wisconsin containing 135 square feet (0.003 acres) of land and being described by:
Commencing at the Northwest Corner of said Lot 2; thence S01°-50'-34"E 29.78 feet along the West line of said Lot 2; thence N89°-14'-20"E 35.61 feet to the point of beginning; thence continue N89°-14'-20"E 15.00 feet; thence S00°-45'-40"E 9.00 feet; thence S89°-14'-20"W 15.00 feet; thence N00°-45'-40"W 9.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

- LEGEND -

- = 1"x24" IRON PIPE SET
- = 3/4" REBAR FOUND
- = CITY OF MADISON MONUMENT FOUND
- = HYDRANT
- = TELEPHONE PEDESTAL
- = GUY WIRE ANCHOR
- = POWER POLE
- = TREE
- = 8" NAIL SET



SCALE: 1"=10'



PARCEL A

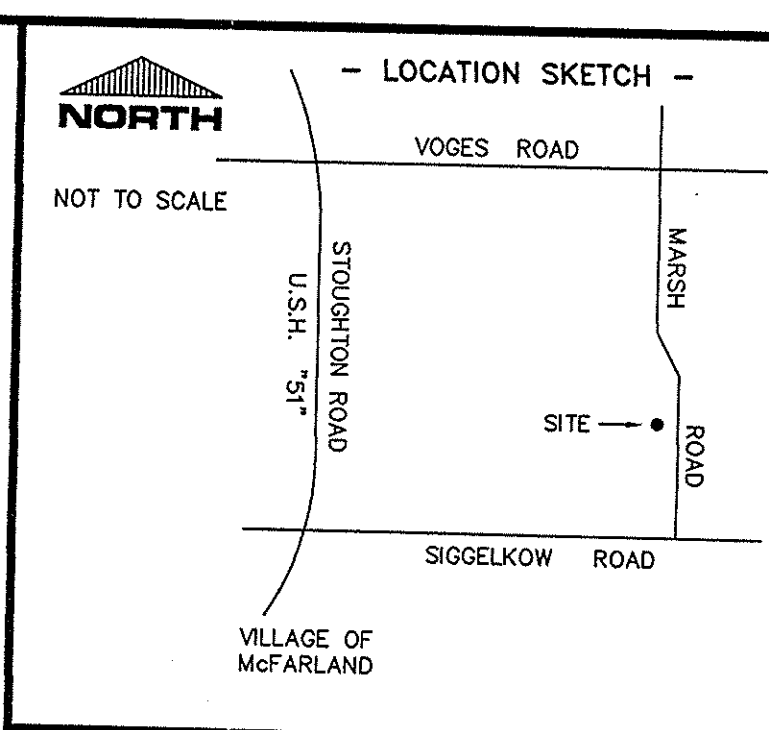
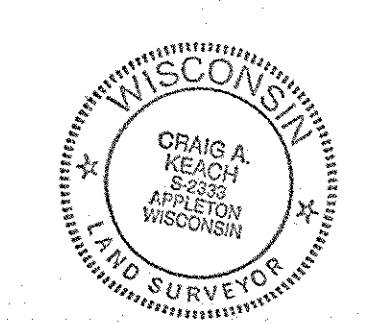
SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Wisconsin Registered Land Surveyor of Aero-Metric Incorporated, certify that I have surveyed the above property and that the map shown to the left is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 13th day of JULY, 1999.
Craig A. Keach
WISCONSIN REGISTERED LAND SURVEYOR
Craig A. Keach, S22333

Only if the surveyor's signature or stamp is in RED is this an original copy. Anything other than an original copy may contain unauthorized alterations to the original.

The surveyor accepts no responsibility for non-original copies of this document.



PARCEL B
INGRESS/EGRESS EASEMENT

LINE	DIRECTION	DISTANCE
L1	S39°-15'-54"W	14.38'
L2	S01°-12'-09"E	218.28'
L3	S47°-37'-14"E	43.35'
L4	S00°-49'-40"E	153.16'
L5	N89°-57'-10"E	289.87'
L6	S01°-50'-34"E	12.01'
L7	S89°-57'-10"W	302.09'
L8	N00°-49'-40"W	159.80'
L9	N47°-37'-14"W	43.31'
L10	N01°-12'-09"W	247.02'
L11	N88°-47'-51"E	21.44'
L12	S00°-43'-47"E	12.66'

An Ingress/Egress Easement being a part of Lot 2 of Certified Survey Map No. 5992, recorded in Volume 28 of Certified Survey Maps, on Pages 260-262, Document No. 2173399 of Dane County Records, being a part of the East Half (E½) of the Northeast Quarter (NE¼) of Section Thirty-Four (34) and a part of the West Half (W½) of the Northwest Quarter (NW¼) of Section Thirty-Five (35), Township Seven (7) North, Range Ten (10) East, Village of McFarland, Dane County, Wisconsin containing 9058 square feet (0.208 acres) of land and being described by:
Commencing at the Northwest Corner of said Lot 2; thence S01°-50'-34"E 57.01 feet along the West line of said Lot 2; thence N88°-47'-51"E 5.62 feet to the point of beginning; thence continue N88°-47'-51"E 21.44 feet; thence S00°-43'-47"E 12.66 feet; thence S39°-15'-54"W 14.38 feet; thence S01°-12'-09"E 218.28 feet; thence S47°-37'-14"E 43.35 feet; thence S00°-49'-40"E 153.16 feet; thence N89°-57'-10"E 289.87 feet to the East line of said Lot 2, said line also being the Centerline of Marsh Road; thence S01°-50'-34"E 12.01 feet; thence S89°-57'-10"W 302.09 feet; thence N00°-49'-40"W 159.80 feet; thence N47°-37'-14"W 43.31 feet; thence N01°-12'-09"W 247.02 feet to the point of beginning.

PARCEL C
8 FOOT WIDE TELEPHONE EASEMENT

An 8 foot wide Telephone Easement being a part of Lot 2 of Certified Survey Map No. 5992, recorded in Volume 28 of Certified Survey Maps, on Pages 260-262, Document No. 2173399 of Dane County Records, being a part of the East Half (E½) of the Northeast Quarter (NE¼) of Section Thirty-Four (34), Township Seven (7) North, Range Ten (10) East, Village of McFarland, Dane County, Wisconsin containing 2,637 square feet (0.061 acres) of land and being 4 feet either side of and parallel to the following described line:
Commencing at the Northwest Corner of said Lot 2; thence S01°-50'-34"E 29.78 feet along the West line of said Lot 2; thence N89°-14'-20"E 43.11 feet to the point of beginning; thence N00°-21'-24"W 8.90 feet; thence N89°-14'-20"E 259.95 feet; thence S02°-13'-43"E 60.81 feet to a point on an existing telephone pedestal and the point of termination.

PARCEL D
8 FOOT WIDE ELECTRIC EASEMENT

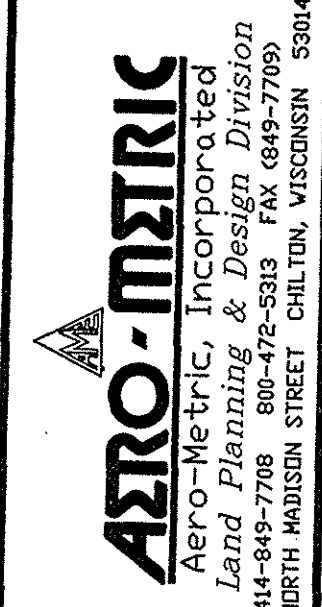
An 8 foot wide Electric Easement being a part of Lot 2 of Certified Survey Map No. 5992, recorded in Volume 28 of Certified Survey Maps, on Pages 260-262, Document No. 2173399 of Dane County Records, being a part of the East Half (E½) of the Northeast Quarter (NE¼) of Section Thirty-Four (34), Township Seven (7) North, Range Ten (10) East, Village of McFarland, Dane County, Wisconsin containing 383 square feet (0.009 acres) of land and being 4 feet either side of and parallel to the following described line:
Commencing at the Northwest Corner of said Lot 2; thence S01°-50'-34"E 29.78 feet along the West line of said Lot 2; thence N89°-14'-20"E 35.61 feet; thence S00°-45'-40"E 4.00 feet to the point of beginning; thence S89°-14'-20"W 12.03 feet; thence N00°-45'-40"W 20.80 feet; thence N28°-42'-31"W 15.05 feet to a point on an existing electric transformer and the point of termination.

PROJECT: MC FARLAND ICE ARENA MK NO. 100

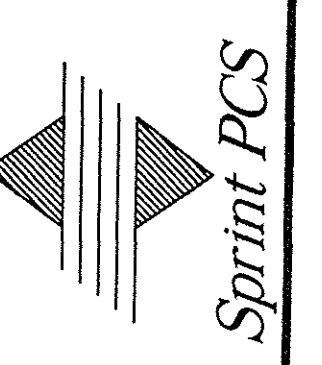
SURVEYED FOR:
SPRINT PCS
McFARLAND YOUTH HOCKEY, INC.
9701 W. HIGGINS ROAD
SUITE 320
ROSEMONT, ILLINOIS 60018
AND
MORRISON KNUDSEN CORPORATION
MK FERGUSON PLAZA
1500 WEST 3RD STREET
CLEVELAND, OHIO 44113-1406

PROPERTY OWNER:
McFARLAND YOUTH HOCKEY, INC.
2478 HILL POINT ROAD
McFARLAND, WI 53558

PROPERTY ADDRESS:
4812 MARSH RD., McFARLAND, WI
TAX KEY NO. 49-0710-352-9141-2



SITE SURVEY FOR SPRINT PCS



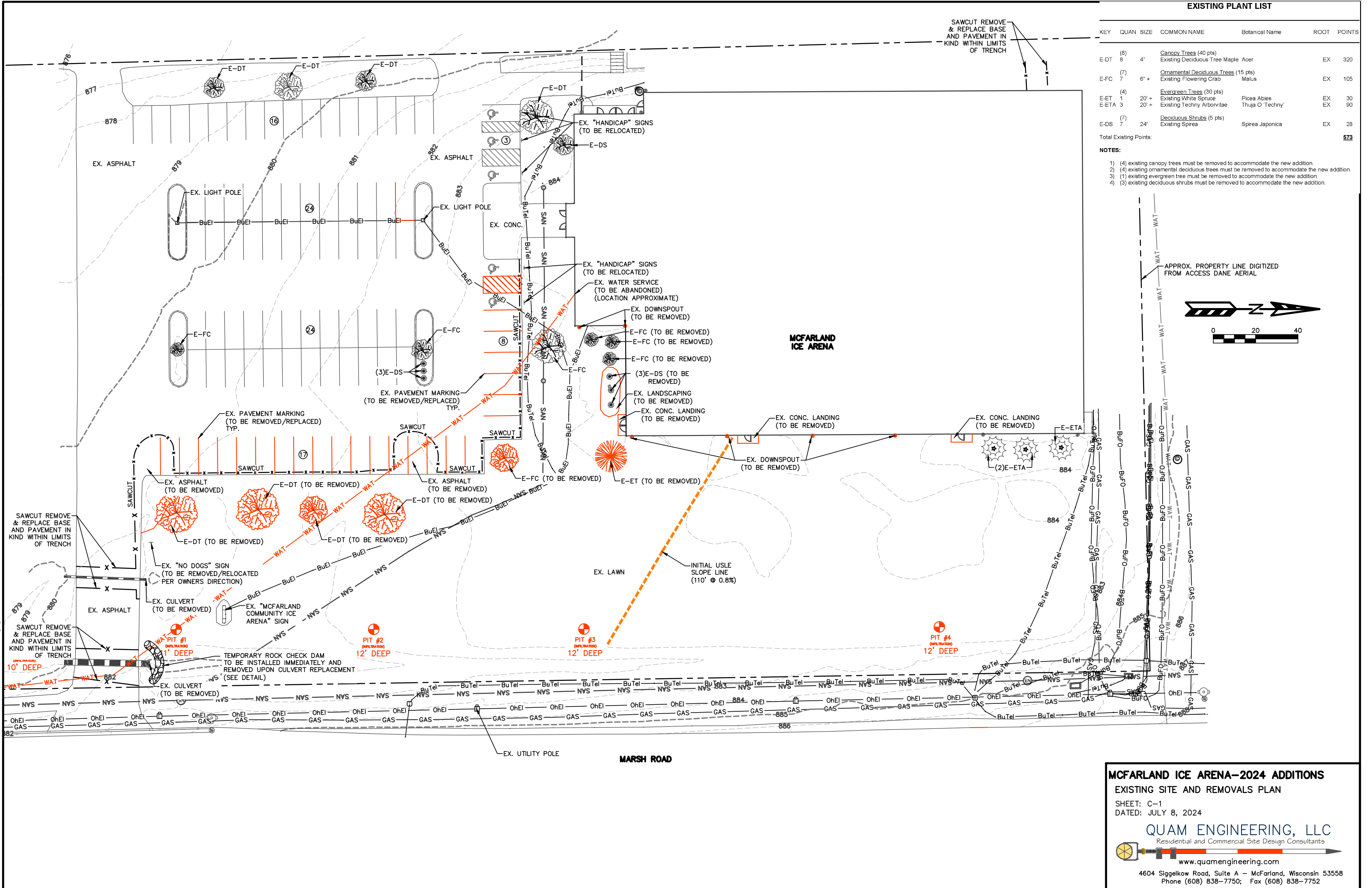
SHEET NO.
1 OF 1

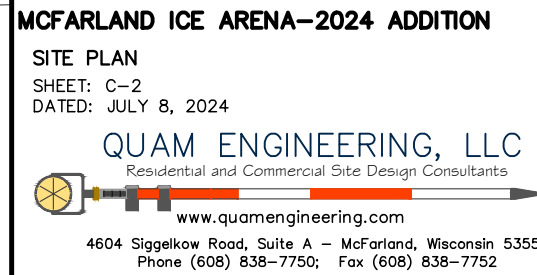
FILE NO.
K-719

SPRINT
PROJECT NO.
621-A

DWG. FILE: SP621A DATE: 06-30-99
DRAWN BY: P.L.W. CHECKED BY: C.A.K.
PROJECT NO.: 2990636
NOTEBOOK: P-139 PAGE: 53-54

A PART OF THE NE¼ OF SECTION 34 AND PART OF THE NW¼ SECTION 35, T.7N., R.10E., VILLAGE OF McFARLAND, DANE COUNTY, WISCONSIN





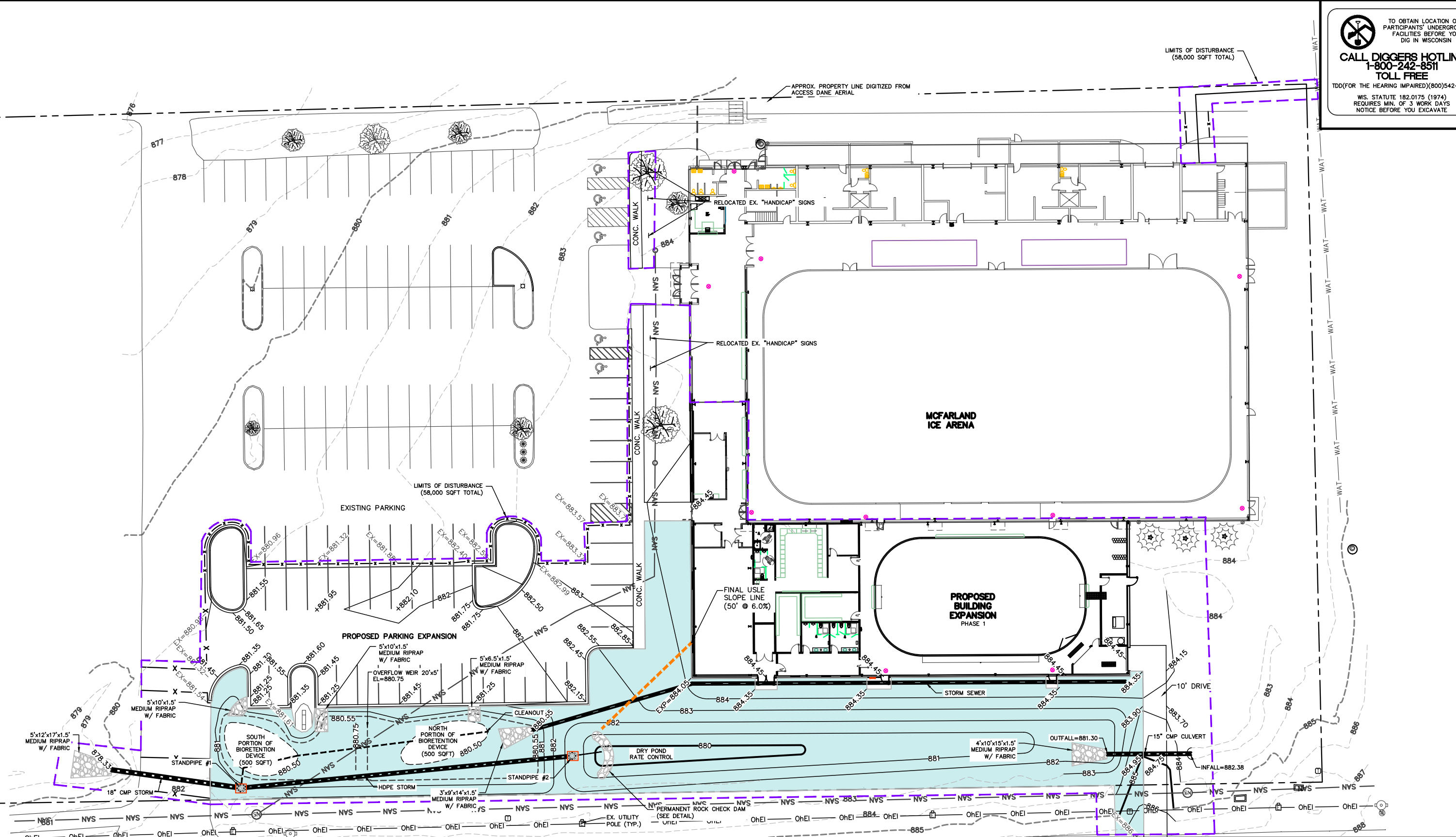


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

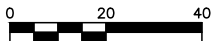
WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



MARSH ROAD

EROSION CONTROL LEGEND

-  INSTALL WISDOT CLASS I TYPE B EROSION MAT
-  INSTALL FLEXSTORM CATCH-IT INLET PROTECTION DURING CONSTRUCTION. (SEE DETAIL)



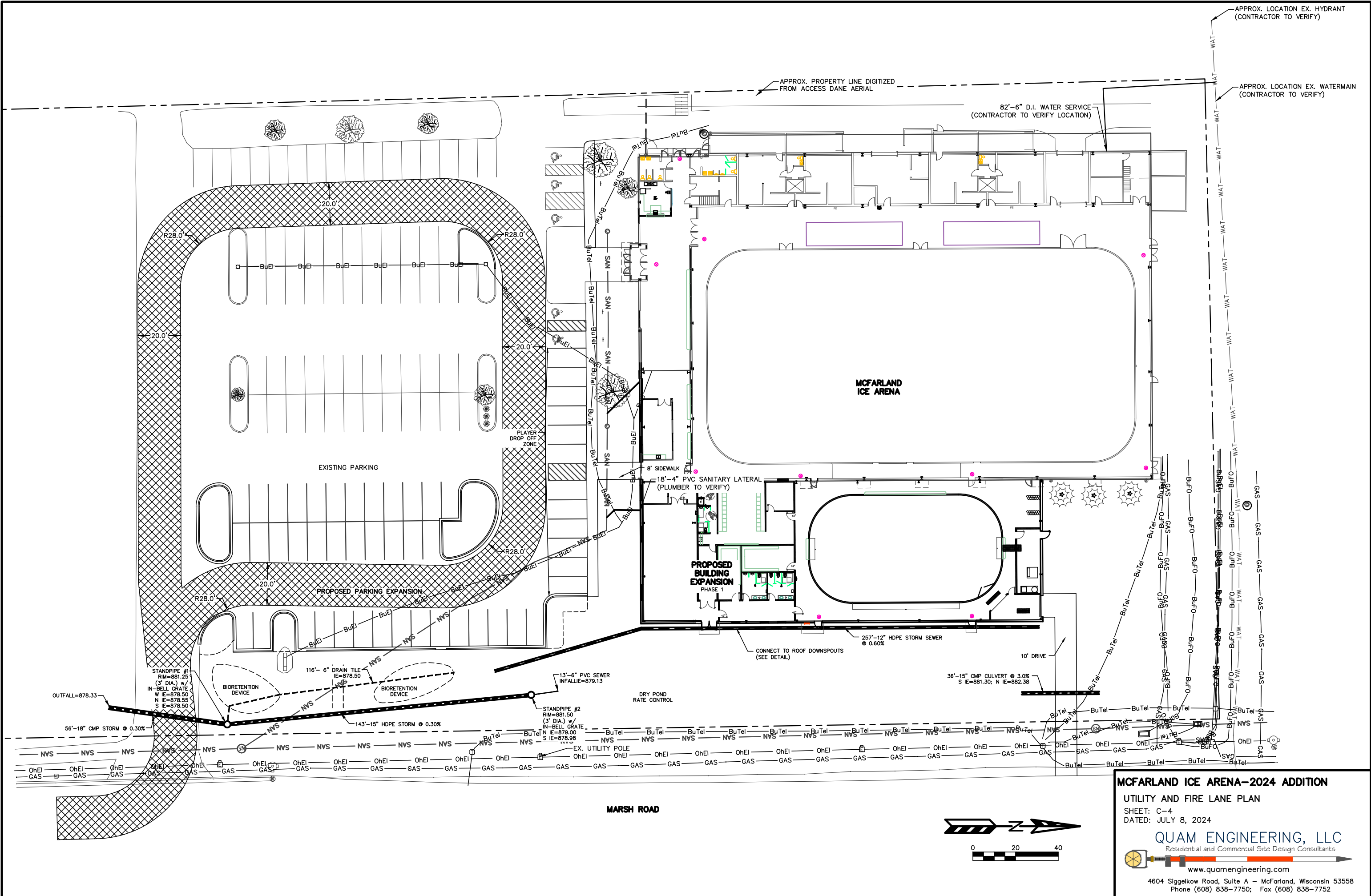
McFARLAND ICE ARENA-2024 ADDITION

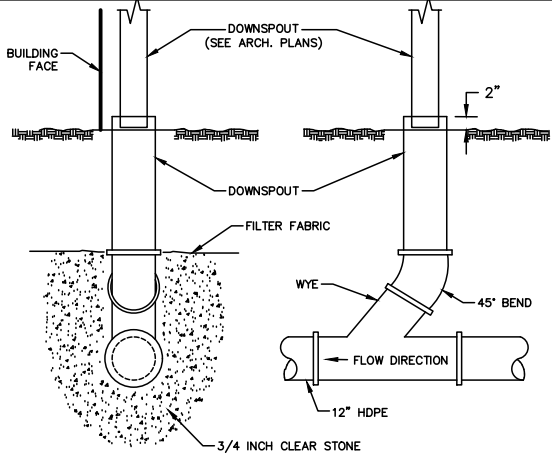
GRADING & EROSION CONTROL PLAN
SHEET: C-3
DATED: JULY 8, 2024

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



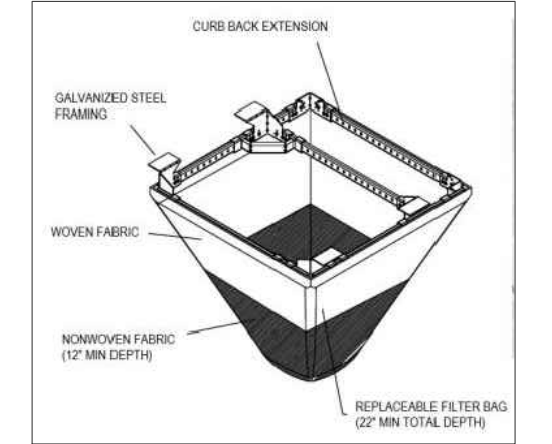
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752





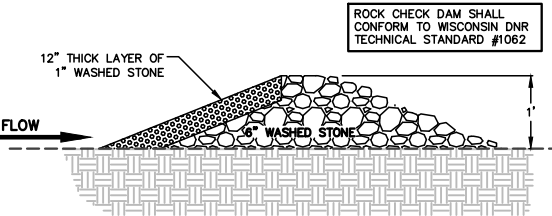
UTILITY NOTES:

- CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILITIES INTO EXISTING UTILITIES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF MCFARLAND PRIOR TO CONNECTING TO THE WATER SERVICE.
- BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
- SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
- WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE.
- STORM SEWER SHALL BE HDPE N-12 UNLESS INDICATED OTHERWISE.

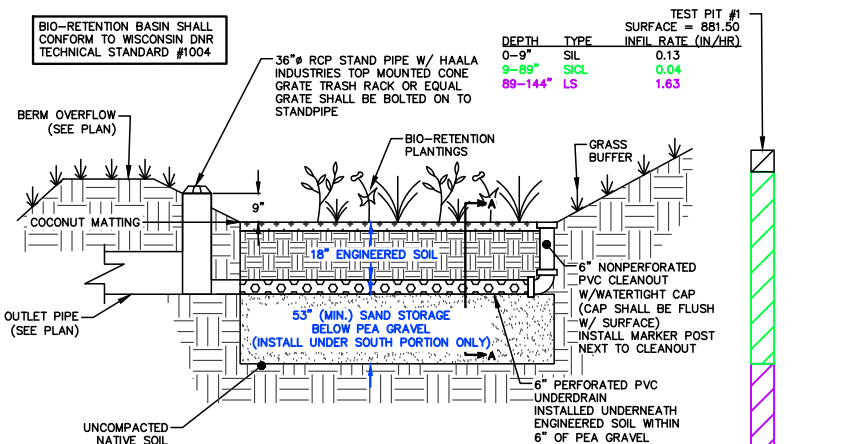


- FRAMED INLET PROTECTION MUST MEET THE FOLLOWING SPECIFICATIONS:
- ALL ASTM STANDARD D8057-17 REQUIREMENTS
 - NO PART OF INLET PROTECTING ABOVE THE GRATE
 - CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB OPENING
 - "DUAL FABRIC" FILTER BAG, WITH NONWOVEN BOTTOM AND WOVEN TOP

FLEXSTORM INLET PROTECTION DETAIL

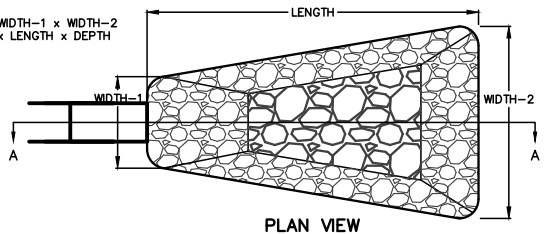


ROCK CHECK DAM DETAIL

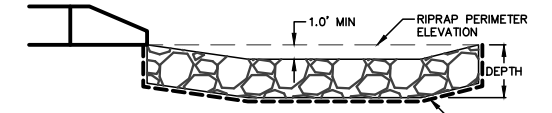


- SEE PLAN VIEW FOR SURFACE ELEVATIONS AND OTHER INFORMATION.
- ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 6.5-6.5
COMPOST SHALL MEET WQNR SPECIFICATION S100.
GRAVEL STORAGE LAYER SHALL CONSIST OF GRAVEL AS FOLLOWS:
DOUBLE WASHED GRAVEL
COURSE AGGREGATE MEETING COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS FROM WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 2003 EDITION OR EQUIVALENT.
SAND INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.
- BIO-RETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT UNLESS SPECIES SELECTED REQUIRES GREATER SPACING. PLUGS TO BE PLANT STOCK NAMED IN THE RAINWATER RENEWAL MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES SHALL BE SELECTED.
- TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTIONING THE BIO-RETENTION AREA.
- CONTRACTOR SHALL PROVIDE COPY OF DELIVERY TICKET OR INVOICE FOR ENGINEERED SOIL, PEA GRAVEL, AND SAND STORAGE FOR AS-BUILT CERTIFICATION PURPOSES.
- CONTRACTOR SHALL PROVIDE PICTURES OF EXCAVATED BASIN PRIOR TO BACKFILLING WITH ENGINEERED SOIL, PEA GRAVEL, AND SAND STORAGE.
- CONTRACTOR SHALL PROVIDE VERIFICATION BY CERTIFIED SOIL TESTER OF CONNECTION TO LOAMY FINE SAND SOILS.

SOUTH BIO-RETENTION BASIN DETAIL



PLAN VIEW

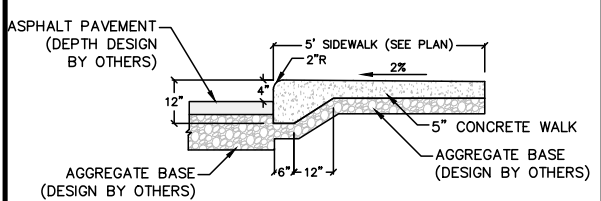


SECTION A - A

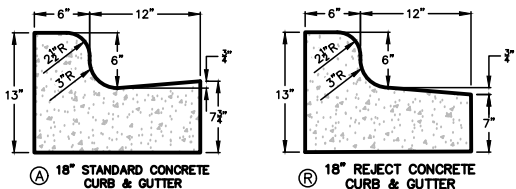
% PASSING BY WEIGHT	SIZE (INCHES)
100	20
50-85	15
20-50	10
5-20	5
0-5	2

RIPRAP DETAIL

SIZES CALCULATED IN BEST D.5.2



RAISED SIDEWALK DETAIL



EROSION NOTES:

THE EXISTING DRIVEWAY SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE PUBLIC STREET. SEDIMENT REACHING PUBLIC STREET SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

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

ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS SHOULD BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

PERIMETER CONTROL SHALL BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHALL BE STABILIZED THAT WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

AUGUST 2024	INSTALL INITIAL EROSION CONTROL DEVICES AND ROUGH GRADE SITE.
OCTOBER 2024-MAY 2025	CONSTRUCT BUILDING ADDITION.
MAY 2025	APPLY/MAINTAIN EROSION MAT, TARP, WOODCHIPS, OR OTHER COVER TO PERVIOUS, DISTURBED AREAS THAT HAVE NOT BEEN RESTORED. (PER DNR TECH STANDARD 1038)
MAY-JUNE 2025	RESTORE ALL PERVIOUS DISTURBED AREAS, AND CONSTRUCT THE BIO-BASIN PER DETAILS.

RESTORATION NOTES:

RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. THE BIO-RETENTION BASIN SHALL BE RESTORED PER THE BIO-RETENTION BASIN DETAIL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. ALL SEED MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40 SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE.

SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING, IF NECESSARY, SHALL BE COMPLETED AFTER NOVEMBER 15. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. DISTURBED AREAS SHALL HAVE EROSION MAT APPLIED OVER DORMANT SEEDING. IF DORMANT SEEDING DOES NOT RESULT IN AT LEAST 70% COVER BY MAY 15, ADDITIONAL SEEDING SHALL BE REQUIRED.

OWNER:

MCFARLAND HOCKEY INC.
4812 MARSH RD
MCFARLAND, WI 53558

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

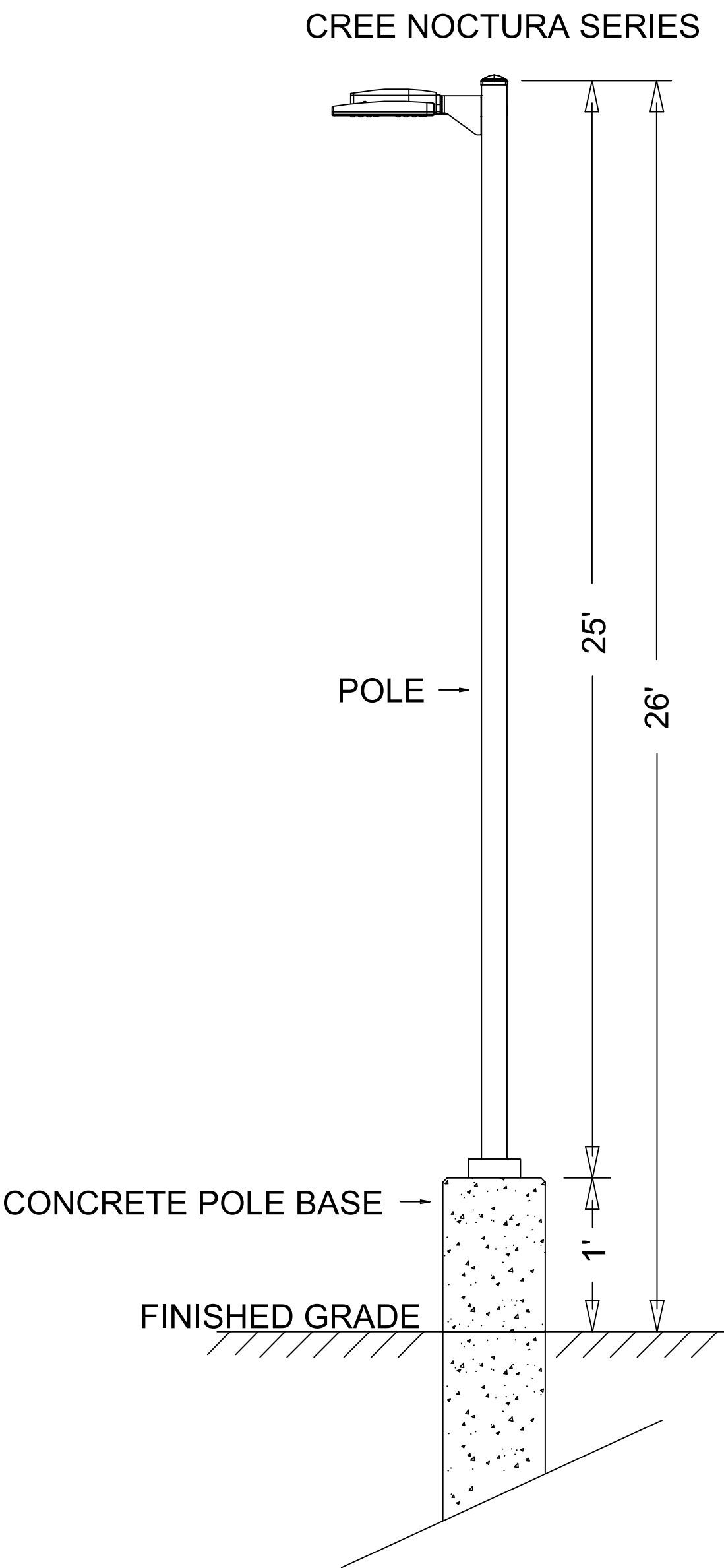
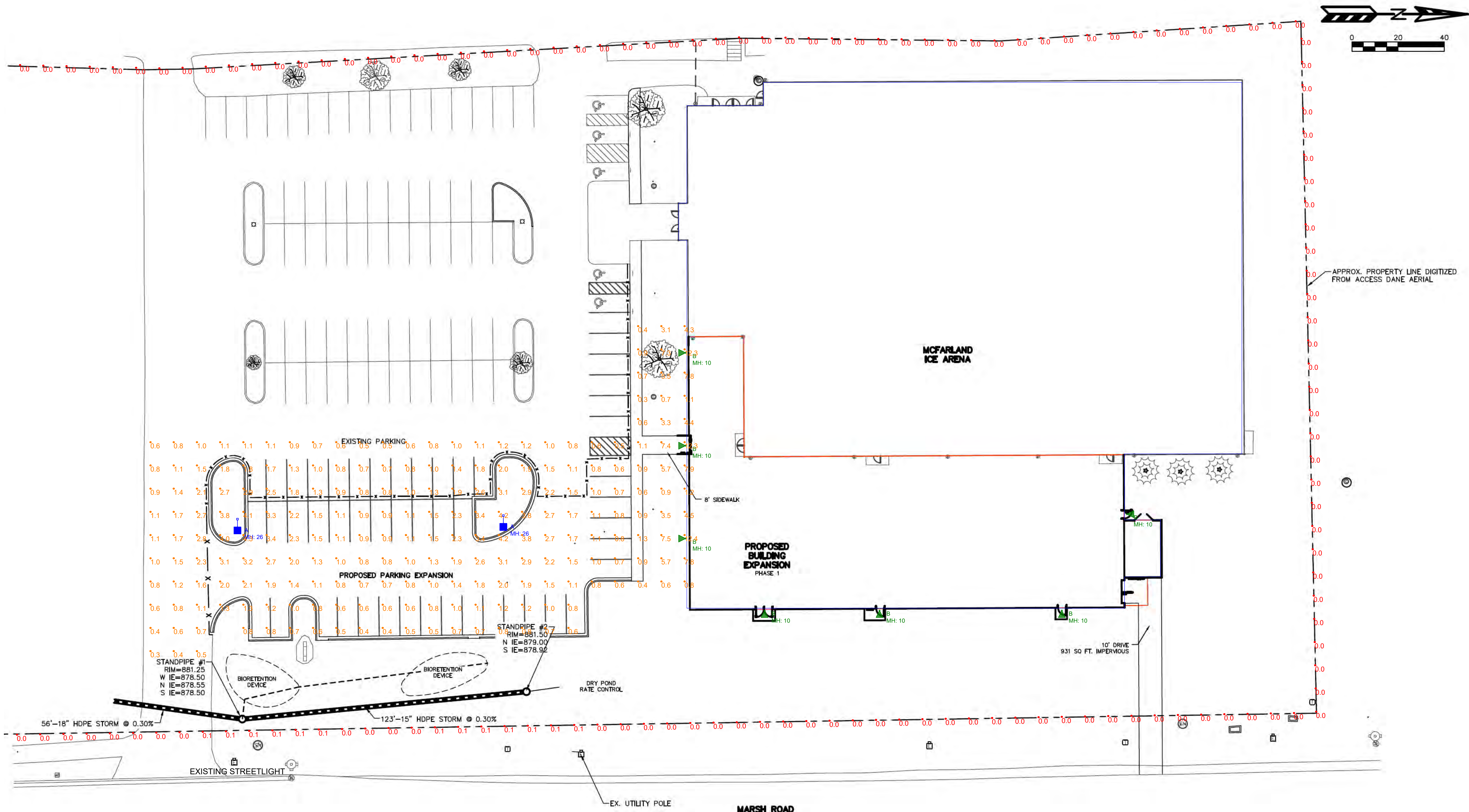
MCFARLAND ICE ARENA-2024 ADDITION

DETAILS SHEET

SHEET: C-5
DATED: JULY 8, 2024



4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752



FIXTURE MOUNTING HEIGHT IS SHOWN AS "MH" IN FEET ABOVE FINISHED GRADE

Luminaire Schedule				Description	Luminaire Watts	Luminaire Lumens	LLF
Symbol	Label	Qty	Manufacturer				
	A	2	CREE	NTA-A-NM-T5-19L-40K-UL-BZ + NTA-DA-BZ-U + LP14C251Z-0 + LP14ABT-0	130	19200	0.890
	B	7	CREE	C-WP-C-RDC-S6L-SCCT-DB	42	6000	0.890

MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	1.81	12.4	0.3	6.03	41.33
Property Lines	Fc	0.01	0.1	0.0	N.A.	N.A.
Parking Expansion	Fc	1.56	4.3	0.4	3.90	10.75

ERI

ENGINEERED
REPRESENTATION
INC.

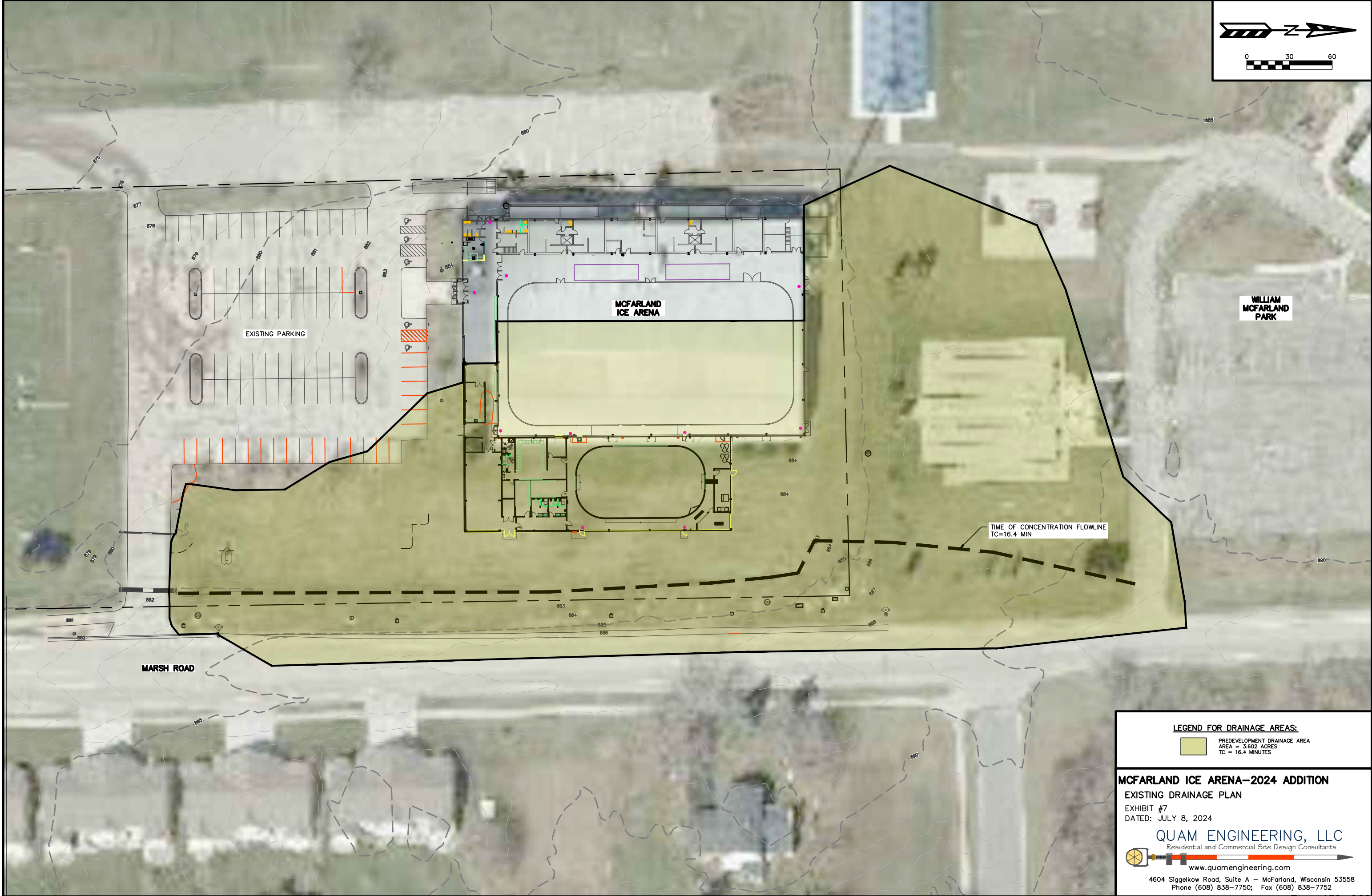
www.engineeredrepinc.com
262.542.6285 Wauwatosa
920.751.3922 Neenah
apps@eriwi.com

Date: 6/18/2024 Scale: 1"=20' Layout By: Andy

Project: McFARLAND ICE ARENA - 2024 ADDITION

Filename: 240618QM1AKC.AGI

LIGHT LEVELS SHOWN ARE STRICTLY FOR PURPOSES OF ESTIMATING BILL OF MATERIALS AND THE RESULTS ARE BASED ON PROJECT DETAILS GIVEN TO ENGINEERED REPRESENTATION INC. / WALLOCK DAVIES & COMPANY LLC. BEFORE OCCUPANCY OF SPACE. ALL PROJECT DETAILS AND LIGHT LEVELS SHOULD BE VERIFIED TO COMPLY WITH SAFETY AND MUNICIPAL CODES.



LEGEND FOR DRAINAGE AREAS:

PREDEVELOPMENT DRAINAGE AREA
AREA = 3.602 ACRES
TC = 16.4 MINUTES

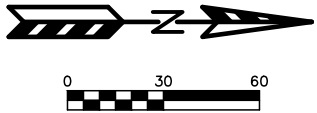
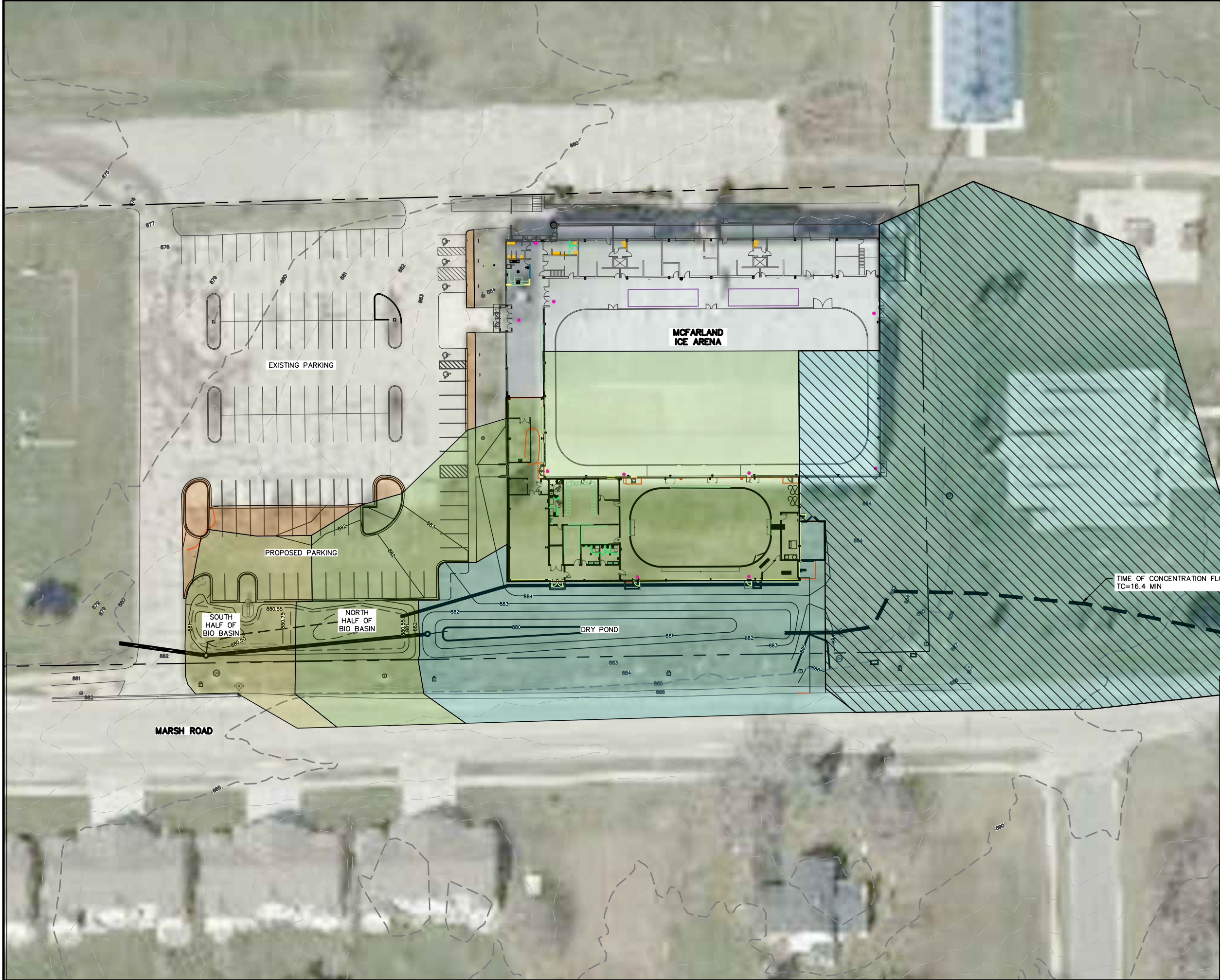
MCFARLAND ICE ARENA-2024 ADDITION

EXISTING DRAINAGE PLAN

EXHIBIT #7
DATED: JULY 8, 2024

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com

4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



WILLIAM
MCFARLAND
PARK

TIME OF CONCENTRATION FLOWLINE
TC=16.4 MIN

MARSH ROAD

SOUTH
HALF OF
BIO BASIN

NORTH
HALF OF
BIO BASIN

DRY POND

MCFARLAND
ICE ARENA

EXISTING PARKING

PROPOSED PARKING

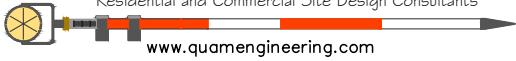
LEGEND FOR DRAINAGE AREAS:

-  DRAINAGE TO SOUTH BIO
AREA = 0.187 ACRES
TC = 6 MINUTES
-  DRAINAGE TO SOUTH BIO
AREA = 0.983 ACRES
TC = 6 MINUTES
-  DRAINAGE AREA TO DRY POND
AREA = 2.335 ACRES
TC = 14.5 MINUTES
-  DRAINAGE AREA TO CULVERT UNDER PATH
AREA = 1.804 ACRES
-  UNCONTROLLED DRAINAGE AREA
AREA = 0.077 ACRES
TC = 6 MINUTES

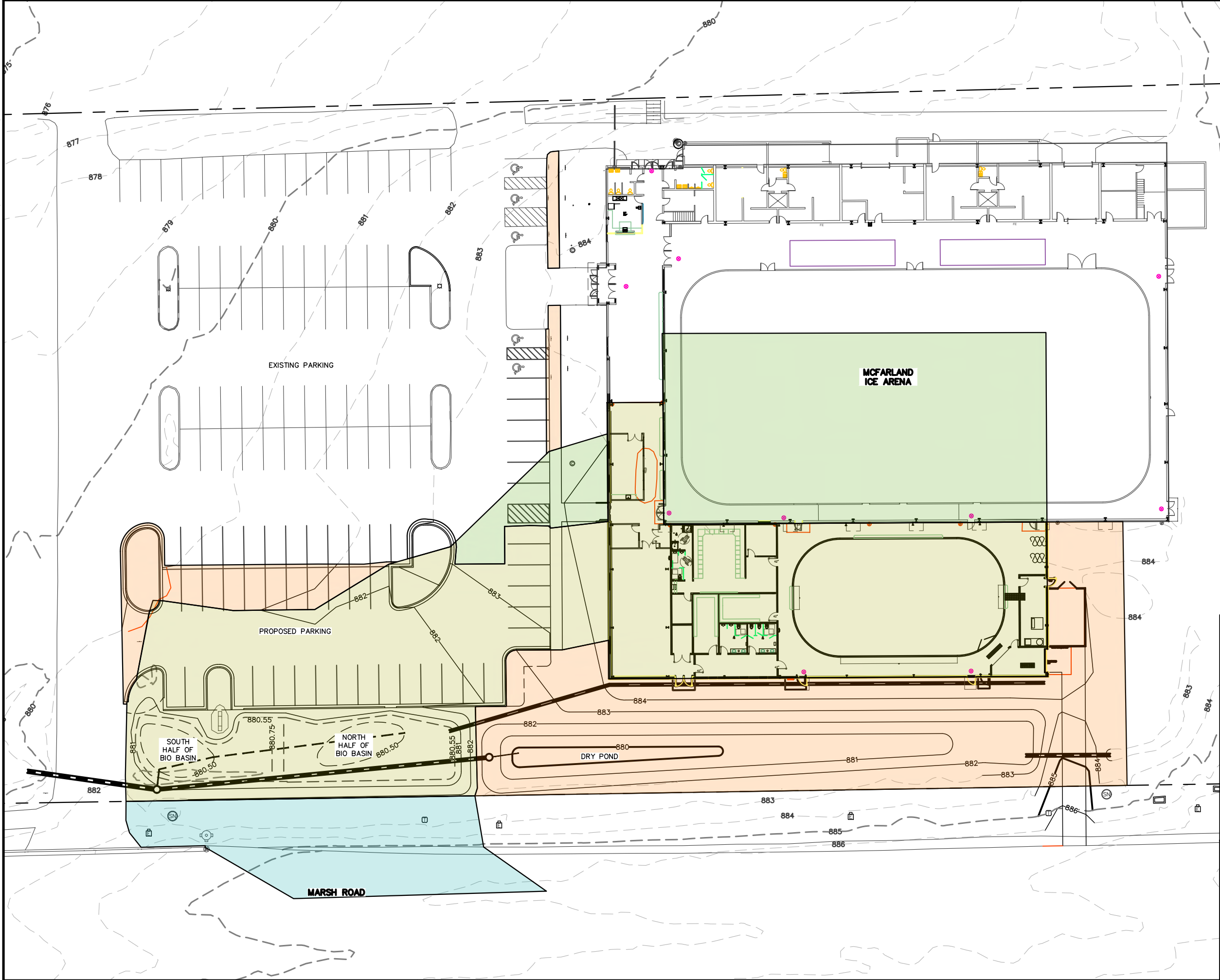
MCFARLAND ICE ARENA-2024 ADDITION
PROPOSED DRAINAGE PLAN

EXHIBIT #8
DATED: JULY 8, 2024

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



LEGEND FOR DRAINAGE AREAS:

-  DRAINAGE TO BIO BASIN
AREA = 0.696 ACRES
-  EXISTING LAND SWAPPED FOR UNCONTROLLED
AREA = 0.347 ACRES
-  OFFSITE TO BIO BASIN
AREA = 0.127 ACRES
-  DISTURBED UNCONTROLLED AREAS
(SUBTRACTING SWAPPED AREAS)
AREA = 0.099 ACRES

AREAS IN THE "EXISTING LAND SWAPPED FOR UNCONTROLLED" ARE EXISTING LAND DRAINING TO THE BIO BASIN. THE AREAS WERE REMOVED FROM THE UNCONTROLLED AREAS AT A 1:1 RATIO. ADDITIONAL EXISTING ROOF WAS SWITCHED FOR UNCONTROLLED LANDSCAPING AREAS.

MCFARLAND ICE ARENA-2024 ADDITION

PROPOSED DRAINAGE PLAN

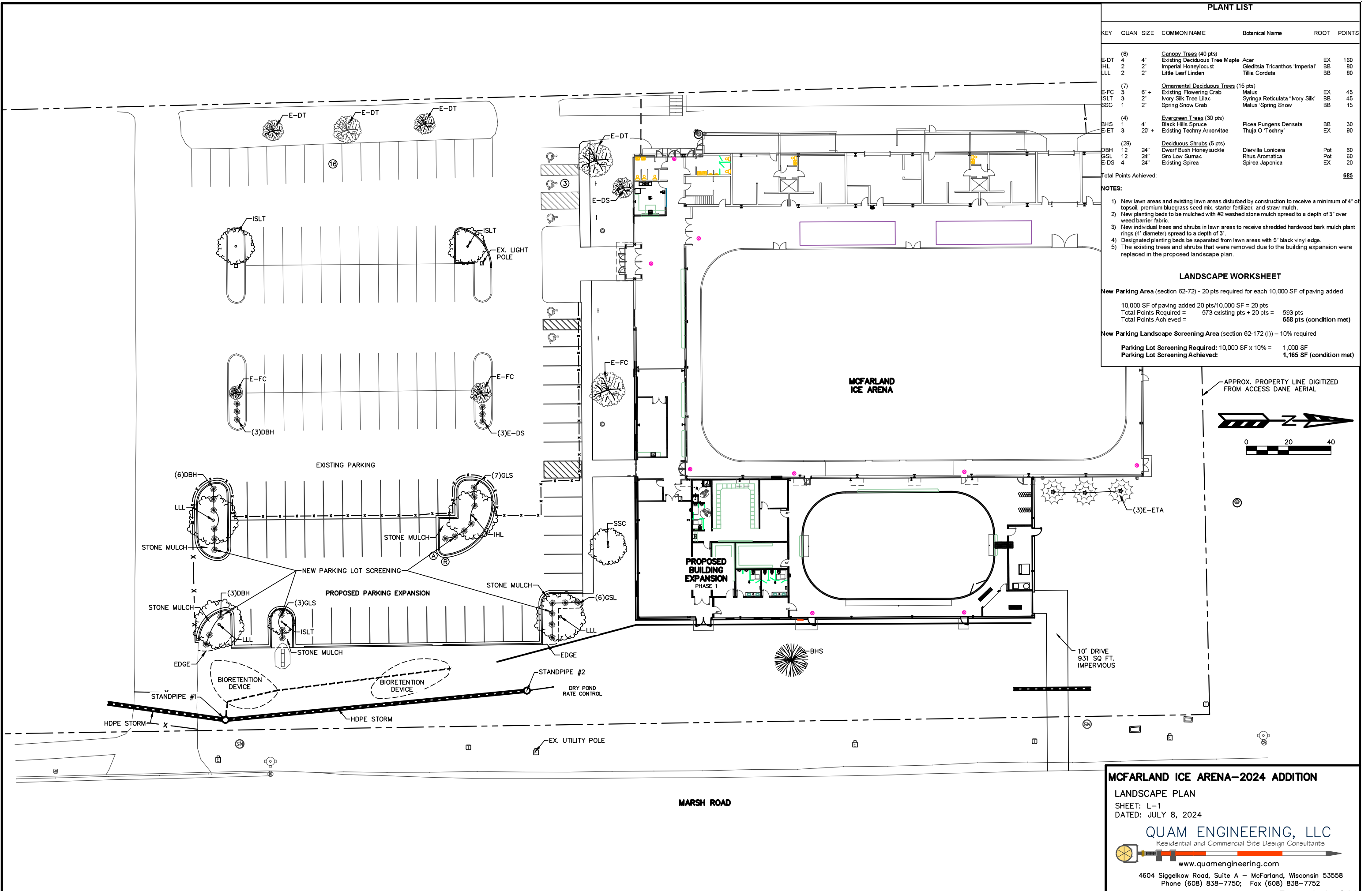
EXHIBIT #9

DATED: JULY 8, 2024

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752





Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer: Bachmann Construction

Project: McFarland Ice Arena

Date: 07/08/24

County: Dane

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	08/19/24	10/01/24	16.9%	150	Silt Loam	0.43	0.8%	110	0.11	1.00	1.2	0.654	Ditch Check Sedi	0.6
Bare Ground	10/01/24	05/01/25	18.1%	150	Silt Loam	0.43	6.0%	50	0.48	1.00	5.6	0.831	Ditch Check Sed	3.2
Mulch or Erosion Mat	05/01/25	06/01/25	11.2%	150	Silt Loam	0.43	6.0%	50	0.48	0.20	0.7	0.831	Ditch Check Sedi	0.4
Seed with Mulch or Er	06/01/25	07/31/25	42.4%	150	Silt Loam	0.43	6.0%	50	0.48	0.10	1.3	0.831	Ditch Check Sedi	0.8
End	07/31/25	----	----	----	-----	----			----	-----	----	0.000		0.0
		----	----	----	-----	----			----	-----	----	0.000		0.0
TOTAL											8.8		TOTAL	5.0
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

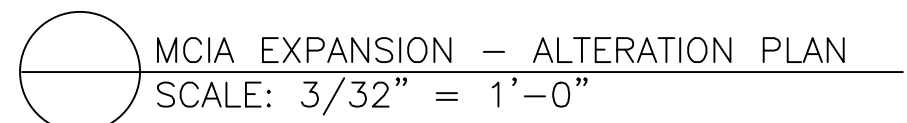
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/1-5/15 and 8/7-8/29 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	MAF
Date	7/8/2024



ISSUED:	
001	10/10/2023
002	06/18/2024
000	0000
000	0000
000	0000
000	0000

REVISIONS/ ADDENDA:	
001	06/18/2024
002	07/09/2024
003	0000
000	0000
000	0000
000	0000

SCALE: AS NOTED

DATE: 10/10/2023

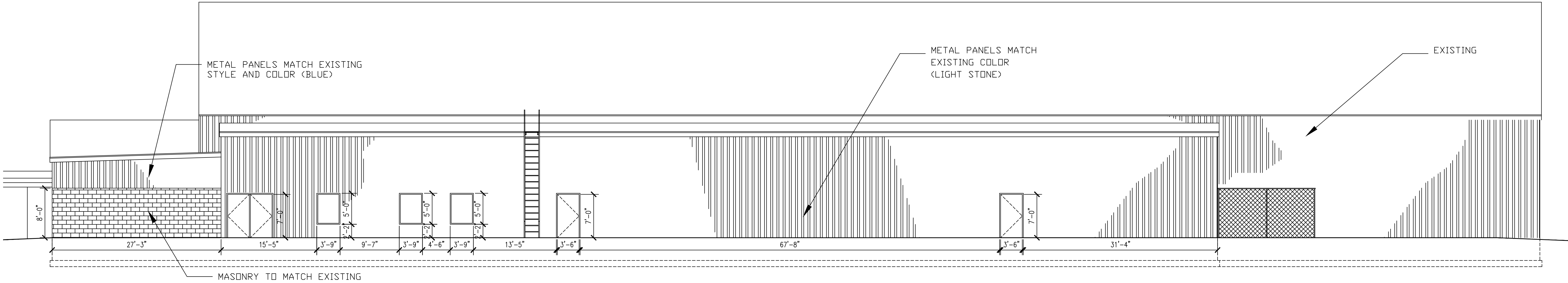
MCIA
4812 Marsh Rd,
McFarland, WI 53558

CONSTRUCTION

A100

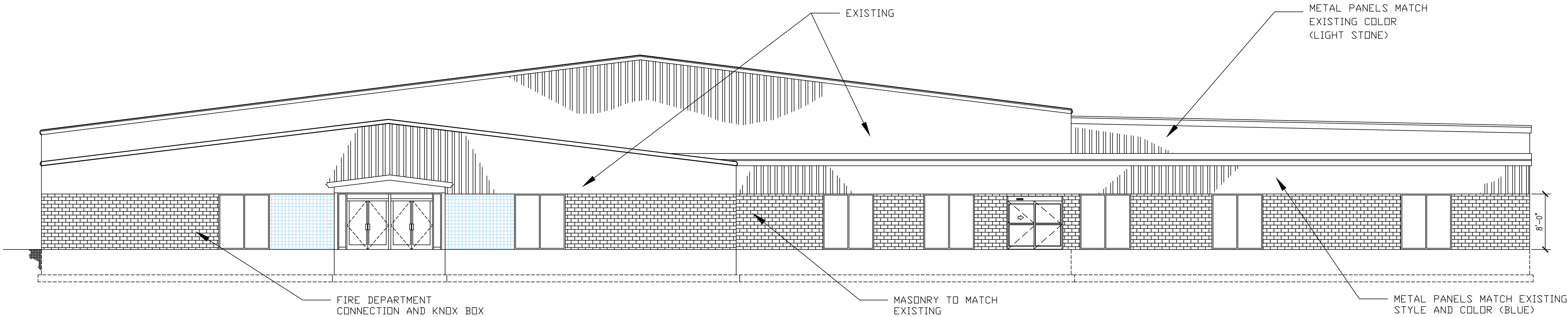


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MCIA EXPANSION - EAST ELEVATION
SCALE: N.T.S.

*ALL TRIM MEDIUM BRONZE



MCIA EXPANSION - FRONT ELEVATION (south end of building)
SCALE: 1/8" = 1'-0"

*ALL TRIM MEDIUM BRONZE



MCIA EXPANSION - CONCEPTUAL RENDERING
SCALE: 1/8" = 1'-0"

ISSUED:	
001	10/10/2023
002	06/18/2024
000	0000
000	0000
000	0000
000	0000

REVISIONS/ ADDENDA:	
001	06/18/2024
000	07/09/2024
000	0000
000	0000
000	0000
000	0000

SCALE: AS NOTED

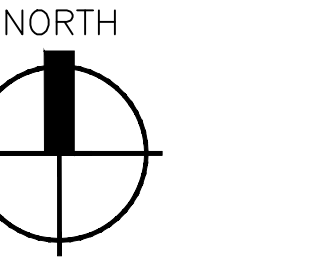
DATE: 10/10/2023



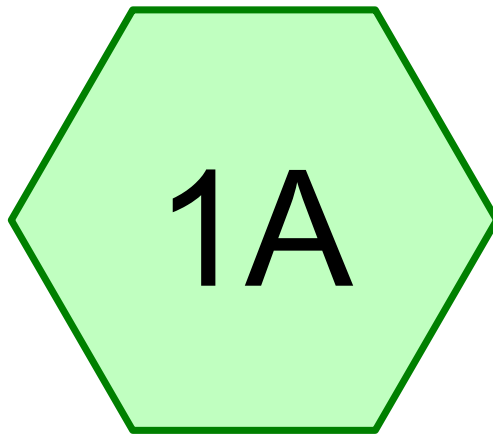
MCIA
4812 Marsh Rd,
McFarland, WI 53558

CONSTRUCTION

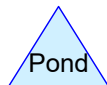
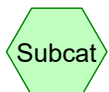
A200



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PreDevelopment



Routing Diagram for Pre-Development HydroCAD
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Pre-Development HydroCAD

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.569	61	>75% Grass cover, Good, HSG B (1A)
0.020	98	Ex. Pavement (1A)
0.404	98	Ex. Roof (1A)
0.009	98	Ex. Sidewalk (1A)
0.281	98	Offsite Patio (1A)
0.319	98	Offsite Street (1A)

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Summary for Subcatchment 1A: PreDevelopment

Runoff = 2.44 cfs @ 12.25 hrs, Volume= 0.236 af, Depth= 0.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.404	98	Ex. Roof
* 0.020	98	Ex. Pavement
* 0.009	98	Ex. Sidewalk
1.384	61	>75% Grass cover, Good, HSG B
* 0.319	98	Offsite Street
* 0.281	98	Offsite Patio
1.185	61	>75% Grass cover, Good, HSG B
3.602		Weighted Average
2.569		71.32% Pervious Area
1.033		28.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	200	0.0350	0.23		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.9	450	0.0080	3.91	50.79	Channel Flow, Area= 13.0 sf Perim= 25.0' r= 0.52' n= 0.022 Earth, clean & straight
16.4	650	Total			

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Summary for Subcatchment 1A: PreDevelopment

Runoff = 3.04 cfs @ 12.26 hrs, Volume= 0.290 af, Depth= 0.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

Area (ac)	CN	Description
* 0.404	98	Ex. Roof
* 0.020	98	Ex. Pavement
* 0.009	98	Ex. Sidewalk
1.384	61	>75% Grass cover, Good, HSG B
* 0.319	98	Offsite Street
* 0.281	98	Offsite Patio
1.185	61	>75% Grass cover, Good, HSG B
3.602		Weighted Average
2.569		71.32% Pervious Area
1.033		28.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	200	0.0350	0.23		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.9	450	0.0080	3.91	50.79	Channel Flow, Area= 13.0 sf Perim= 25.0' r= 0.52' n= 0.022 Earth, clean & straight
16.4	650	Total			

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Summary for Subcatchment 1A: PreDevelopment

Runoff = 5.85 cfs @ 12.26 hrs, Volume= 0.516 af, Depth= 1.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

Area (ac)	CN	Description
* 0.404	98	Ex. Roof
* 0.020	98	Ex. Pavement
* 0.009	98	Ex. Sidewalk
1.384	61	>75% Grass cover, Good, HSG B
* 0.319	98	Offsite Street
* 0.281	98	Offsite Patio
1.185	61	>75% Grass cover, Good, HSG B
3.602		Weighted Average
2.569		71.32% Pervious Area
1.033		28.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	200	0.0350	0.23		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.9	450	0.0080	3.91	50.79	Channel Flow, Area= 13.0 sf Perim= 25.0' r= 0.52' n= 0.022 Earth, clean & straight
16.4	650	Total			

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Summary for Subcatchment 1A: PreDevelopment

Runoff = 8.27 cfs @ 12.26 hrs, Volume= 0.705 af, Depth= 2.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

Area (ac)	CN	Description
* 0.404	98	Ex. Roof
* 0.020	98	Ex. Pavement
* 0.009	98	Ex. Sidewalk
1.384	61	>75% Grass cover, Good, HSG B
* 0.319	98	Offsite Street
* 0.281	98	Offsite Patio
1.185	61	>75% Grass cover, Good, HSG B
3.602		Weighted Average
2.569		71.32% Pervious Area
1.033		28.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	200	0.0350	0.23		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.9	450	0.0080	3.91	50.79	Channel Flow, Area= 13.0 sf Perim= 25.0' r= 0.52' n= 0.022 Earth, clean & straight
16.4	650	Total			

Pre-Development HydroCAD

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MSE 24-hr 4 100-Year Rainfall=6.66"

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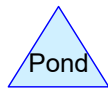
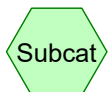
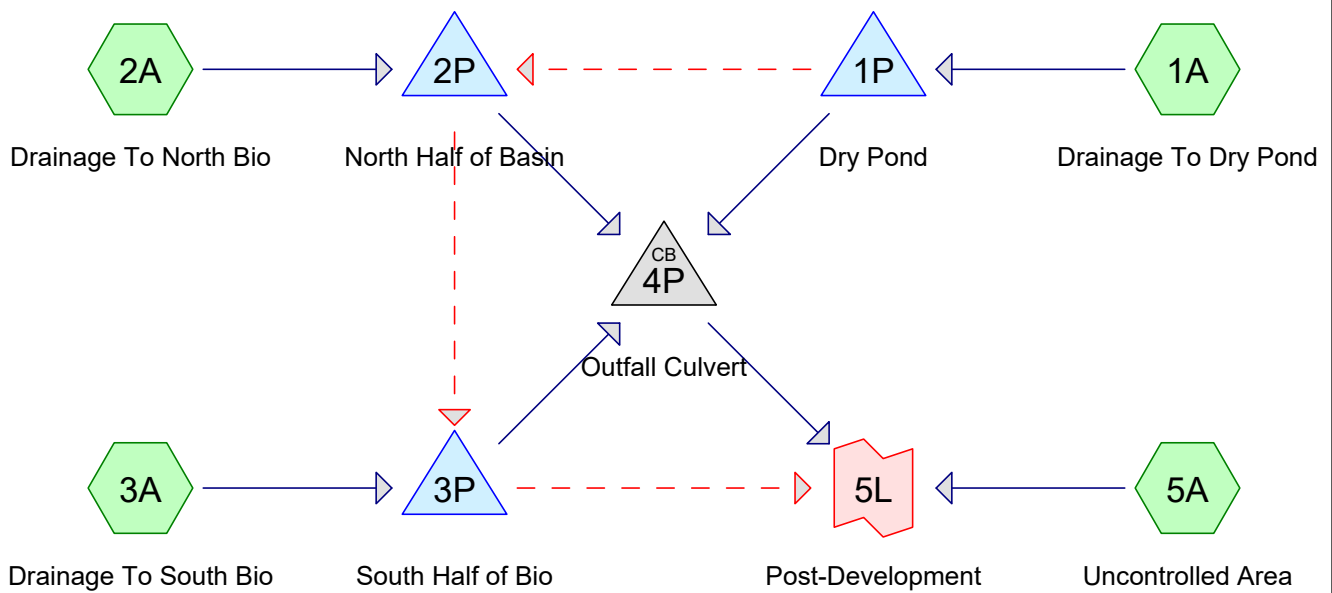
Summary for Subcatchment 1A: PreDevelopment

Runoff = 13.04 cfs @ 12.25 hrs, Volume= 1.079 af, Depth= 3.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

Area (ac)	CN	Description
* 0.404	98	Ex. Roof
* 0.020	98	Ex. Pavement
* 0.009	98	Ex. Sidewalk
1.384	61	>75% Grass cover, Good, HSG B
* 0.319	98	Offsite Street
* 0.281	98	Offsite Patio
1.185	61	>75% Grass cover, Good, HSG B
3.602		Weighted Average
2.569		71.32% Pervious Area
1.033		28.68% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	200	0.0350	0.23		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.9	450	0.0080	3.91	50.79	Channel Flow, Area= 13.0 sf Perim= 25.0' r= 0.52' n= 0.022 Earth, clean & straight
16.4	650	Total			



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Post-Development HydroCAD

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.427	61	>75% Grass cover, Good, HSG B (1A, 2A, 3A)
0.514	74	>75% Grass cover, Good, HSG C (1A, 2A, 3A, 5A)
0.020	98	Ex. Pavement (2A)
0.404	98	Ex. Roof (1A, 2A)
0.009	98	Ex. Sidewalk (1A, 2A)
0.281	98	Offsite Patio (1A)
0.319	98	Offsite Street (1A, 2A, 3A)
0.244	98	Pavement (1A, 2A, 3A, 5A)
0.323	98	Roof (2A)
0.039	98	Sidewalk (1A, 2A, 5A)
0.022	100	Water/Infiltration (2A, 3A)

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Summary for Subcatchment 1A: Drainage To Dry Pond

Runoff = 1.85 cfs @ 12.23 hrs, Volume= 0.165 af, Depth= 0.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.009	98	Pavement
* 0.018	98	Sidewalk
0.342	74	>75% Grass cover, Good, HSG C
* 0.097	98	Ex. Roof
* 0.001	98	Ex. Sidewalk
0.230	61	>75% Grass cover, Good, HSG B
* 0.264	98	Offsite Street
* 0.281	98	Offsite Patio
1.113	61	>75% Grass cover, Good, HSG B
2.355		Weighted Average
1.685		71.55% Pervious Area
0.670		28.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	200	0.0350	0.23		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Summary for Pond 1P: Dry Pond

Inflow Area = 2.355 ac, 28.45% Impervious, Inflow Depth = 0.84" for 1-Year event
Inflow = 1.85 cfs @ 12.23 hrs, Volume= 0.165 af
Outflow = 0.50 cfs @ 12.65 hrs, Volume= 0.165 af, Atten= 73%, Lag= 25.2 min
Primary = 0.50 cfs @ 12.65 hrs, Volume= 0.165 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 881.09' @ 12.65 hrs Surf.Area= 2,730 sf Storage= 1,890 cf

Plug-Flow detention time= 30.1 min calculated for 0.165 af (100% of inflow)

Center-of-Mass det. time= 29.2 min (828.0 - 798.9)

Volume	Invert	Avail.Storage	Storage Description
#1	879.50'	11,900 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
879.50	100	0	0
880.00	500	150	150
881.00	2,500	1,500	1,650
882.00	5,000	3,750	5,400
883.00	8,000	6,500	11,900

Device	Routing	Invert	Outlet Devices
#1	Primary	878.92'	12.0" Round Outlet Culvert L= 123.0' Ke= 0.500 Inlet / Outlet Invert= 878.92' / 878.55' S= 0.0030 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	879.50'	4.0" Round Culvert L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 879.50' / 879.00' S= 0.0500 '/' Cc= 0.900 n= 0.010, Flow Area= 0.09 sf
#3	Device 1	881.50'	36.0" Horiz. Standpipe C= 0.600 Limited to weir flow at low heads
#4	Secondary	882.00'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.50 cfs @ 12.65 hrs HW=881.09' TW=879.07' (Dynamic Tailwater)

↑ **1=Outlet Culvert** (Passes 0.50 cfs of 3.58 cfs potential flow)

↑ **2=Culvert** (Inlet Controls 0.50 cfs @ 5.75 fps)

↑ **3=Standpipe** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=879.50' TW=880.50' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Summary for Subcatchment 2A: Drainage To North Bio

Runoff = 2.68 cfs @ 12.13 hrs, Volume= 0.164 af, Depth= 2.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.323	98	Roof
* 0.125	98	Pavement
* 0.006	98	Sidewalk
0.092	74	>75% Grass cover, Good, HSG C
* 0.011	100	Water/Infiltration
* 0.307	98	Ex. Roof
* 0.020	98	Ex. Pavement
* 0.008	98	Ex. Sidewalk
0.012	61	>75% Grass cover, Good, HSG B
* 0.039	98	Offsite Street
0.040	61	>75% Grass cover, Good, HSG B
0.983		Weighted Average
0.144		14.65% Pervious Area
0.839		85.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Summary for Pond 2P: North Half of Basin

Inflow Area = 0.983 ac, 85.35% Impervious, Inflow Depth = 2.00" for 1-Year event
Inflow = 2.68 cfs @ 12.13 hrs, Volume= 0.164 af
Outflow = 1.95 cfs @ 12.30 hrs, Volume= 0.164 af, Atten= 27%, Lag= 10.1 min
Primary = 0.06 cfs @ 9.80 hrs, Volume= 0.092 af
Secondary = 2.59 cfs @ 12.11 hrs, Volume= 0.103 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 881.39' @ 12.25 hrs Surf.Area= 4,052 sf Storage= 2,164 cf

Plug-Flow detention time= 121.4 min calculated for 0.164 af (100% of inflow)

Center-of-Mass det. time= 121.5 min (883.5 - 762.0)

Volume	Invert	Avail.Storage	Storage Description
#1	880.50'	5,557 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
880.50	500	0	0
880.55	1,800	58	58
881.00	2,200	900	957
882.00	7,000	4,600	5,557

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	6.0" Vert. Orifice/Grate C= 0.600
#2	Secondary	880.75'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#3	Device 1	880.50'	3.600 in/hr Exfiltration over Surface area from 880.49' - 880.51' Excluded Surface area = 0 sf Phase-In= 0.01'

Primary OutFlow Max=0.06 cfs @ 9.80 hrs HW=880.52' TW=878.69' (Dynamic Tailwater)

↑ **1=Orifice/Grate** (Passes 0.06 cfs of 1.26 cfs potential flow)

↑ **3=Exfiltration** (Exfiltration Controls 0.06 cfs)

Secondary OutFlow Max=0.00 cfs @ 12.11 hrs HW=881.19' TW=881.26' (Dynamic Tailwater)

↑ **2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Post-Development HydroCAD

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Summary for Subcatchment 3A: Drainage To South Bio

Runoff = 0.35 cfs @ 12.13 hrs, Volume= 0.021 af, Depth= 1.38"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.067	98	Pavement
0.061	74	>75% Grass cover, Good, HSG C
* 0.011	100	Water/Infiltration
* 0.016	98	Offsite Street
0.032	61	>75% Grass cover, Good, HSG B
0.187		Weighted Average
0.093		49.73% Pervious Area
0.094		50.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Post-Development HydroCAD

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Summary for Pond 3P: South Half of Bio

Inflow Area = 0.187 ac, 50.27% Impervious, Inflow Depth = 8.02" for 1-Year event
Inflow = 2.92 cfs @ 12.11 hrs, Volume= 0.125 af
Outflow = 1.70 cfs @ 12.21 hrs, Volume= 0.125 af, Atten= 42%, Lag= 5.8 min
Primary = 1.70 cfs @ 12.21 hrs, Volume= 0.125 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 881.39' @ 12.21 hrs Surf.Area= 3,836 sf Storage= 1,896 cf

Plug-Flow detention time= 129.7 min calculated for 0.125 af (100% of inflow)

Center-of-Mass det. time= 129.6 min (906.4 - 776.8)

Volume	Invert	Avail.Storage	Storage Description
#1	880.50'	5,192 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
880.50	500	0	0
880.55	1,500	50	50
881.00	1,800	742	792
882.00	7,000	4,400	5,192

Device	Routing	Invert	Outlet Devices
#1	Primary	881.25'	36.0" Horiz. Standpipe C= 0.600 Limited to weir flow at low heads
#2	Primary	878.50'	6.0" Vert. Orifice/Grate C= 0.600
#3	Secondary	881.54'	10.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#4	Device 2	880.50'	3.600 in/hr Exfiltration over Surface area from 880.49' - 880.51' Excluded Surface area = 0 sf Phase-In= 0.01'

Primary OutFlow Max=1.65 cfs @ 12.21 hrs HW=881.39' TW=879.33' (Dynamic Tailwater)

↑ **1=Standpipe** (Weir Controls 1.59 cfs @ 1.22 fps)

↑ **2=Orifice/Grate** (Passes 0.06 cfs of 1.36 cfs potential flow)

↑ **4=Exfiltration** (Exfiltration Controls 0.06 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=880.50' TW=0.00' (Dynamic Tailwater)

↑ **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Summary for Pond 4P: Outfall Culvert

Inflow Area = 3.525 ac, 45.48% Impervious, Inflow Depth = 1.30" for 1-Year event
Inflow = 2.18 cfs @ 12.21 hrs, Volume= 0.382 af
Outflow = 2.18 cfs @ 12.21 hrs, Volume= 0.382 af, Atten= 0%, Lag= 0.0 min
Primary = 2.18 cfs @ 12.21 hrs, Volume= 0.382 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 879.34' @ 12.21 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	18.0" Round Culvert L= 56.0' Ke= 0.500 Inlet / Outlet Invert= 878.50' / 878.33' S= 0.0030 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Primary OutFlow Max=2.12 cfs @ 12.21 hrs HW=879.32' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Barrel Controls 2.12 cfs @ 3.09 fps)

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Summary for Subcatchment 5A: Uncontrolled Area

Runoff = 0.20 cfs @ 12.13 hrs, Volume= 0.012 af, Depth= 1.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-Year Rainfall=2.49"

Area (ac)	CN	Description
* 0.043	98	Pavement
* 0.015	98	Sidewalk
0.019	74	>75% Grass cover, Good, HSG C
0.077		Weighted Average
0.019		24.68% Pervious Area
0.058		75.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 1-Year Rainfall=2.49"

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Summary for Link 5L: Post-Development

Inflow Area = 3.602 ac, 46.11% Impervious, Inflow Depth = 1.31" for 1-Year event
Inflow = 2.30 cfs @ 12.21 hrs, Volume= 0.394 af
Primary = 2.30 cfs @ 12.21 hrs, Volume= 0.394 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Summary for Subcatchment 1A: Drainage To Dry Pond

Runoff = 2.31 cfs @ 12.24 hrs, Volume= 0.203 af, Depth= 1.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

Area (ac)	CN	Description
* 0.009	98	Pavement
* 0.018	98	Sidewalk
0.342	74	>75% Grass cover, Good, HSG C
* 0.097	98	Ex. Roof
* 0.001	98	Ex. Sidewalk
0.230	61	>75% Grass cover, Good, HSG B
* 0.264	98	Offsite Street
* 0.281	98	Offsite Patio
1.113	61	>75% Grass cover, Good, HSG B
2.355		Weighted Average
1.685		71.55% Pervious Area
0.670		28.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	200	0.0350	0.23		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Summary for Pond 1P: Dry Pond

Inflow Area = 2.355 ac, 28.45% Impervious, Inflow Depth = 1.03" for 2-Year event
Inflow = 2.31 cfs @ 12.24 hrs, Volume= 0.203 af
Outflow = 0.54 cfs @ 12.71 hrs, Volume= 0.203 af, Atten= 77%, Lag= 28.4 min
Primary = 0.54 cfs @ 12.71 hrs, Volume= 0.203 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 881.31' @ 12.71 hrs Surf.Area= 3,276 sf Storage= 2,546 cf

Plug-Flow detention time= 37.1 min calculated for 0.203 af (100% of inflow)

Center-of-Mass det. time= 37.2 min (836.8 - 799.6)

Volume	Invert	Avail.Storage	Storage Description
#1	879.50'	11,900 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
879.50	100	0	0
880.00	500	150	150
881.00	2,500	1,500	1,650
882.00	5,000	3,750	5,400
883.00	8,000	6,500	11,900

Device	Routing	Invert	Outlet Devices
#1	Primary	878.92'	12.0" Round Outlet Culvert L= 123.0' Ke= 0.500 Inlet / Outlet Invert= 878.92' / 878.55' S= 0.0030 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	879.50'	4.0" Round Culvert L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 879.50' / 879.00' S= 0.0500 '/' Cc= 0.900 n= 0.010, Flow Area= 0.09 sf
#3	Device 1	881.50'	36.0" Horiz. Standpipe C= 0.600 Limited to weir flow at low heads
#4	Secondary	882.00'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.54 cfs @ 12.71 hrs HW=881.31' TW=879.08' (Dynamic Tailwater)

↑ **1=Outlet Culvert** (Passes 0.54 cfs of 3.82 cfs potential flow)

↑ **2=Culvert** (Inlet Controls 0.54 cfs @ 6.17 fps)

↑ **3=Standpipe** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=879.50' TW=880.50' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Summary for Subcatchment 2A: Drainage To North Bio

Runoff = 3.09 cfs @ 12.13 hrs, Volume= 0.190 af, Depth= 2.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-Year Rainfall=2.84"

Area (ac)	CN	Description
* 0.323	98	Roof
* 0.125	98	Pavement
* 0.006	98	Sidewalk
0.092	74	>75% Grass cover, Good, HSG C
* 0.011	100	Water/Infiltration
* 0.307	98	Ex. Roof
* 0.020	98	Ex. Pavement
* 0.008	98	Ex. Sidewalk
0.012	61	>75% Grass cover, Good, HSG B
* 0.039	98	Offsite Street
0.040	61	>75% Grass cover, Good, HSG B
0.983		Weighted Average
0.144		14.65% Pervious Area
0.839		85.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Summary for Pond 2P: North Half of Basin

Inflow Area = 0.983 ac, 85.35% Impervious, Inflow Depth = 2.32" for 2-Year event
Inflow = 3.09 cfs @ 12.13 hrs, Volume= 0.190 af
Outflow = 3.29 cfs @ 12.25 hrs, Volume= 0.190 af, Atten= 0%, Lag= 7.3 min
Primary = 0.06 cfs @ 9.30 hrs, Volume= 0.097 af
Secondary = 3.23 cfs @ 12.25 hrs, Volume= 0.125 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 881.41' @ 12.22 hrs Surf.Area= 4,191 sf Storage= 2,283 cf

Plug-Flow detention time= 113.9 min calculated for 0.190 af (100% of inflow)

Center-of-Mass det. time= 113.6 min (873.5 - 759.8)

Volume	Invert	Avail.Storage	Storage Description
#1	880.50'	5,557 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
880.50	500	0	0
880.55	1,800	58	58
881.00	2,200	900	957
882.00	7,000	4,600	5,557

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	6.0" Vert. Orifice/Grate C= 0.600
#2	Secondary	880.75'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#3	Device 1	880.50'	3.600 in/hr Exfiltration over Surface area from 880.49' - 880.51' Excluded Surface area = 0 sf Phase-In= 0.01'

Primary OutFlow Max=0.06 cfs @ 9.30 hrs HW=880.52' TW=878.69' (Dynamic Tailwater)

↑ **1=Orifice/Grate** (Passes 0.06 cfs of 1.26 cfs potential flow)

↑ **3=Exfiltration** (Exfiltration Controls 0.06 cfs)

Secondary OutFlow Max=4.38 cfs @ 12.25 hrs HW=881.41' TW=881.40' (Dynamic Tailwater)

↑ **2=Broad-Crested Rectangular Weir** (Weir Controls 4.38 cfs @ 0.33 fps)

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Summary for Subcatchment 3A: Drainage To South Bio

Runoff = 0.42 cfs @ 12.13 hrs, Volume= 0.026 af, Depth= 1.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

MSE 24-hr 4 2-Year Rainfall=2.84"

Area (ac)	CN	Description
* 0.067	98	Pavement
0.061	74	>75% Grass cover, Good, HSG C
* 0.011	100	Water/Infiltration
* 0.016	98	Offsite Street
0.032	61	>75% Grass cover, Good, HSG B
0.187		Weighted Average
0.093		49.73% Pervious Area
0.094		50.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Summary for Pond 3P: South Half of Bio

Inflow Area = 0.187 ac, 50.27% Impervious, Inflow Depth = 9.67" for 2-Year event
Inflow = 3.41 cfs @ 12.25 hrs, Volume= 0.151 af
Outflow = 2.27 cfs @ 12.17 hrs, Volume= 0.151 af, Atten= 34%, Lag= 0.0 min
Primary = 2.27 cfs @ 12.17 hrs, Volume= 0.151 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 881.42' @ 12.17 hrs Surf.Area= 4,003 sf Storage= 2,022 cf

Plug-Flow detention time= 116.8 min calculated for 0.151 af (100% of inflow)
Center-of-Mass det. time= 116.8 min (892.9 - 776.1)

Volume	Invert	Avail.Storage	Storage Description
#1	880.50'	5,192 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
880.50	500	0	0
880.55	1,500	50	50
881.00	1,800	742	792
882.00	7,000	4,400	5,192

Device	Routing	Invert	Outlet Devices
#1	Primary	881.25'	36.0" Horiz. Standpipe C= 0.600 Limited to weir flow at low heads
#2	Primary	878.50'	6.0" Vert. Orifice/Grate C= 0.600
#3	Secondary	881.54'	10.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#4	Device 2	880.50'	3.600 in/hr Exfiltration over Surface area from 880.49' - 880.51' Excluded Surface area = 0 sf Phase-In= 0.01'

Primary OutFlow Max=2.10 cfs @ 12.17 hrs HW=881.41' TW=879.42' (Dynamic Tailwater)

↑ **1=Standpipe** (Weir Controls 2.04 cfs @ 1.32 fps)
↑ **2=Orifice/Grate** (Passes 0.06 cfs of 1.33 cfs potential flow)
↑ **4=Exfiltration** (Exfiltration Controls 0.06 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=880.50' TW=0.00' (Dynamic Tailwater)

↑ **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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Summary for Pond 4P: Outfall Culvert

Inflow Area = 3.525 ac, 45.48% Impervious, Inflow Depth = 1.54" for 2-Year event
Inflow = 2.75 cfs @ 12.17 hrs, Volume= 0.451 af
Outflow = 2.75 cfs @ 12.17 hrs, Volume= 0.451 af, Atten= 0%, Lag= 0.0 min
Primary = 2.75 cfs @ 12.17 hrs, Volume= 0.451 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 879.46' @ 12.17 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	18.0" Round Culvert L= 56.0' Ke= 0.500 Inlet / Outlet Invert= 878.50' / 878.33' S= 0.0030 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Primary OutFlow Max=2.58 cfs @ 12.17 hrs HW=879.42' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Barrel Controls 2.58 cfs @ 3.25 fps)

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Summary for Subcatchment 5A: Uncontrolled Area

Runoff = 0.23 cfs @ 12.13 hrs, Volume= 0.014 af, Depth= 2.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

MSE 24-hr 4 2-Year Rainfall=2.84"

Area (ac)	CN	Description
* 0.043	98	Pavement
* 0.015	98	Sidewalk
0.019	74	>75% Grass cover, Good, HSG C
0.077		Weighted Average
0.019		24.68% Pervious Area
0.058		75.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 2-Year Rainfall=2.84"

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Summary for Link 5L: Post-Development

Inflow Area = 3.602 ac, 46.11% Impervious, Inflow Depth = 1.55" for 2-Year event
Inflow = 2.95 cfs @ 12.17 hrs, Volume= 0.465 af
Primary = 2.95 cfs @ 12.17 hrs, Volume= 0.465 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Summary for Subcatchment 1A: Drainage To Dry Pond

Runoff = 4.35 cfs @ 12.23 hrs, Volume= 0.359 af, Depth= 1.83"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

Area (ac)	CN	Description
* 0.009	98	Pavement
* 0.018	98	Sidewalk
0.342	74	>75% Grass cover, Good, HSG C
* 0.097	98	Ex. Roof
* 0.001	98	Ex. Sidewalk
0.230	61	>75% Grass cover, Good, HSG B
* 0.264	98	Offsite Street
* 0.281	98	Offsite Patio
1.113	61	>75% Grass cover, Good, HSG B
2.355		Weighted Average
1.685		71.55% Pervious Area
0.670		28.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	200	0.0350	0.23		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Summary for Pond 1P: Dry Pond

Inflow Area = 2.355 ac, 28.45% Impervious, Inflow Depth = 1.83" for 10-Year event
Inflow = 4.35 cfs @ 12.23 hrs, Volume= 0.359 af
Outflow = 2.70 cfs @ 12.41 hrs, Volume= 0.359 af, Atten= 38%, Lag= 10.3 min
Primary = 2.70 cfs @ 12.41 hrs, Volume= 0.359 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 881.67' @ 12.40 hrs Surf.Area= 4,172 sf Storage= 3,881 cf

Plug-Flow detention time= 41.8 min calculated for 0.359 af (100% of inflow)

Center-of-Mass det. time= 40.8 min (840.2 - 799.4)

Volume	Invert	Avail.Storage	Storage Description
#1	879.50'	11,900 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
879.50	100	0	0
880.00	500	150	150
881.00	2,500	1,500	1,650
882.00	5,000	3,750	5,400
883.00	8,000	6,500	11,900

Device	Routing	Invert	Outlet Devices
#1	Primary	878.92'	12.0" Round Outlet Culvert L= 123.0' Ke= 0.500 Inlet / Outlet Invert= 878.92' / 878.55' S= 0.0030 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	879.50'	4.0" Round Culvert L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 879.50' / 879.00' S= 0.0500 '/' Cc= 0.900 n= 0.010, Flow Area= 0.09 sf
#3	Device 1	881.50'	36.0" Horiz. Standpipe C= 0.600 Limited to weir flow at low heads
#4	Secondary	882.00'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=2.69 cfs @ 12.41 hrs HW=881.67' TW=879.81' (Dynamic Tailwater)

1=Outlet Culvert (Passes 2.69 cfs of 3.93 cfs potential flow)

2=Culvert (Inlet Controls 0.57 cfs @ 6.57 fps)

3=Standpipe (Weir Controls 2.11 cfs @ 1.34 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=879.50' TW=880.50' (Dynamic Tailwater)

4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Summary for Subcatchment 2A: Drainage To North Bio

Runoff = 4.61 cfs @ 12.13 hrs, Volume= 0.286 af, Depth= 3.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

Area (ac)	CN	Description
* 0.323	98	Roof
* 0.125	98	Pavement
* 0.006	98	Sidewalk
0.092	74	>75% Grass cover, Good, HSG C
* 0.011	100	Water/Infiltration
* 0.307	98	Ex. Roof
* 0.020	98	Ex. Pavement
* 0.008	98	Ex. Sidewalk
0.012	61	>75% Grass cover, Good, HSG B
* 0.039	98	Offsite Street
0.040	61	>75% Grass cover, Good, HSG B
0.983		Weighted Average
0.144		14.65% Pervious Area
0.839		85.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Summary for Pond 2P: North Half of Basin

Inflow Area = 0.983 ac, 85.35% Impervious, Inflow Depth = 3.49" for 10-Year event
 Inflow = 4.61 cfs @ 12.13 hrs, Volume= 0.286 af
 Outflow = 4.71 cfs @ 12.10 hrs, Volume= 0.286 af, Atten= 0%, Lag= 0.0 min
 Primary = 0.06 cfs @ 8.65 hrs, Volume= 0.114 af
 Secondary = 4.65 cfs @ 12.10 hrs, Volume= 0.206 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 881.49' @ 12.21 hrs Surf.Area= 4,556 sf Storage= 2,615 cf

Plug-Flow detention time= 94.3 min calculated for 0.286 af (100% of inflow)

Center-of-Mass det. time= 94.4 min (848.8 - 754.4)

Volume	Invert	Avail.Storage	Storage Description
#1	880.50'	5,557 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
880.50	500	0	0
880.55	1,800	58	58
881.00	2,200	900	957
882.00	7,000	4,600	5,557

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	6.0" Vert. Orifice/Grate C= 0.600
#2	Secondary	880.75'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#3	Device 1	880.50'	3.600 in/hr Exfiltration over Surface area from 880.49' - 880.51' Excluded Surface area = 0 sf Phase-In= 0.01'

Primary OutFlow Max=0.06 cfs @ 8.65 hrs HW=880.52' TW=878.69' (Dynamic Tailwater)↑**1=Orifice/Grate** (Passes 0.06 cfs of 1.26 cfs potential flow)↑**3=Exfiltration** (Exfiltration Controls 0.06 cfs)**Secondary OutFlow** Max=0.00 cfs @ 12.10 hrs HW=881.43' TW=881.46' (Dynamic Tailwater)↑**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Summary for Subcatchment 3A: Drainage To South Bio

Runoff = 0.68 cfs @ 12.13 hrs, Volume= 0.041 af, Depth= 2.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

Area (ac)	CN	Description
* 0.067	98	Pavement
0.061	74	>75% Grass cover, Good, HSG C
* 0.011	100	Water/Infiltration
* 0.016	98	Offsite Street
0.032	61	>75% Grass cover, Good, HSG B
0.187		Weighted Average
0.093		49.73% Pervious Area
0.094		50.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Summary for Pond 3P: South Half of Bio

Inflow Area = 0.187 ac, 50.27% Impervious, Inflow Depth = 15.83" for 10-Year event
Inflow = 5.29 cfs @ 12.11 hrs, Volume= 0.247 af
Outflow = 3.75 cfs @ 12.17 hrs, Volume= 0.247 af, Atten= 29%, Lag= 4.0 min
Primary = 3.75 cfs @ 12.17 hrs, Volume= 0.247 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 881.49' @ 12.17 hrs Surf.Area= 4,363 sf Storage= 2,312 cf

Plug-Flow detention time= 89.7 min calculated for 0.247 af (100% of inflow)

Center-of-Mass det. time= 89.7 min (861.3 - 771.6)

Volume	Invert	Avail.Storage	Storage Description
#1	880.50'	5,192 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
880.50	500	0	0
880.55	1,500	50	50
881.00	1,800	742	792
882.00	7,000	4,400	5,192

Device	Routing	Invert	Outlet Devices
#1	Primary	881.25'	36.0" Horiz. Standpipe C= 0.600 Limited to weir flow at low heads
#2	Primary	878.50'	6.0" Vert. Orifice/Grate C= 0.600
#3	Secondary	881.54'	10.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#4	Device 2	880.50'	3.600 in/hr Exfiltration over Surface area from 880.49' - 880.51' Excluded Surface area = 0 sf Phase-In= 0.01'

Primary OutFlow Max=3.65 cfs @ 12.17 hrs HW=881.49' TW=879.73' (Dynamic Tailwater)

↑ **1=Standpipe** (Weir Controls 3.59 cfs @ 1.60 fps)

↑ **2=Orifice/Grate** (Passes 0.06 cfs of 1.25 cfs potential flow)

↑ **4=Exfiltration** (Exfiltration Controls 0.06 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=880.50' TW=0.00' (Dynamic Tailwater)

↑ **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Summary for Pond 4P: Outfall Culvert

Inflow Area = 3.525 ac, 45.48% Impervious, Inflow Depth = 2.45" for 10-Year event
Inflow = 4.85 cfs @ 12.37 hrs, Volume= 0.720 af
Outflow = 4.85 cfs @ 12.37 hrs, Volume= 0.720 af, Atten= 0%, Lag= 0.0 min
Primary = 4.85 cfs @ 12.37 hrs, Volume= 0.720 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 879.84' @ 12.37 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	18.0" Round Culvert L= 56.0' Ke= 0.500 Inlet / Outlet Invert= 878.50' / 878.33' S= 0.0030 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Primary OutFlow Max=4.75 cfs @ 12.37 hrs HW=879.83' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Barrel Controls 4.75 cfs @ 3.82 fps)

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Summary for Subcatchment 5A: Uncontrolled Area

Runoff = 0.35 cfs @ 12.13 hrs, Volume= 0.021 af, Depth= 3.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-Year Rainfall=4.09"

Area (ac)	CN	Description
* 0.043	98	Pavement
* 0.015	98	Sidewalk
0.019	74	>75% Grass cover, Good, HSG C
0.077		Weighted Average
0.019		24.68% Pervious Area
0.058		75.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 10-Year Rainfall=4.09"

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Summary for Link 5L: Post-Development

Inflow Area = 3.602 ac, 46.11% Impervious, Inflow Depth = 2.47" for 10-Year event
Inflow = 4.93 cfs @ 12.37 hrs, Volume= 0.741 af
Primary = 4.93 cfs @ 12.37 hrs, Volume= 0.741 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Summary for Subcatchment 1A: Drainage To Dry Pond

Runoff = 6.08 cfs @ 12.23 hrs, Volume= 0.488 af, Depth= 2.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

Area (ac)	CN	Description
* 0.009	98	Pavement
* 0.018	98	Sidewalk
0.342	74	>75% Grass cover, Good, HSG C
* 0.097	98	Ex. Roof
* 0.001	98	Ex. Sidewalk
0.230	61	>75% Grass cover, Good, HSG B
* 0.264	98	Offsite Street
* 0.281	98	Offsite Patio
1.113	61	>75% Grass cover, Good, HSG B
2.355		Weighted Average
1.685		71.55% Pervious Area
0.670		28.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	200	0.0350	0.23		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"

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Summary for Pond 1P: Dry Pond

Inflow Area = 2.355 ac, 28.45% Impervious, Inflow Depth = 2.49" for 25-Year event
Inflow = 6.08 cfs @ 12.23 hrs, Volume= 0.488 af
Outflow = 3.85 cfs @ 12.51 hrs, Volume= 0.488 af, Atten= 37%, Lag= 16.9 min
Primary = 3.85 cfs @ 12.51 hrs, Volume= 0.488 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 881.89' @ 12.39 hrs Surf.Area= 4,728 sf Storage= 4,871 cf

Plug-Flow detention time= 37.9 min calculated for 0.488 af (100% of inflow)

Center-of-Mass det. time= 36.9 min (835.0 - 798.0)

Volume	Invert	Avail.Storage	Storage Description
#1	879.50'	11,900 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
879.50	100	0	0
880.00	500	150	150
881.00	2,500	1,500	1,650
882.00	5,000	3,750	5,400
883.00	8,000	6,500	11,900

Device	Routing	Invert	Outlet Devices
#1	Primary	878.92'	12.0" Round Outlet Culvert L= 123.0' Ke= 0.500 Inlet / Outlet Invert= 878.92' / 878.55' S= 0.0030 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	879.50'	4.0" Round Culvert L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 879.50' / 879.00' S= 0.0500 '/' Cc= 0.900 n= 0.010, Flow Area= 0.09 sf
#3	Device 1	881.50'	36.0" Horiz. Standpipe C= 0.600 Limited to weir flow at low heads
#4	Secondary	882.00'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=3.90 cfs @ 12.51 hrs HW=881.81' TW=879.98' (Dynamic Tailwater)

↑ **1=Outlet Culvert** (Outlet Controls 3.90 cfs @ 4.97 fps)

↑ **2=Culvert** (Passes < 0.57 cfs potential flow)

↑ **3=Standpipe** (Passes < 5.37 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=879.50' TW=880.50' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Summary for Subcatchment 2A: Drainage To North Bio

Runoff = 5.74 cfs @ 12.13 hrs, Volume= 0.358 af, Depth= 4.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

Area (ac)	CN	Description
* 0.323	98	Roof
* 0.125	98	Pavement
* 0.006	98	Sidewalk
0.092	74	>75% Grass cover, Good, HSG C
* 0.011	100	Water/Infiltration
* 0.307	98	Ex. Roof
* 0.020	98	Ex. Pavement
* 0.008	98	Ex. Sidewalk
0.012	61	>75% Grass cover, Good, HSG B
* 0.039	98	Offsite Street
0.040	61	>75% Grass cover, Good, HSG B
0.983		Weighted Average
0.144		14.65% Pervious Area
0.839		85.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Summary for Pond 2P: North Half of Basin

Inflow Area = 0.983 ac, 85.35% Impervious, Inflow Depth = 4.37" for 25-Year event
Inflow = 5.74 cfs @ 12.13 hrs, Volume= 0.358 af
Outflow = 5.59 cfs @ 12.11 hrs, Volume= 0.358 af, Atten= 3%, Lag= 0.0 min
Primary = 0.06 cfs @ 7.05 hrs, Volume= 0.124 af
Secondary = 5.52 cfs @ 12.11 hrs, Volume= 0.266 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 881.54' @ 12.21 hrs Surf.Area= 4,772 sf Storage= 2,825 cf

Plug-Flow detention time= 86.4 min calculated for 0.358 af (100% of inflow)

Center-of-Mass det. time= 86.1 min (837.9 - 751.8)

Volume	Invert	Avail.Storage	Storage Description
#1	880.50'	5,557 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
880.50	500	0	0
880.55	1,800	58	58
881.00	2,200	900	957
882.00	7,000	4,600	5,557

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	6.0" Vert. Orifice/Grate C= 0.600
#2	Secondary	880.75'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#3	Device 1	880.50'	3.600 in/hr Exfiltration over Surface area from 880.49' - 880.51' Excluded Surface area = 0 sf Phase-In= 0.01'

Primary OutFlow Max=0.06 cfs @ 7.05 hrs HW=880.52' TW=878.69' (Dynamic Tailwater)

↑**1=Orifice/Grate** (Passes 0.06 cfs of 1.26 cfs potential flow)

↑**3=Exfiltration** (Exfiltration Controls 0.06 cfs)

Secondary OutFlow Max=0.00 cfs @ 12.11 hrs HW=881.48' TW=881.50' (Dynamic Tailwater)

↑**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Summary for Subcatchment 3A: Drainage To South Bio

Runoff = 0.89 cfs @ 12.13 hrs, Volume= 0.053 af, Depth= 3.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

Area (ac)	CN	Description
* 0.067	98	Pavement
0.061	74	>75% Grass cover, Good, HSG C
* 0.011	100	Water/Infiltration
* 0.016	98	Offsite Street
0.032	61	>75% Grass cover, Good, HSG B
0.187		Weighted Average
0.093		49.73% Pervious Area
0.094		50.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Summary for Pond 3P: South Half of Bio

Inflow Area = 0.187 ac, 50.27% Impervious, Inflow Depth = 20.47" for 25-Year event
Inflow = 6.37 cfs @ 12.11 hrs, Volume= 0.319 af
Outflow = 4.85 cfs @ 12.17 hrs, Volume= 0.319 af, Atten= 24%, Lag= 3.7 min
Primary = 4.85 cfs @ 12.17 hrs, Volume= 0.319 af
Secondary = 0.01 cfs @ 12.15 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 881.54' @ 12.17 hrs Surf.Area= 4,605 sf Storage= 2,520 cf

Plug-Flow detention time= 78.9 min calculated for 0.319 af (100% of inflow)
Center-of-Mass det. time= 78.9 min (847.3 - 768.3)

Volume	Invert	Avail.Storage	Storage Description
#1	880.50'	5,192 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
880.50	500	0	0
880.55	1,500	50	50
881.00	1,800	742	792
882.00	7,000	4,400	5,192

Device	Routing	Invert	Outlet Devices
#1	Primary	881.25'	36.0" Horiz. Standpipe C= 0.600 Limited to weir flow at low heads
#2	Primary	878.50'	6.0" Vert. Orifice/Grate C= 0.600
#3	Secondary	881.54'	10.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#4	Device 2	880.50'	3.600 in/hr Exfiltration over Surface area from 880.49' - 880.51' Excluded Surface area = 0 sf Phase-In= 0.01'

Primary OutFlow Max=4.71 cfs @ 12.17 hrs HW=881.53' TW=879.96' (Dynamic Tailwater)

↑ **1=Standpipe** (Weir Controls 4.65 cfs @ 1.74 fps)
↑ **2=Orifice/Grate** (Passes 0.06 cfs of 1.19 cfs potential flow)
↑ **4=Exfiltration** (Exfiltration Controls 0.06 cfs)

Secondary OutFlow Max=0.00 cfs @ 12.15 hrs HW=881.54' TW=0.00' (Dynamic Tailwater)

↑ **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Summary for Pond 4P: Outfall Culvert

Inflow Area = 3.525 ac, 45.48% Impervious, Inflow Depth = 3.17" for 25-Year event
Inflow = 7.42 cfs @ 12.26 hrs, Volume= 0.931 af
Outflow = 7.42 cfs @ 12.26 hrs, Volume= 0.931 af, Atten= 0%, Lag= 0.0 min
Primary = 7.42 cfs @ 12.26 hrs, Volume= 0.931 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 880.36' @ 12.26 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	18.0" Round Culvert L= 56.0' Ke= 0.500 Inlet / Outlet Invert= 878.50' / 878.33' S= 0.0030 ' / ' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Primary OutFlow Max=7.21 cfs @ 12.26 hrs HW=880.32' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Barrel Controls 7.21 cfs @ 4.28 fps)

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Summary for Subcatchment 5A: Uncontrolled Area

Runoff = 0.44 cfs @ 12.13 hrs, Volume= 0.027 af, Depth= 4.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-Year Rainfall=5.01"

Area (ac)	CN	Description
* 0.043	98	Pavement
* 0.015	98	Sidewalk
0.019	74	>75% Grass cover, Good, HSG C
0.077		Weighted Average
0.019		24.68% Pervious Area
0.058		75.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 25-Year Rainfall=5.01"

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Summary for Link 5L: Post-Development

Inflow Area = 3.602 ac, 46.11% Impervious, Inflow Depth = 3.19" for 25-Year event
Inflow = 7.58 cfs @ 12.26 hrs, Volume= 0.958 af
Primary = 7.58 cfs @ 12.26 hrs, Volume= 0.958 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

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MSE 24-hr 4 100-Year Rainfall=6.66"

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Summary for Subcatchment 1A: Drainage To Dry Pond

Runoff = 9.43 cfs @ 12.23 hrs, Volume= 0.741 af, Depth= 3.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

Area (ac)	CN	Description
* 0.009	98	Pavement
* 0.018	98	Sidewalk
0.342	74	>75% Grass cover, Good, HSG C
* 0.097	98	Ex. Roof
* 0.001	98	Ex. Sidewalk
0.230	61	>75% Grass cover, Good, HSG B
* 0.264	98	Offsite Street
* 0.281	98	Offsite Patio
1.113	61	>75% Grass cover, Good, HSG B
2.355		Weighted Average
1.685		71.55% Pervious Area
0.670		28.45% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.5	200	0.0350	0.23		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"

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MSE 24-hr 4 100-Year Rainfall=6.66"

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Summary for Pond 1P: Dry Pond

Inflow Area = 2.355 ac, 28.45% Impervious, Inflow Depth = 3.77" for 100-Year event
 Inflow = 9.43 cfs @ 12.23 hrs, Volume= 0.741 af
 Outflow = 8.04 cfs @ 12.32 hrs, Volume= 0.741 af, Atten= 15%, Lag= 5.3 min
 Primary = 3.90 cfs @ 12.73 hrs, Volume= 0.658 af
 Secondary = 4.75 cfs @ 12.32 hrs, Volume= 0.083 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 882.22' @ 12.32 hrs Surf.Area= 5,652 sf Storage= 6,558 cf

Plug-Flow detention time= 34.0 min calculated for 0.740 af (100% of inflow)
 Center-of-Mass det. time= 34.0 min (829.1 - 795.2)

Volume	Invert	Avail.Storage	Storage Description
#1	879.50'	11,900 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
879.50	100	0	0
880.00	500	150	150
881.00	2,500	1,500	1,650
882.00	5,000	3,750	5,400
883.00	8,000	6,500	11,900

Device	Routing	Invert	Outlet Devices
#1	Primary	878.92'	12.0" Round Outlet Culvert L= 123.0' Ke= 0.500 Inlet / Outlet Invert= 878.92' / 878.55' S= 0.0030 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	879.50'	4.0" Round Culvert L= 10.0' Ke= 0.500 Inlet / Outlet Invert= 879.50' / 879.00' S= 0.0500 '/' Cc= 0.900 n= 0.010, Flow Area= 0.09 sf
#3	Device 1	881.50'	36.0" Horiz. Standpipe C= 0.600 Limited to weir flow at low heads
#4	Secondary	882.00'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=3.95 cfs @ 12.73 hrs HW=881.87' TW=879.98' (Dynamic Tailwater)

↑ **1=Outlet Culvert** (Outlet Controls 3.95 cfs @ 5.04 fps)

↑ **2=Culvert** (Passes < 0.58 cfs potential flow)

↑ **3=Standpipe** (Passes < 6.91 cfs potential flow)

Secondary OutFlow Max=4.51 cfs @ 12.32 hrs HW=882.21' TW=881.60' (Dynamic Tailwater)

↑ **4=Broad-Crested Rectangular Weir** (Weir Controls 4.51 cfs @ 1.08 fps)

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MSE 24-hr 4 100-Year Rainfall=6.66"

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Summary for Subcatchment 2A: Drainage To North Bio

Runoff = 7.78 cfs @ 12.13 hrs, Volume= 0.489 af, Depth= 5.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

Area (ac)	CN	Description
* 0.323	98	Roof
* 0.125	98	Pavement
* 0.006	98	Sidewalk
0.092	74	>75% Grass cover, Good, HSG C
* 0.011	100	Water/Infiltration
* 0.307	98	Ex. Roof
* 0.020	98	Ex. Pavement
* 0.008	98	Ex. Sidewalk
0.012	61	>75% Grass cover, Good, HSG B
* 0.039	98	Offsite Street
0.040	61	>75% Grass cover, Good, HSG B
0.983		Weighted Average
0.144		14.65% Pervious Area
0.839		85.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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Summary for Pond 2P: North Half of Basin

Inflow Area = 0.983 ac, 85.35% Impervious, Inflow Depth = 6.97" for 100-Year event
Inflow = 7.78 cfs @ 12.13 hrs, Volume= 0.571 af
Outflow = 6.68 cfs @ 12.31 hrs, Volume= 0.571 af, Atten= 14%, Lag= 10.9 min
Primary = 0.06 cfs @ 5.30 hrs, Volume= 0.136 af
Secondary = 6.61 cfs @ 12.31 hrs, Volume= 0.449 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 881.60' @ 12.34 hrs Surf.Area= 5,101 sf Storage= 3,163 cf

Plug-Flow detention time= 64.7 min calculated for 0.571 af (100% of inflow)

Center-of-Mass det. time= 64.6 min (812.1 - 747.5)

Volume	Invert	Avail.Storage	Storage Description
#1	880.50'	5,557 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
880.50	500	0	0
880.55	1,800	58	58
881.00	2,200	900	957
882.00	7,000	4,600	5,557

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	6.0" Vert. Orifice/Grate C= 0.600
#2	Secondary	880.75'	20.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#3	Device 1	880.50'	3.600 in/hr Exfiltration over Surface area from 880.49' - 880.51' Excluded Surface area = 0 sf Phase-In= 0.01'

Primary OutFlow Max=0.06 cfs @ 5.30 hrs HW=880.52' TW=878.69' (Dynamic Tailwater)

↑ **1=Orifice/Grate** (Passes 0.06 cfs of 1.26 cfs potential flow)

↑ **3=Exfiltration** (Exfiltration Controls 0.06 cfs)

Secondary OutFlow Max=3.51 cfs @ 12.31 hrs HW=881.60' TW=881.60' (Dynamic Tailwater)

↑ **2=Broad-Crested Rectangular Weir** (Weir Controls 3.51 cfs @ 0.21 fps)

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MSE 24-hr 4 100-Year Rainfall=6.66"

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Summary for Subcatchment 3A: Drainage To South Bio

Runoff = 1.27 cfs @ 12.13 hrs, Volume= 0.076 af, Depth= 4.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-Year Rainfall=6.66"

Area (ac)	CN	Description			
* 0.067	98	Pavement			
0.061	74	>75% Grass cover, Good, HSG C			
* 0.011	100	Water/Infiltration			
* 0.016	98	Offsite Street			
0.032	61	>75% Grass cover, Good, HSG B			
0.187		Weighted Average			
0.093		49.73% Pervious Area			
0.094		50.27% Impervious Area			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 100-Year Rainfall=6.66"

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Summary for Pond 3P: South Half of Bio

Inflow Area = 0.187 ac, 50.27% Impervious, Inflow Depth = 33.73" for 100-Year event
Inflow = 7.75 cfs @ 12.14 hrs, Volume= 0.526 af
Outflow = 6.91 cfs @ 12.33 hrs, Volume= 0.526 af, Atten= 11%, Lag= 11.3 min
Primary = 6.49 cfs @ 12.33 hrs, Volume= 0.517 af
Secondary = 0.41 cfs @ 12.33 hrs, Volume= 0.009 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3
Peak Elev= 881.60' @ 12.33 hrs Surf.Area= 4,930 sf Storage= 2,818 cf

Plug-Flow detention time= 57.4 min calculated for 0.526 af (100% of inflow)
Center-of-Mass det. time= 57.4 min (820.7 - 763.3)

Volume	Invert	Avail.Storage	Storage Description
#1	880.50'	5,192 cf	Surface (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
880.50	500	0	0
880.55	1,500	50	50
881.00	1,800	742	792
882.00	7,000	4,400	5,192

Device	Routing	Invert	Outlet Devices
#1	Primary	881.25'	36.0" Horiz. Standpipe C= 0.600 Limited to weir flow at low heads
#2	Primary	878.50'	6.0" Vert. Orifice/Grate C= 0.600
#3	Secondary	881.54'	10.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#4	Device 2	880.50'	3.600 in/hr Exfiltration over Surface area from 880.49' - 880.51' Excluded Surface area = 0 sf Phase-In= 0.01'

Primary OutFlow Max=6.44 cfs @ 12.33 hrs HW=881.60' TW=880.95' (Dynamic Tailwater)

↑ **1=Standpipe** (Weir Controls 6.38 cfs @ 1.93 fps)
↑ **2=Orifice/Grate** (Passes 0.06 cfs of 0.76 cfs potential flow)
↑ **4=Exfiltration** (Exfiltration Controls 0.06 cfs)

Secondary OutFlow Max=0.40 cfs @ 12.33 hrs HW=881.60' TW=0.00' (Dynamic Tailwater)

↑ **3=Broad-Crested Rectangular Weir** (Weir Controls 0.40 cfs @ 0.66 fps)

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MSE 24-hr 4 100-Year Rainfall=6.66"

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Summary for Pond 4P: Outfall Culvert

Inflow Area = 3.525 ac, 45.48% Impervious, Inflow Depth = 4.46" for 100-Year event
Inflow = 9.81 cfs @ 12.32 hrs, Volume= 1.311 af
Outflow = 9.81 cfs @ 12.32 hrs, Volume= 1.311 af, Atten= 0%, Lag= 0.0 min
Primary = 9.81 cfs @ 12.32 hrs, Volume= 1.311 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 880.97' @ 12.32 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	878.50'	18.0" Round Culvert L= 56.0' Ke= 0.500 Inlet / Outlet Invert= 878.50' / 878.33' S= 0.0030 '/' Cc= 0.900 n= 0.012, Flow Area= 1.77 sf

Primary OutFlow Max=9.76 cfs @ 12.32 hrs HW=880.95' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Barrel Controls 9.76 cfs @ 5.52 fps)

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MSE 24-hr 4 100-Year Rainfall=6.66"

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Summary for Subcatchment 5A: Uncontrolled Area

Runoff = 0.60 cfs @ 12.13 hrs, Volume= 0.037 af, Depth= 5.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

MSE 24-hr 4 100-Year Rainfall=6.66"

Area (ac)	CN	Description
* 0.043	98	Pavement
* 0.015	98	Sidewalk
0.019	74	>75% Grass cover, Good, HSG C
0.077		Weighted Average
0.019		24.68% Pervious Area
0.058		75.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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MSE 24-hr 4 100-Year Rainfall=6.66"

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Summary for Link 5L: Post-Development

Inflow Area = 3.602 ac, 46.11% Impervious, Inflow Depth = 4.52" for 100-Year event
Inflow = 10.70 cfs @ 12.17 hrs, Volume= 1.357 af
Primary = 10.70 cfs @ 12.17 hrs, Volume= 1.357 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Rational Method Worksheet - Storm Sewer Sizing

PROJECT: McFarland Ice Arena - 2024 Addition

Computed by: MAF

DATE: 7/8/2024

LOCATION		BASIN		RAINFALL - RUNOFF					SEWER			
Upstream Structure	Downstream Structure	Runoff Coefficient C (C)	Area (acres) A	Design Storm (Yr) Yr	Rain Intensity (in/hr) I	Direct Runoff (cfs) Q=C*I*A	Other Runoff (cfs)	Design Runoff (cfs)	Sewer Size (in)	Min Slope of Sewer (%)	Manning's Number n	Capacity Flowing Full (cfs)
Roof	Outfall	0.85	0.630	2	5.16	2.76	----	2.76	12	0.60%	0.012	2.99
$C_2=0.85$; Impervious from FDM Procedure 13-10-5, Figure 2 I_2 = rainfall intensity in Dane County for a time of concentration of 5 minutes from FDM Procedure 13-10, Attachment 5.4 Capacity Flowing Full was determined using Manning's Equation												

Rational Method Worksheet - Culvert Sizing

PROJECT: McFarland Ice Arena - 2024 Addition

Computed by: MAF

DATE: 7/8/2024

LOCATION	BASIN		RAINFALL - RUNOFF				CULVERT INFO				CAPACITY CALCULATION				
Location	Runoff Coefficient	Area (acres)	Rain Intensity (in/hr)	Direct Runoff (cfs)	Other Runoff (cfs)	Design Runoff (cfs)	Culvert Size (in)	Culvert Slope (ft/ft)	Culvert Invert Elevation	Overflow Elevation	HW/D (ft/ft)	Inlet Control Capacity (cfs)	Manning's n	Barrel Control Capacity (cfs)	Culvert Capacity (cfs)
	C	A	I	$Q=C*I*A$											
Culvert under Path	0.30	1.804	7.20	3.90	0.00	3.90	15	0.300	882.38	883.70	1.1	4.9	0.012	38.3	4.9
C ₁₀ =0.30; Areas up to 30% impervious with HSG B Soils and slopes between 2% and 6% from FDM Procedure 13-10-5, Figure 2															
I ₁₀ = rainfall intensity in Dane County for a time of concentration of 5 minutes from FDM Procedure 13-10, Attachment 5.4															
Inlet Control Capacity from Facilities Development Manual (FDM) Procedure 13-10, Attachment 10.4, based on HW/D (Headwater / Diameter of Pipe															
Barrel Control Capacity calculated using Manning's equation.															
Culvert Capacity calculated as minimum of Inlet Control Capacity and Barrel Control Capacity.															

Riprap Sizing Worksheet

PROJECT: McFarland Ice Arena - 2024 Addition

Computed by: MAF

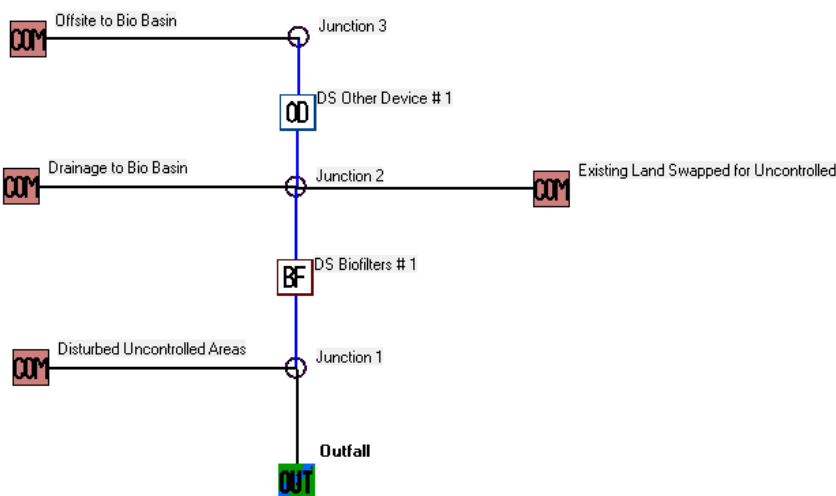
DATE: 7/8/2024

LOCATION	SEWER		LENGTH		WIDTH		
Outfall Location	Storm Sewer Diameter (in)	Design Discharge (cfs)	Calculated Length (ft)	Design Length (ft)	Calculated Width (ft)	Design Width at Riprap End (ft)*	Design Width at Culvert End (ft)
	(D ₀)	Q ₁₀	Lsp		Wsp		W _{culvert}
Roof Downspouts	12	2.99	13.1	14	8.2	9	3
Culvert Under Path	15	3.90	14.7	15	9.6	10	4
CMP Outfall	18	4.98	16.6	17	11.1	12	5
Lsp = D ₀ /12 (1.7 (Q ₁₀ / (D ₀ /12) ^{5/2}) + 8)							
Wsp = 2 (1.5 (D ₀ /12) + 0.2 Lsp)							
W _{culvert} = 3 * D ₀							
Riprap blanket design based on W.D.O.T Facilities Development Manual (FDM)							

SEDIMENT CONTROL CALCULATIONS

The following calculations using the WinSLAMM output indicates that the proposed development will remove 80% of total suspended solids (TSS).

WinSLAMM Model Summary:



Land Use:

Offsite to Bio Basin

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.000			
	Parking	0.000			
	Driveways/Sidewalks	0.000			
	Streets	0.055			
37	Streets 1	0.039	Entered	--	--
38	Streets 2	0.016	Entered	--	--
	Landscaped Areas	0.072			
45	Large Landscaped Areas 1	0.040	Entered	--	--
46	Large Landscaped Areas 2	0.032	Entered	--	--
	Other Areas	0.000			

Land Use:

Drainage to Bio Basin

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.323			
1	Roofs 1	0.323	Entered	--	--
	Parking	0.192			
13	Paved Parking 1	0.125	Entered	--	--
14	Paved Parking 2	0.067	Entered	--	--
	Driveways/Sidewalks	0.006			
31	Sidewalks 1	0.006	Entered	--	--
	Streets	0.000			
	Landscaped Areas	0.153			
45	Large Landscaped Areas 1	0.092	Entered	--	--
46	Large Landscaped Areas 2	0.061	Entered	--	--
	Other Areas	0.022			
70	Water Body Areas	0.022	Entered	--	--

Land Use:

Disturbed Uncontrolled Areas

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.000			
	Parking	0.023			
13	Paved Parking 1	0.023	Entered	--	--
	Driveways/Sidewalks	0.025			
31	Sidewalks 1	0.007	Entered	--	--
32	Sidewalks 2	0.018	Entered	--	--
	Streets	0.000			
	Landscaped Areas	0.051			
45	Large Landscaped Areas 1	0.007	Entered	--	--
46	Large Landscaped Areas 2	0.044	Entered	--	--
	Other Areas	0.000			

Land Use:

Existing Land Swapped for Uncontrolled

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.307			
1	Roofs 1	0.009	Entered	--	--
2	Roofs 2	0.298	Entered	--	--
	Parking	0.020			
13	Paved Parking 1	0.020	Entered	--	--
	Driveways/Sidewalks	0.008			
31	Sidewalks 1	0.008	Entered	--	--
	Streets	0.000			
	Landscaped Areas	0.012			
45	Large Landscaped Areas 1	0.012	Entered	--	--
	Other Areas	0.000			

Land Use #	Land Use Type	Land Use Label	Land Use Area (acres)
1	Commercial	Offsite to Bio Basin	0.127
2	Commercial	Drainage to Bio Basin	0.696
3	Commercial	Disturbed Uncontrolled Areas	0.099
4	Commercial	Existing Land Swapped for Uncontrolled	0.347

Bio Retention Basin

Biofiltration Control Device

Drainage System Control Practice

Device Properties

Biofilter Number 1

Top Area (sf)	14000
Bottom Area (sf)	900
Total Depth (ft)	7.50
Typical Width (ft) (Cost est. only)	10.00
Native Soil Infiltration Rate (in/hr)	1.630
Native Soil Infiltration Rate COV	N/A
Infil. Rate Fraction-Bottom [0.001-1]	1.000
Infil. Rate Fraction-Sides [0.001-1]	0.001
Rock Filled Depth (ft)	4.00
Rock Fill Porosity [0-1]	0.33
Engineered Media Type	Media Data
Engineered Media Infiltration Rate	3.60
Engineered Media Infiltration Rate COV	N/A
Engineered Media Depth (ft)	1.50
Engineered Media Porosity [0-1]	0.27
Percent solids reduction due to Engineered Media [0 -100]	80.00
Inflow Hydrograph Peak to Average Flow Ratio	3.80
Number of Devices in Source Area or Upstream Drainage System	1

Add

Sharp Crested Weir

Weir Length (ft)	
Height from datum to bottom of weir opening (ft)	
Remove	Broad Crested Weir Reg'd
Weir crest length (ft)	10.00
Weir crest width (ft)	1.00
Height from datum to bottom of weir opening (ft)	7.04
Remove	Vertical Stand Pipe
Pipe diameter (ft)	3.00
Height above datum (ft)	6.75
Add	Surface Discharge Pipe
Pipe Diameter (ft)	
Invert elevation above datum (ft)	
Number of pipes at invert elev.	
Remove	Drain Tile/Underdrain
Pipe Diameter (ft)	0.50
Invert elevation above datum (ft)	3.50
Number of pipes at invert elev.	1

Add

Other Outlet

Stage Number	Stage (ft)	Other Outflow Rate (cfs)
1		
2		
3		
4		
5		

Evaporation

Add

Month	Evapotranspiration (in/day)	Evaporation (in/day)
Jan		
Feb		
Mar		
Apr		
May		
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		

Add

Evapotranspiration

Soil porosity (saturation moisture content, 0-1)	
Soil field moisture capacity [0-1]	
Permanent wilting point [0-1]	☐
Supplemental irrigation used?	
Fraction of available capacity when irrigation starts [0-1]	
Fraction of available capacity when irrigation stops [0-1]	
Fraction of biofilter that is vegetated	
Plant type	
Root depth (ft)	
ET Crop Adjustment Factor	

Plant Types

1	2	3	4

Activate Pipe or Box Storage

☐ Pipe ☐ Box

Diameter (ft)	
Length (ft)	
Within Biofilter (check if Yes)	☐
Perforated (check if Yes)	☐
Bottom Elevation (ft above datum)	
Discharge Orifice Diameter (ft)	

Select Native Soil Infiltration Rate

☐ Sand - 8 in/hr	☐ Clay loam - 0.1 in/hr
☐ Loamy sand - 2.5 in/hr	☐ Silty clay loam - 0.05 in/hr
☐ Sandy loam - 1.0 in/hr	☐ Sandy clay - 0.05 in/hr
☐ Loam - 0.5 in/hr	☐ Silty clay - 0.04 in/hr
☐ Silt loam - 0.3 in/hr	☐ Clay - 0.02 in/hr
☐ Sandy silt loam - 0.2 in/hr	☐ Rain Barrel/Cistern - 0.00 in/hr

☐ Use Random Number Generation to Account for Infiltration Rate Uncertainty

☐ Copy Biofilter Data

☐ Paste Biofilter Data

Estimated Surface Drain Time = 4.17 hrs.

Press 'F1' for Help

Delete

Cancel

Continue

Control Practice #: 1

CP Index #: 1

The schematic shows a cross-section of a biofiltration system. At the top, there's a green horizontal line representing the ground surface, labeled '10.00'' below it. Below this is a blue trapezoidal shape representing the 'Top of Engineered Media', which has a height of '1.50'' and a base width of '3.00''. Underneath the media layer is a red dashed line representing the 'Top of Rock Fill', which is '0.50'' below the media layer. The rock fill layer itself is '4.00'' thick. Below the rock fill is a circular pipe with a diameter of '1x3.50''. To the left of the pipe, there are vertical dimension lines indicating heights of '7.50'', '7.04'', and '4.00'' from the bottom datum. To the right of the pipe, there's a vertical dimension line indicating a height of '6.75'' from the bottom datum. A legend box on the right contains options: 'Use Random Number Generation to Account for Infiltration Rate Uncertainty', 'Copy Biofilter Data', and 'Paste Biofilter Data'. Below the schematic, there are buttons for 'Delete', 'Cancel', and 'Continue', along with a note 'Press 'F1' for Help'.

Bio Retention Basin Detail Datum: 875.00

SEDIMENT CONTROL CALCULATIONS

WinSLAMM Output Summary:

File Name:

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	90330		0.61	54.23 (1)	305.8 (1)	
Outfall Total with Controls	18912	79.06 %	0.13	36.28	42.83	85.99 %
Current File Output: Annualized Total After Outfall Controls	18964					
		Years in Model Run:	1.00		42.95	

(1) Values reduced to remove off-site loadings due to setting Other Control Device Concentration Reduction values to 1.

Total Area Modeled (ac)

Receiving Water Impacts Due To Stormwater Runoff

(Cw/P Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.61	Poor
With Controls	0.13	Good

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

SEDIMENT CONTROL CALCULATIONS

WinSLAMM Input Data:

Data file name: Q:\Projects\BC-35-21\ECSWM-McFarland\WinSLAMM v2.mdb

WinSLAMM Version 10.4.1

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdX

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations

Seed for random number generator: -42

Study period starting date: 01/01/81 Study period ending date: 12/31/81

Start of Winter Season: 12/02 End of Winter Season: 03/12

Date: 07-08-2024 Time: 16:29:35

Site information:

LU# 1 - Commercial: Offsite to Bio Basin Total area (ac): 0.127

37 - Streets 1: 0.039 ac. Intermediate Street Length = 0.021 curb-mi Street Width (assuming two curb-mi per street mile) = 30.64286 ft

Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File:

C:\WinSLAMM Files\NURP.cpz

38 - Streets 2: 0.016 ac. Intermediate Street Length = 0.009 curb-mi Street Width (assuming two curb-mi per street mile) = 29.33334 ft

Default St. Dirt Accum. Annual Winter Load = 2500 lbs Source Area PSD File:

C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.040 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

46 - Large Landscaped Areas 2: 0.032 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Commercial: Drainage to Bio Basin Total area (ac): 0.696

1 - Roofs 1: 0.323 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

13 - Paved Parking 1: 0.125 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

14 - Paved Parking 2: 0.067 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.006 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.092 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

46 - Large Landscaped Areas 2: 0.061 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

SEDIMENT CONTROL CALCULATIONS

70 - Water Body Areas: 0.022 ac. Source Area PSD File:

LU# 3 - Commercial: Disturbed Uncontrolled Areas Total area (ac): 0.099

13 - Paved Parking 1: 0.023 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.007 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

32 - Sidewalks 2: 0.018 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.007 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

46 - Large Landscaped Areas 2: 0.044 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 4 - Commercial: Existing Land Swapped for Uncontrolled Total area (ac): 0.347

1 - Roofs 1: 0.009 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

2 - Roofs 2: 0.298 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

13 - Paved Parking 1: 0.020 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.008 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.012 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1

1. Top area (square feet) = 14000

2. Bottom area (square feet) = 900

3. Depth (ft): 7.5

4. Biofilter width (ft) - for Cost Purposes Only: 10

5. Infiltration rate (in/hr) = 1.63

6. Random infiltration rate generation? No

7. Infiltration rate fraction (side): 0.001

8. Infiltration rate fraction (bottom): 1

9. Depth of biofilter that is rock filled (ft) 4

10. Porosity of rock filled volume = 0.33

11. Engineered soil infiltration rate: 3.6

12. Engineered soil depth (ft) = 1.5

13. Engineered soil porosity = 0.27

14. Percent solids reduction due to flow through engineered soil = 80

15. Biofilter peak to average flow ratio = 3.8

16. Number of biofiltration control devices = 1

17. Particle size distribution file: Not needed - calculated by program

18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10

2. Weir crest width (ft): 1

3. Height of datum to bottom of weir opening: 7.04

Outlet type: Vertical Stand Pipe

SEDIMENT CONTROL CALCULATIONS

1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 6.75

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 3.5
3. Number of underdrain outlets: 1

Control Practice 2: Other Device CP# 1 (DS) - DS Other Device # 1

Fraction of drainage area served by device (ac) = 1.00

Particulate Concentration reduction fraction = 1.00

Filterable Concentration reduction fraction = 1.00

Runoff volume reduction fraction = 0



Attachment 2:

SOIL AND SITE EVALUATION - STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Page 1 of 1

Attach a complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM referenced to nearest road Please print all information Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]	County	Dane
	Parcel I.D.	
	Reviewed by:	
Date:		

Property Owner	McFarland Hockey Inc.			Property Location	Govt. Lot SE 1/4 NE 1/4 S 34 T 7 N R 10 E		
Property Owner's Mail Address	4812 Marsh Road			Lot #	Block#	Subd. Name or CSM #	
City	State	Zip Code	Phone Number	☐ City	☒ Village	☐ Town	Nearest Road
McFarland	WI	53558			McFarland		4812 Marsh Road
Drainage area	☐ sq ft ☐ acres		Hydraulic Application Test Method			Soil Moisture	
Test site suitable for (check all that apply):	☐ Site not suitable;		☒ Morphological Evaluation			Date of soil borings:	
☐ Bioretention;	☐ Subsurface Dispersal System;		☐ Double Ring Infiltrometer			USDA-NRCS WETS Value:	
☐ Reuse;	☐ Irrigation;		☐ Other: (specify)			☐ Dry = 1;	
						☐ Normal = 2;	
						☐ Wet = 3.	

SW-1	#OBS.	☒ Pit	☐ Boring	Ground surface elevation	881.5	ft. +/-	Elevation of limiting factor	below 869.5	ft.	
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% P200	Hydraulic App Rate Inches/Hr
1	0-9	10YR 2/2	None	SIL (fill)	1msbk	mvfr		<5		0.13
2	9-44	10YR 5/4	None	GRSL, SICL (fill)	variable			15		0.04-0.5 (1)
3	44-50	10YR 3/2	None	SICL	1mabk	mvfi		<5		0.04
4	50-89	10YR 4/4	None	SICL	1mabk	mvfi		<5		0.04
5	89-144	10YR 6/4	None	LS	0sg	ml		5-10		1.63
Comments: - Groundwater not encountered during or shortly after excavation. (1) Variable infiltration should be expected within surficial fill.										

SW-2	#OBS.	☒ Pit	☐ Boring	Ground surface elevation	882	ft. +/-	Elevation of limiting factor	below 870.0	ft.	
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% P200	Hydraulic App Rate Inches/Hr
1	0-9	10YR 2/2	None	SIL (fill)	1msbk	mvfr		<5		0.13
2	9-45	10YR 5/4	None	GRSL, SICL (fill)	variable			15		0.04-0.5 (1)
3	45-52	10YR 3/2	None	SICL	1mabk	mvfi		<5		0.04
4	52-138	10YR 4/4	None	SICL	1mabk	mvfi		<5		0.04
5	138-144	10YR 6/4	None	LS	0sg	ml		5-10		1.63
Comments: - Groundwater not encountered during or shortly after excavation. (1) Variable infiltration should be expected within surficial fill.										

Name (Please Print)	Signature		Credential Number
Alex J. Bina			111802008
Address	Date Evaluation Conducted	Telephone Number	
403 6th Street, Waunakee, WI	5/10/2024	608-288-4100	

SW-3 #OBS. ☒ Pit ☐ Boring Ground surface elevation 883 ft. +/- Elevation of limiting factor below 871.0 ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frgs.	% P200	Hydraulic App Rate Inches/Hr
1	0-6	10YR 2/2	None	SIL (fill)	1msbk	mvfr		<5		0.13
2	6-50	10YR 5/4	None	GRSL, SICL (fill)	variable			15		0.04-0.5 (1)
3	50-126	10YR 4/4	f1f 10YR 6/1 (below 9 ft)	SICL	1mabk	mvfi		<5		0.04
4	126-144	10YR 6/4	None	LS	0sg	ml		5-10		1.63

Comments: - Groundwater not encountered during or shortly after excavation. (1) Variable infiltration should be expected within surficial fill. (1) Faint redoximorphic features in lower portion of Horizon 3 assumed to be caused by infiltrating surface water and the thickness and limited permeability of the horizon.

SW-4 #OBS. ☒ Pit ☐ Boring Ground surface elevation 884 ft. +/- Elevation of limiting factor below 873.2 ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frgs.	% P200	Hydraulic App Rate Inches/Hr
1	0-8	10YR 2/2	None	SIL (fill)	1msbk	mvfr		<5		0.13
2	8-33	10YR 5/4	None	GRSL, SICL (fill)	variable			15		0.04-0.5 (1)
3	33-80	10YR 4/4	None	SICL	1mabk	mvfi		<5		0.04
4	80-130	10YR 6/4	None	LS	0sg	ml		8 (2)	18.2 (2)	1.63

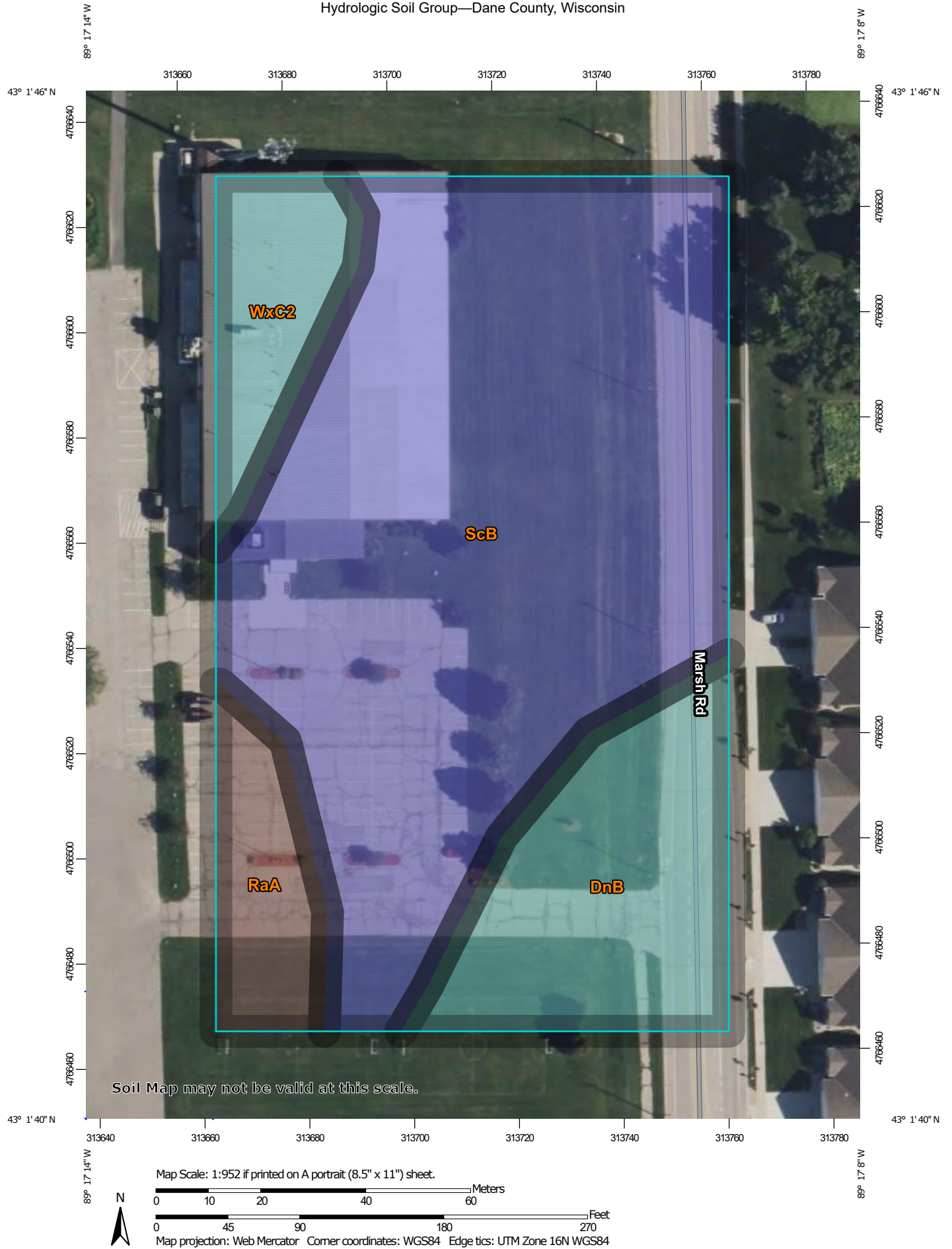
Comments: - Groundwater not encountered during or shortly after excavation. Test pit terminated at a depth of about 10.8 ft due to excavator refusal on apparent large boulder. (1) Variable infiltration should be expected within surficial fill. (2) Based on sample taken at about 7 ft.

SW-5 #OBS. ☒ Pit ☐ Boring Ground surface elevation 880 ft. +/- Elevation of limiting factor below 869.0 ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frgs.	% P200	Hydraulic App Rate Inches/Hr
1	0-9	10YR 2/2	None	SIL (fill)	1msbk	mvfr		<5		0.13
2	9-36	10YR 5/4	None	GRSL, SICL (fill)	variable			15		0.04-0.5 (1)
3	36-40	10YR 3/2	None	SICL	1mabk	mvfi		<5		0.04
4	40-59	10YR 4/4	None	SICL	1mabk	mvfi		<5		0.04
5	59-132	10YR 6/4	None	GRSL	0sg	ml		35 (2)	28.9(2)	0.5

Comments: - Groundwater not encountered during or shortly after excavation. (1) Variable infiltration should be expected within surficial fill. (2) Based on sample taken at about 7 ft.

Hydrologic Soil Group—Dane County, Wisconsin



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
 Survey Area Data: Version 22, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DnB	Dodge silt loam, 2 to 6 percent slopes	C	0.7	17.8%
RaA	Radford silt loam, 0 to 3 percent slopes	B/D	0.3	7.0%
ScB	St. Charles silt loam, 2 to 6 percent slopes	B	2.7	67.4%
WxC2	Whalan silt loam, 6 to 12 percent slopes, eroded	C	0.3	7.8%
Totals for Area of Interest			3.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

STORM WATER MANAGEMENT SYSTEM MAINTENANCE AGREEMENT

THIS AGREEMENT ("Agreement"), entered into this _____ day of _____, 2022, by and between McFarland Hockey, Inc (the "Owner"), and Village of McFarland, a Wisconsin Municipal Corporation (the "Village"), collectively, the "Parties".

RECITALS

A. The Owner is developing certain real property located in the Village of McFarland legally described in paragraph 2 herein (the "Property").

B. The Parties desire to set forth their obligations for the maintenance of certain storm water management improvements on the Property.

NOW THEREFORE, in consideration of the mutual covenants herein set forth and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows.

Recording area (Dane Co. Register of
Deeds)

Send To: Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558
608-838-3151

0710-341-9930-0

Parcel Identification Numbers

1. Sole Agreement. This agreement is the sole applicable agreement pertaining to storm water management for the described Property.

2. Site Legal Description. The Property subject to this agreement is legally described as follows: Lot 2 of CSM 05992.

3. Responsible Party.

a. **CONSTRUCTION PHASE MAINTENANCE**. The Owner is responsible for satisfying the provisions of this agreement throughout the Property for the duration of the construction and warranty period.

b. **POST-CONSTRUCTION PERPETUAL MAINTENANCE**. The Owner is responsible for maintaining the storm water management system in perpetuity upon completion of all construction phases and expiration of the warranty period.

4. Permanent Components Of The Storm Water Management System.

a. The storm water management system for the property consists of the following management practices or components:

- + One (1) Dry Detention Pond
- + One (1) Bio-retention Basin

b. The drainage areas served by the storm water management practices includes portions of the property referenced in section 2 above and some off-site runoff, as shown on the Proposed Drainage Plan.

5. Inspection And Maintenance Schedule.

- a. All components of the storm water management system shall be inspected by the Responsible Party:
- at least semi-annually in early Spring and early Autumn; and
 - within 72 hours following any major storm or flood event of sufficient intensity or duration to pose significant risk of damage to the system.

- b. The following components shall be inspected by the Responsible Party more frequently as follows:

Dry Pond

- Remove trash and other debris regularly to prevent clogging of outlet structure.
- Inspect twice a year to ensure proper operation and check for any potential problems, such as: sediment accumulation, subsidence, erosion, damage to the emergency spillway, and woody vegetation.
- Removed accumulated sediment from the pond as necessary. Sediment removal will be more frequent than in a wet pond due to the smaller storage volume.

Bioretention Device

- Inspect quarterly to ensure proper function and check for any potential problems. If standing water is observed 24 hours after rainfall, the basin is failed and must be restored according to the approved plan design.
 - Maintain vegetation type specified in approved plan. Remove all other vegetation from device as needed.
 - Repair eroded areas as needed.
 - Remove litter and debris regularly.
 - Re-mulch voids areas as needed.
 - Water plants as needed during first growing season and during dry periods after first growing season.
 - Treat diseased trees and shrubs as needed.
 - Do not dump snow into device.
 - Once a dense vegetation layer is formed, additional mulch does not need to be added.
- c. The Responsible Party shall make the appropriate repairs whenever the performance of a storm water management practice or component is compromised due to sediment or debris.

6. Regulations.

- a. Mowing in buffer areas, pond banks and drainage ways shall be minimized to the greatest extent possible in order to maximize filtration of runoff. If occasional mowing is necessary, the mowing height shall be no shorter than six inches.
- b. Applications of fertilizers, herbicides, pesticide or other chemical applications are prohibited in buffer areas, on pond banks and along drainage ways, unless specifically authorized by the Village Engineer on an individual event basis, and provided that the application is performed by professional personnel certified for that purpose.
- c. Snow shall not be dumped directly onto conditioned planting beds designed for infiltration or for bioretention, or on sites designated as buffer areas.

7. Maintenance Of Inspection Records.

- a. The Owner shall maintain records of the results of all site inspections and any enforcement actions, correction actions or other documented contacts and any follow-up actions taken by or at the direction of Owner or Responsible Party for seven years after such action.
- b. The Village Engineer shall maintain public records of the results of all Village inspections of the site, shall inform the Owner of the inspection results, and shall indicate any specific corrective actions required to bring the storm water management practice or component into accordance with this Agreement.

8. Default by Responsible Party. In the event that the Village determines that Responsible Party has failed to comply with any of the responsibilities as set forth in this Agreement, the Village shall give written notice to Owner identifying any said default and requiring compliance within five working days of receipt of the notice or such longer period of time as specified by the Village in the notice. In the event Owner fails to complete any actions required to remedy the default within said five day period, unless extended by the Village in writing, Owner consents that Village may enter the property on which private storm water management systems and practices are located, correct the default and charge the cost of such corrective action to Owner. If Owner fails

to pay for said costs of corrective action then Village shall be entitled to place the cost of the corrective action on the tax roll for the Owner's property as a special charge pursuant to Wis. Stats. § 66.0627.

9. Severability. All provisions of this Agreement are severable, and if any one or more provision is deemed unenforceable for any reason, the remaining provisions shall remain in full force and effect.

10. Binding Agreement. All provisions of this Agreement, including the benefits and burdens hereunder, run with the property and are binding upon and inure to the benefit of the parties hereto and their successors and assigns.

11. Amendment; Termination. This Agreement may be amended or terminated by a document signed by the Owner and the Village.

12. Requirement to Record. This Agreement and any subsequent amendments thereto shall be recorded at the Dane County Register of Deeds.

13. Governing Law. This Agreement at all times shall be enforced in accordance with the laws of the State of Wisconsin.

14. Assignment. A Responsible Party's obligations may not be assigned to another party without the prior written consent of Village except that such consent is not required when a Responsible Party as property owner transfers fee simple title to a buyer who will assume the maintenance responsibilities of the owner / responsible party.

15. Notices. All notices to be given under the terms of this Agreement shall be in writing and signed by the person serving the notice and shall be sent registered or certified mail, return receipt requested, postage prepaid, or hand delivered to the addresses of the parties listed below:

FOR THE VILLAGE:

Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558
608-838-3151

FOR THE OWNER:

McFarland Hockey Inc
4812 Marsh Road
McFarland, WI 53558

August 12, 2024

Re: Site Design Review of 4812 Marsh Road

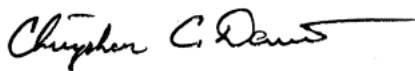
We have reviewed the application for Zoning Amendment and Sit/Design Review submitted by Mark McCaulley of Bachman Construction for McFarland Hockey Inc. The application is dated July 8, 2024, and is for an addition to the east of the property.

We reviewed the submission for proper fire department access and the access indicated on sheet C-4 complies with the International Fire Code.

Sheet A200 indicates the Knox Box and Fire Department Connection for the sprinkler system to west of main entrance while sheet C-2 indicates the Knox Box to be east of the main entrance. We recognize that locations are being included into an existing building and final locations can field coordinate. The Knox Box will be requested to be located as close as possible to the main entrance. Additionally, a fire alarm annunciator should be located near that entrance. It will be required that no shrubs or trees obstruct either the Knox Box or Fire Department Connection.

The items mentioned will be further coordinated during the fire prevention plan submissions and aren't grounds to deny the application. The Fire & Rescue Department recommends the approval of the application at this time.

Sincerely,



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

Revised August 19, 2024

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

Subject: McFarland Ice Arena – 2024 Addition (4812 Marsh Road) – Plan
Commission Submittal Review

Dear Andrew:

We have received the proposed Plan Commission application in the July 12, 2024 submittal for a proposed building and parking lot expansion for the McFarland Ice Arena site located at 4812 Marsh Road. We have reviewed the concept site plan relative to the Village's utility and stormwater management requirements, with comments below:

General

The proposed expansion would result in the site having approximately 56% lot coverage, exceeding the currently allowed 50% amount for this zoning district. We understand that there is a parallel discussion about increasing the threshold for this district (C-L: Commercial Limited) to be 70%, which would match the current levels in the C-H: Commercial Highway and C-P: Commercial Park districts.

This seems reasonable, as one of the main drivers behind the history of lot coverage caps is to address stormwater runoff concerns. These are now handled via the Village/County/State stormwater requirements.

Plan Sheets

The only proposed change to the Village utility lateral connections is to abandon the existing service line that connects to existing water main along Marsh Road and replace it with a new shorter connection to a Village main running along the north side of the existing rink.

We recommend that the shut-off valve for this new 6-inch service be placed 4 feet from the main. Alternatively, a "live tap" style connection could be used.

Stormwater Management Plan

Stormwater runoff from the expanded roof and parking areas is proposed to be addressed via one dry-bottom pond (for rate control) and two bio-retention areas (for sediment removal). The accessible existing soils on site are not conducive to infiltration, making the site exempt from Village and DNR requirements. All of the Village performance standards are met, except that runoff rate control also needs to include the 0.5% chance (or 200-year) storm. The report (and the plan set, if needed) should be updated and re-submitted to reflect that

The maintenance affidavit refers to a single bio-retention area. The count should be two to reflect the plans.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

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

BRB:brb

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VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, August 28, 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 Ordinance 2024-21, an Ordinance to amend various sections of Chapter 8, Buildings and Building Regulations, of the Municipal Code of Ordinances.

PREVIOUS ACTION:

ISSUE SUMMARY:

General Engineering Company (GEC), the Village's consultant building inspection firm, has completed a review of the Village's Building Code and has proposed several changes as described in Ordinance 2024-21. Over the past few years, the Department of Safety and Professional Services has increased their auditing efforts. Part of those efforts include reviewing delegation status and municipal building ordinances. Initially, the DSPS was only looking at those municipalities that were applying for new delegation(s) as a trigger to review their delegation status and ordinances. GEC worked with those clients to navigate the state's ever-changing requirements, as those needs arose. More recently, the state has been randomly selecting municipalities to audit. Seeing that trend, GEC has been proactively working with their municipal clients on updating their ordinances and delegation status. Ordinance 2024-21 primarily addresses two main aspects of the Building Code:

1. Updates outdated references to the Department of Commerce, which was replaced by the Department of Safety and Professional Services.
2. Provides that the Village, through GEC, is a delegated municipal authority for Commercial Plumbing Plans and Commercial Building Plan reviews for buildings over 50,000 cubic square feet. The current party performing various plan reviews is noted below. One of the advantages to increasing the Village's plan review services is that GEC's plan review staff can complete commercial plan reviews in significantly reduced times as compared to DSPS. In most cases, GEC estimates their turnaround times are limited to weeks versus months that it can take DSPS. Additionally, the proposed expanded plan review services are at no additional cost to the Village as plan review services are paid by the applicant directly to GEC in a fashion similar to the state's payment model and are separate from local GEC building permit inspection services billed directly to the Village.

(After each listed item, you will find the party currently performing the associated duties.)



- Commercial Building (Structural and HVAC) Plan Review (GEC)
- Fire Suppression and Fire Alarm Plan Review (McFarland Fire Department)
- Commercial Plumbing Plan Review
- Commercial Building Inspection (Structural, HVAC = GEC) (Fire Suppression, and Fire Alarm = McFarland Fire Department)
- Commercial Electrical Permitting and Inspection (Bob Bolle)
- Commercial Plumbing Inspection (GEC)
- One- and Two-Family Dwelling (UDC) Permitting and Inspection Includes camping units (GEC)

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

Chapter 8, Buildings and Building Regulations

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to recommend to the Village Board approval of Ordinance 2024-21.

ATTACHMENTS:

1. 2024-21 Various Amendments to Chapter 8

**VILLAGE OF MCFARLAND
ORDINANCE 2024-21**

**AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 8, BUILDINGS
AND BUILDING REGULATIONS, OF THE MUNICIPAL CODE OF ORDINANCES**

PURPOSE, to amend various sections of Chapter 8, Buildings and Building Regulations, related to the Wisconsin Department of Safety and Professional Services.

SPONSOR, Andrew Bremer, AICP, Community & Economic Development Director

REFERRAL, Plan Commission (recommended)

PUBLIC HEARING, None required

WHEREAS, Chapter 8, Buildings and Building Regulations of the McFarland Municipal Code includes several references to the Wisconsin Department of Commerce which no longer is in existence and has been replaced by the Wisconsin Department of Safety and Professional Services (DSPS); and,

WHEREAS, the DSPS is conducting audits and is requesting a delegated Certified Municipality Status where residential and commercial building inspection services are provided in cities, towns, and villages; and,

WHEREAS, the purpose of Chapter 8 is to provide certain minimum standards, provisions and requirements for safe and stable design, methods of construction and uses of materials in buildings and/or structures hereafter erected, constructed, enlarged, altered, repaired, moved, converted to other uses, or demolished and regulates the equipment, maintenance, use and occupancy of all such buildings and/or structures. Its purpose is to protect and foster the health, safety and well-being of persons occupying or using such buildings and the general public; and,

WHEREAS, the Village Board finds approval of Ordinance 2024-21 is in the public interest.

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

SECTION 1: **AMENDMENT** “8-56 Permit Lapses” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-56 Permit Lapses

A building permit, other than Wisconsin Uniform Building Permits, shall lapse and be void unless building operations are commenced within six months or if construction has not been completed within 12 months from the date of issuance thereof, unless otherwise extended by the building inspector. Wisconsin Uniform Building Permits shall expire 24 months after issuance if the dwelling exterior has not been completed in accordance with Wis. Admin. Code SPS 320.09(9)(a)5. Permits shall be eligible for an extension period of twelve (12) months from the date of expiration. Building permits shall be eligible for a maximum of two (2) extensions. Extensions shall be granted at the discretion of the Building Inspector. The fees for such extension shall be one-half (1/2) of the original permit inspection fee, excluding applicable impact fees. Upon lapse of a permit a new permit must be obtained pursuant to all the requirements of the code then in force.

(Code 1998, § 15-1-2(i))

SECTION 2: AMENDMENT “8-81 State Code Adopted” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-81 State Code Adopted

The Wisconsin Administrative Code provisions describing and defining regulations with respect to one- and two-family dwellings in Wis. Admin. Code Chs. SPS 320-325 and Camping Units SPS 327~~Comm. 20—25~~ are hereby adopted and by reference made a part of this Article as if fully set forth herein. Any act required to be performed or prohibited by Wisconsin Administrative Code provision incorporated herein by reference is required or prohibited by this Article. Any future amendments, revisions or modifications of the Wisconsin Administrative Code provisions incorporated herein are intended to be made part of this Article to secure uniform statewide regulation of one- and two-family dwellings in this Village. A copy of these Wisconsin Administrative Code provisions and any future amendment shall be kept on file in the Village Clerk's office.

(Code 1998, § 15-1-3(a); Ord. No. 2003-02, § 182, 1-27-2002)

SECTION 3: AMENDMENT “8-83 Definitions” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-83 Definitions

The following words, terms and phrases, when used in this Division, shall have the meanings

ascribed to them in this Section, except where the context clearly indicates a different meaning:

- (a) *Addition*. New construction performed on a dwelling that increases the outside dimensions of the dwelling.
- (b) *Alteration*. A substantial change or modification other than an addition or minor repair to a dwelling or to systems involved within a dwelling.
- (c) *Department*. The Wisconsin Department of ~~Commerce~~ Safety and Professional Services (DSPS).
- (d) *Dwelling*.
 - (1) Any building, the initial construction of which is commenced on or after the effective date of the ordinance from which this Article is derived, which contains one- or two-family dwelling units; or
 - (2) An existing structure, or that part of an existing structure, which is used or intended to be used as a one- or two-family dwelling.
- (e) *Minor repair*. Repair performed for maintenance or replacement purposes on any existing one- or two-family dwelling, which does not affect room arrangement, light and ventilation, access to or efficiency of any exit stairways or exits, fire protection or exterior aesthetic appearance and which does not increase a given occupancy and use. No building permit is required for work to be performed which is deemed minor repair.
- (f) *One-family or two-family dwelling*. A building structure that contains one or separate households intended to be used as a home, residence or sleeping place by an individual or by two or more individuals maintaining a common household to the exclusion of all others.
- (g) *Person*. An individual, partnership, firm or corporation.
- (h) *Uniform Dwelling Code*. Those Wisconsin Administrative Code provisions and any future amendments, revisions or modifications thereto, contained in the following Chapters of the Wisconsin Administrative Code:
 - (1) Wis. Admin. Code Ch. ~~Comm. 20~~ SPS 320, Administrative and Enforcement.
 - (2) Wis. Admin. Code Ch. ~~Comm. 21~~ SPS 321, Construction Standards.
 - (3) Wis. Admin. Code Ch. ~~Comm. 22~~ SPS 322, Energy Conservation Standards.
 - (4) Wis. Admin. Code Ch. ~~Comm. 23~~ SPS 323, Heating, Ventilating and Air Conditioning.
 - (5) Wis. Admin. Code Ch. ~~Comm. 24~~ SPS 324, Electrical Standards.
 - (6) Wis. Admin. Code Ch. ~~Comm. 25~~ SPS 325, Plumbing and Potable Water Standards.
 - (7) Wis. Admin. Code Ch. SPS 327, Camping Units.

(Code 1998, § 15-1-3(c))

SECTION 4: **AMENDMENT** “8-84 Method Of Enforcement” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-84 Method Of Enforcement

- (a) *Certified inspector to enforce.* The Building Inspector and delegated representatives are hereby authorized and directed to administer and enforce all of the provisions of the Uniform Dwelling Code. The Building Inspector shall be certified for inspection purposes by the Wisconsin Department of ~~Commerce~~Safety and Professional Services in each of the categories specified under Wis. Admin. Code § ~~Comm. 5.63~~SPS 305.63.
- (b) *Subordinates.* The Building Inspector may appoint, as necessary, subordinates as authorized by the Village Board.
- (c) *Duties.* The Building Inspector shall administer and enforce all provisions of this Article and the Uniform Dwelling Code.
- (d) *Inspection powers.* The Building Inspector or an authorized certified agent may at all reasonable hours enter upon any public or private premises for inspection purposes and may require the production of the permit for any building, plumbing, electrical or heating work. No person shall interfere with or refuse to permit access to any such premises to the Building Inspector or agent while in performance of the Building Inspector's duties.
- (e) *Records.* The Building Inspector shall perform all administrative tasks required by the Wisconsin Department of ~~Commerce~~Safety and Professional Services under the Uniform Dwelling Code. In addition, the Building Inspector shall keep a record of all applications for building permits in a book for such purpose and shall regularly number each permit in the order of its issue. Also, a record showing the number, description and size of all buildings erected indicating the kind of materials used and the cost of each building and aggregate cost of all one- and two-family dwellings shall be kept.

(Code 1998, § 15-1-3(d))

SECTION 5: **AMENDMENT** “8-112 Portions Of Wisconsin Building Code Adopted” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-112 Portions Of Wisconsin Building Code Adopted

- (a) Wis. Admin. Code §§ ~~Comm~~SPS 302.31, SPS 360-366, SPS 375-379 and SPS 381-387.60—66, 70, and 75—79 are hereby adopted and made a part of this Article with respect to those classes of buildings to which this Building Code specifically applies. Any future amendments, revisions and modifications of said Chapters of the Wisconsin Administrative Code incorporated herein are intended to be made a part of this Code. A copy of said Chapters of the Wisconsin Administrative Code

incorporated herein and amendments thereto shall be kept on file in the office of the Building Inspector.

(b) Certified Municipality. The Village of McFarland has adopted the Certified Municipality Status as described in SPS 361.60 of the Wisconsin Administrative Code.

(1) Responsibilities. The Village shall assume the following responsibilities for the Department of Safety and Professional Services (Department):

- a. Provide inspections of all size commercial buildings with certified commercial building inspectors.
- b. Provide plan reviews of all size commercial buildings with certified commercial building inspectors.

(2) Plan Examination. Drawings, specifications, and calculations for all the types of buildings and structures, except state-owned buildings and structures, to be constructed within the limits of the municipality shall be submitted, if the plans are for any of the following:

- a. All commercial buildings, without size limitations [Appointed Agent per Wis. Stat. 101.12(3g)].

(3) Notes.

- a. A certified municipality may waive its jurisdiction for the plan review of a specific project or type of project, or components thereof, in which case plans and specifications shall be submitted to the Department for review and approval.
- b. The Department may waive its jurisdiction for the plan review of a specific project, agreed to by a certified municipality, in which case plans and specifications shall be submitted to the certified municipality for review and approval.

(4) Plan Submission Procedures. All commercial buildings, structures, and alterations, including new buildings and additions less than 25,000 cubic feet, require plan submission as follows:

- a. Building permit application.
- b. Application for review - SBD-118, or equivalent.
 - 1. Fees per Table SPS 302.31-2 and SPs 302.31.
 - 2. Fees apply to commercial projects.
- c. Four sets of plans.
 - 1. Signed and sealed per SPS 361.31
 - 2. One set of specifications
 - 3. Component and system plans.
 - 4. Calculations showing code compliance.

(Code 1998, § 15-1-4(a); Ord. No. 2000-10, § 1, 8-14-2000)

SECTION 6: **AMENDMENT** “8-114 Building Inspector” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-114 Building Inspector

The Building Inspector and authorized representatives thereof are hereby authorized and directed to administer and enforce all of the provisions of the adopted codes. The Building Inspector shall be a commercial building inspector certified for by the Wisconsin Department of ~~Commerce, Division of Safety and Buildings~~ Safety and Professional Services in each of the categories specified under SPS 305, referenced in Section 8-112.

(Code 1998, § 15-1-4(c); Ord. No. 2000-10, § 2, 8-14-2000)

SECTION 7: **AMENDMENT** “8-117 New Methods And Materials” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-117 New Methods And Materials

- (a) All materials, methods of construction and devices designed for use in buildings or structures covered by this Section and not specifically mentioned in or permitted by this Section shall not be so used until approved in writing by the Wisconsin Department of ~~Commerce~~ Safety and Professional Services for use in buildings or structures covered by the Wisconsin Building Code, except sanitary appliances, which shall be approved in accordance with the Wisconsin Plumbing Code.
- (b) Such materials, methods of construction and devices, when approved, must be installed or used in strict compliance with the manufacturer's specifications and any rules or conditions of use established by the Wisconsin Department of ~~Commerce~~ Safety and Professional Services. The data, test and other evidence necessary to prove the merits of such material, method of construction or device shall be determined by the Wisconsin Department of ~~Commerce~~ Safety and Professional Services.

(Code 1998, § 15-1-5)

SECTION 8: **AMENDMENT** “8-48 Permit Required” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

8-48 Permit Required

- (a) *General permit requirement.* Unless otherwise provided in this building code, a building permit is required for all new buildings and structures, and all alterations, expansion, and modifications to any part of any existing building or structure. No person may building of any kind shall be moved within or into the Village construct, erect, break ground for, enlarge, alter, demolish, move or raze any and no new building or structure, or any part thereof, shall hereafter be erected, or ground broken for the same, or enlarged, altered, moved, demolished, razed or used within the Village, except as herein provided in this building code, unless until the Building Inspector has issued a permit authorizing such activity therefor shall first have been obtained by the owner or authorized agent from the Building Inspector.
- (b) *Alterations and repairs.* The following provisions shall apply to buildings altered or repaired:
- (1) *Alterations.* When not in conflict with any regulations, alterations to any existing building or structure accommodating a legal occupancy and use but of substandard type of construction, which involves either beams, girders, columns, bearing or other walls, room, heating and air condition systems, arrangement, light and ventilation, changes in location of exit stairways or exits, or any or all of the above, then such existing construction shall be made to conform to the minimum requirements of this Article applicable to such occupancy and use and given type of construction.
 - (2) *Repairs.* Repairs for purposes of maintenance, or replacements in any existing building or structure which do not involve the structural portions of the building or structure or which do not affect room arrangement, light and ventilation, access to or efficiency of any exist stairways, or exits, fire protection, or exterior aesthetic appearance and which do not increase a given occupancy or use, shall be deemed minor repairs.
 - (3) *Alterations when not permitted.* When any existing building or structure, which, for any reason whatsoever, does not conform to the regulations of this Article, has deteriorated from any cause whatsoever to an extent greater than 50 percent of the equalized value of the building or structure, no alterations or moving of such building or structure shall be permitted. Any such building or structure shall be considered a menace to public safety and welfare and shall be ordered vacated and thereafter demolished and debris removed from the premises.
 - (4) *Alterations and repairs required.* When any of the structural members of any building or structure have deteriorated from any cause whatsoever to less than their required strength, the owner of such a building or structure shall cause such structural members to be restored to their required strength; failing in which the building or structure shall be considered a menace to public safety and shall be vacated and thereafter no further occupancy or use of the same shall be permitted until the regulations of this Article are complied with.
 - (5) *Extent of deterioration.* The amount and extent of deterioration of any existing building or structure shall be determined by the Building Inspector.

(Code 1998, § 15-1-2(a))

SECTION 9: AMENDMENT “8-58 Revocation Of Permits” of the Village of McFarland Municipal Code is hereby *amended* as follows:

A M E N D M E N T

8-58 Revocation Of Permits

- (a) The Building, Plumbing, Electrical or Heating, Ventilating and Air Conditioning (HVAC) Inspector may revoke any building, plumbing, HVAC or electrical permit, certificate of occupancy, or approval issued under the regulations of this Article and may stop construction or use of approved new materials, equipment, methods of construction, devices or appliances for any of the following reasons:
 - (1) Whenever the inspector shall find at any time that applicable ordinances, laws, orders, plans and specifications are not being complied with and that the holder of the permit refused to conform after written warning or construction has been issued to the holder of the permit.
 - (2) Whenever the continuance of any construction becomes dangerous to life or property.
 - (3) Whenever there is any violation of any condition or provisions of the application for permit or of the permit.
 - (4) Whenever, in the opinion of the inspector, there is inadequate supervision provided on the job site.
 - (5) Whenever any false statement or misrepresentation has been made in the application for permit, plans, drawings, data specifications or certified lot or plot plan on which the issuance of the permit or approval was based.
 - (6) Whenever there is a violation of any of the conditions of an approval or occupancy given by the inspector for the use of all new materials, equipment, methods or construction devices or appliances.
- (b) The notice revoking a building, plumbing or electrical certificate of occupancy or approval shall be in writing and may be served upon the applicant of the permit, owner of the premises and agent, if any, and on the person having charge of construction.
- (c) A revocation placard shall also be posted upon the building, structure, equipment or premises in question by the inspector.
- (d) After the notice is served upon the persons as aforesaid and posted, it shall be unlawful for any person to proceed thereafter with any construction operation whatsoever on the premises, and the permit which has been so revoked shall be null and void, and before any construction or operation is again resumed, a new permit, as required by this Article, shall be procured and fees paid therefor, and thereafter the resumption of any construction or operation shall be in compliance with the regulation of this Article. However, such work as the Building Inspector may order as a condition precedent to the reissuance of the building permit may be performed, or such work as the Building Inspector may require for the preservation of life and safety.
- (e) The Building Inspector may issue stop work orders for any activity for which a permit

is required but has not been issued, or for any reason that would be a basis to revoke a permit. No person may continue any activity for which a stop work order has been issued until the order is removed by the Building Inspector. The Building Inspector may post the stop work order on the premises in question. The Building Inspector may remove the stop work order upon his or her satisfaction that the basis for the order has been adequately remedied.

(Code 1998, § 15-1-2(k))

SECTION 10: **AMENDMENT** “8-524 Violations” of the Village of McFarland Municipal Code is hereby *amended* as follows:

A M E N D M E N T

8-524 Violations

- (a) *Scope of provision.* Any building or structure hereafter erected, enlarged, altered, demolished or repaired, any use hereafter established in violation of the provisions of Articles I—XVI of this Chapter (the Village Building Code, Village Electrical Code, Plumbing Code and Heating, Ventilating and Air Conditioning Code, all included within the definition of "this Chapter" for purposes of this Section), or any other action taken contrary to this Chapter or a permit issued pursuant to this Chapter, shall be deemed an unlawful building, structure or use or otherwise a violation of this Chapter.
- (b) *Penalties.* The Building Inspector shall promptly report all such violations to the Village Board and Village Attorney. The Village Attorney may bring an action to enjoin the unlawful building, structure, use or condition in violation of this Chapter. The Village Attorney, Building Inspector or any other Village officer or employee authorized to issue citations for violations of Village ordinances may also seek a penalty as provided in general penalty provisions in Section 1-16. Any person who fails to obtain a building permit before starting construction shall be charged double the regular rate for this late filing violation. In any such action, the fact that a permit was issued shall not constitute a defense, nor shall any error, oversight or dereliction of duty on the part of the Building Inspector or other Village officials constitute a defense. Compliance with the provisions of this Chapter may also be enforced by injunctive order at the suit of the owner of any real estate within the jurisdiction of this Chapter.
- (c) *Continued violations.* Each violation and each day a violation continues of any provision of this Article, including, but not limited to, construction or modifying any building or structure without a permit, continuing construction after a permit has been revoked or after a stop work order has been issued, or violating any lawful order of the Building Inspector, is a separate offense and violation of this Article.

(Code 1998, § 15-1-62(a); Ord. No. 2014-03, § 5, 5-27-2014)

PASSED AND ADOPTED BY THE VILLAGE OF MCFARLAND VILLAGE BOARD

_____.

	AYE	NAY	ABSENT	ABSTAIN
Brandt	_____	_____	_____	_____
Brassington	_____	_____	_____	_____
Clow	_____	_____	_____	_____
Fessler	_____	_____	_____	_____
Leamy	_____	_____	_____	_____
Peña	_____	_____	_____	_____
Prill	_____	_____	_____	_____

Presiding Officer

Attest

Carolyn Clow, Village President,
Village of McFarland

Cassandra Suettinger, Deputy
Administrator/Clerk, Village of
McFarland

McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, August 28, 2024

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding creation of Tax Incremental Finance District #7.

PREVIOUS ACTION:

5.8.24 Community Development Authority preliminary review of proposed TID #7 boundary and district type.

6.4.24 Joint Review Board Organizational Meeting

6.18.24 Plan Commission Public Hearing

7.30.24 Public Informational Meeting

8.14.24 CDA discussion regarding draft TID #7 Project Plan

ISSUE SUMMARY:

Project update since the June 18, 2024 Plan Commission Public Hearing

On June 18, the Plan Commission met to hold the required public hearing for creation of TID #7. This meeting included a review of the proposed boundary and mixed-use district classification for TID #7 and the general mechanics of how TIF districts are created and used by municipalities to encourage new development. Included in the packet is the draft Project Plan for Tax Increment Finance District No. 7. No changes have been made to the draft Project Plan since the June 18 Plan Commission Public Hearing. An additional Public Information Meeting for TID #7 was held on July 30. A link to the [meeting video](#) is available for viewing on the [Department's TIF website](#) for those that were not able to attend the meeting. A copy of the [presentation slides](#) are also available on the TIF website. Staff is also working on completion of an FAQ document to address additional common questions we received and will post it to the project website as soon as it is completed. The packet also includes a number of letters of support related to the creation of TID #7 that have been submitted to the Department for CDA, Plan Commission and Village Board consideration.

The purpose of the August 28th Plan Commission meeting is to (1) review the draft Project Plan and discuss any questions regarding the proposed TID, (2) any desired amendments to the draft Project Plan, or (3) any additional information committee members may desire from staff prior to considering making a recommendation to the Village Board. The CDA completed a similar review at their meeting on August 14th. Prior to CDA discussion, a number of members of the public discussed their opposition and concerns related to TID #7. A number of individuals indicated that they are not necessarily opposed to creation of a TID, but have continuing concerns related to land use compatibility, transportation and traffic impacts. The CDA members had a handful of comments related to the specific maps and tables in the draft Project Plan. The majority of the discussion centered around what additional steps the Village could



take to address some of the traffic, transportation and land use concerns raised by members of the public. The CDA recognized that creation of the TID Project Plan takes place prior to submittal, review and approval of any specific public infrastructure improvement projects or private development proposals in the TID, which address land use, street and transportation design at a more granular level. The CDA's discussion included:

1. Potentially proceeding with the traffic studies of Siggelkow Road prior to creation of the TID.
2. Potentially proceeding with preliminary engineering design for improvements to Siggelkow Road prior to creation of the TID.

Both items 1 & 2 are identified as initial projects to be completed within the TID Project Plan and 2023 East Side. These projects are already included in the 2024 Village CIP and Budget but have not been authorized by the Village Board to date as initiation and completion of this work prior to adoption of the TID Project Plan would mean that the costs are not eligible for reimbursement from future tax increment from new development in the TID. The combined budget for these projects was \$125,000.

3. Potentially proceeding with creation of the new zoning district and adoption of specific site and building design standards for new developments in areas planned for business park in the TID Project Plan and East Side Plan prior to creation of the TID. This project is also already included in the 2024 CIP and Budget as part of the Village's comprehensive update of the Zoning Code, but has not moved forward yet for similar reasons as noted above. This aspect of the Zoning Code update project could be separated out to advance on a similar schedule with items 1-2 above.
4. Potentially proceeding with amendments to the future land use plan within the 2023 East Side Plan prior to creation of the TID. Unlike items 1-3, this is not a project that the Village Board has previously authorized in their Strategic Plan, CIP, or Annual Budget. The Plan Commission and CDA spent over a year developing the updated East Side Plan, Economic Strategic Plan and Housing Needs Assessment. This process was led by our planning consultant MSA Professional Services and economic development specialists from Redevelopment Resources. The process included six steering committee meetings, two Village Board meetings, two community surveys, three public informational meetings, multiple meetings with property owners, focus group meetings, and a public hearing. Information regarding the project was featured in articles in the Outlook newsletter (May 2022, September 2022, and February 2023), which were mailed to 5,800+ households in the McFarland zip code, numerous Lookout e-newsletter articles, social media posts, press releases, and Thistle articles. The Village engaged the McFarland School District, McFarland Chamber of Commerce, McFarland Food Pantry and Library to assist in providing information about the project. The process included the development of a project website for hosting draft documents, meeting presentations and videos, and opportunities for individuals to sign up to receive periodic project announcement emails.

No action to make a recommendation to the Village Board is scheduled for either the August 14th CDA meeting or August 28th Plan Commission meeting. After these meetings are completed, staff will update the draft Project Plan for future CDA and Plan Commission review



and recommendation to the Village Board as needed. These meetings are tentatively scheduled for the October 9 CDA meeting and October 15 Plan Commission meeting, subject to change.

Summary from the May 8, 2024 CDA and June 18, 2024 Plan Commission Staff Report

The last new business park created in McFarland was the Badger Business Park in 2000, consisting of seven lots encompassing McFarland Court (TID #3). The pace of new commercial and industrial building development in McFarland has been significantly hampered by the lack of available buildable lots for this type of development. From 2014 through 2023 the Village approved a total of 28 new commercial and industrial building permits (not including additions or alterations), or less than three per year. However, a large portion of these permits includes multiple commercial storage unit buildings that were part of a condominium, accessory buildings, or public improvements (e.g. school or Village park shelters that are classified as a "commercial" building permit). Subtracting these from the total, only 8 new commercial buildings were constructed from 2014-2023, of which three were mixed-use buildings and one was a replacement of an existing building. As of January 1, 2024, there are only five vacant commercially zoned properties in the Village's existing urban service area boundary.

The proposed area for TID #7 is along the north and south sides of Siggelkow Road within the Village's East Side Neighborhood. Jeff Whipple from [Interstate Partners](#) has prepared the proposed boundary map with input from staff. Interstate Partners acquired [60-acres of farmland](#) near the Hope Rod & Gun Club last year with the intent of pursuing the development of a new business park in McFarland. Jeff talked about this potential development at a joint PC/CDA preapplication meeting on [November 21st, 2023](#). The packet also includes a preliminary map of proposed uses and a copy of the Future Land Use Map from the Village's [East Side Neighborhood Plan](#). No official development applications have been submitted to the Village to date. Interstate Partners is still working with their civil engineer to design the development of the property for future Village review and approval.

Staff has created a [website to explain Tax Increment Financing](#), including links to some third party videos, brochures and FAQs. Tax Increment Financing (TIF) is the most commonly and widely used economic development tool for municipalities in the State and has been in existence since 1976. The process to create, manage, amend, and close TIF districts (TIDs) is regulated under [Wis. Statute 66.1105](#). The Wisconsin Department of Revenue provides State oversight of TIF districts. According to the DOR, there are 1,390 active TIDs in the State. The DOR maintains a [TIF Manual](#) for those interested in a deeper dive into the TIF mechanics, processes and requirements. Common definitions and terms related to Tax Increment Financing:

- TIF (Tax Increment Financing). An economic development financing tool.
- TID (Tax Increment District). The area/boundary where TIF is used.
- Project Plan. A document explaining the financial details, development plans and maps for the TID.
- Base Value. The total value, as equalized by DOR, of the real property located within the TID as of the creation date of the TID.
- Current Value. The total equalized value of the real property in the TID as of January 1 of the current year, certified annually on approximately October 1.



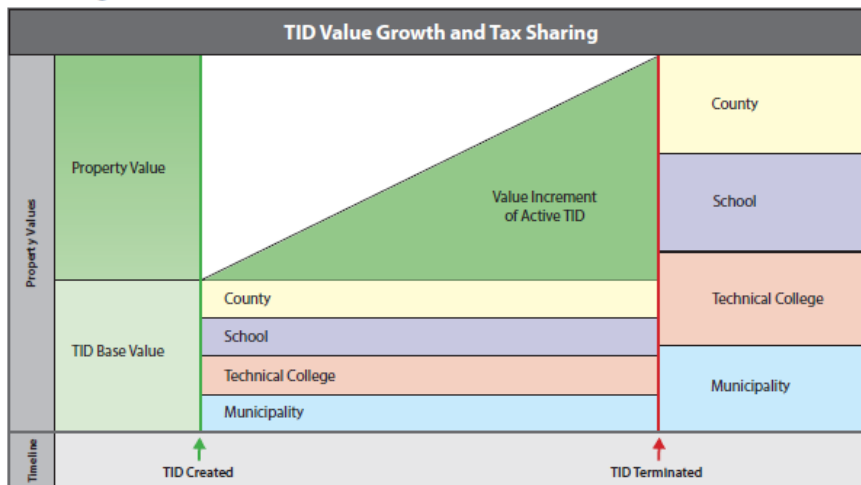
- **Value Increment.** The difference in value between the Base Value and the Current Value of the TID. This is the amount of property value that can be attributed to the TID investment used to generate the tax increment that pays for the investments.
- **Tax Increment.** The taxes levied by all overlying taxing jurisdictions on the value between the base value and the current value of the TID. The municipality that manages the TID uses these taxes to pay for the approved project costs.

Below is a graphic from the DOR TIF Manual that explains how TIF works:

B. How TIF Works

When a municipality creates a TID, the municipality and other taxing jurisdictions agree to support their operation from the existing tax base within the TID. They agree the municipality will use the taxes on the value increase in the TID to pay for the investment.

1. Sharing the tax base



Essentially, TIF allows a municipality to use the Tax Increment generated within the TID to pay for investments made within the TID that lead to the generation of the Tax Increment. The basic tenants of the creation of a TID is the finding that *but for* the use of TIF the development proposed (Tax Increment) would not occur or would occur to a lesser extent or timeframe; the economic benefits of the TID, as measured by increased employment, business and personal income and property value (Value Increment), are sufficient to compensate for the cost of the improvements; and the benefits of the proposed TID outweigh the anticipated tax increments to be paid to the overlaying taxing jurisdictions.

Generally speaking, there are five types of TIDs: Industrial (15/20), Mixed-Use (15/20), Blighted (22/27), Rehabilitation & Conservation (22/27), and Environmental (22/27). Each type of TID has a maximum expenditure period (first value) and maximum life (second value). The maximum expenditure period is the time during the life of a TID where the municipality may complete projects within the TID, including public works projects or development incentives.

During the remaining five years of the TID, a municipality may only continue to pay down existing TID related debt service and pay for administrative, organizational, legal and accounting services related to managing the TID. The declaration of TID type is based on the type of land that makes up 50% or more of the area in the TID. The proposed TID boundary



corresponds with areas identified for Business Park, Mixed-Use, and Medium Density Residential in the Village's 2023 East Side Neighborhood Plan. Based on the Proposed Uses Map in the packet, TID 7 is proposed as a Mixed-Use TID. Mixed-Use districts include a combination of residential, commercial, and industrial uses.

Mixed-Use TIDs can only include lands proposed for newly platted residential use if it does not exceed 35%, by area, of the real property in the TID and the residential development meets other qualifications. "Newly platted" refers to land that has not been previously subdivided or is currently subject to a replat as defined in Wis. Stat. 236.02(11). The proposed TID includes approximately 14% of the area for newly platted residential uses. Under state law, increment revenue may only be spent on newly platted residential development in a mixed-use TID if the TID includes less than 35% of lands proposed for newly platted residential use and if one of the following applies:

1. Density of the residential housing is at least three units per acre. Proposed multi-family residential development in TID #7 would correspond to the Village's East Side Neighborhood Medium Density Residential Future Land Use Category. Chapter 4 of the plan describes these areas as having typical net densities of 5-15 units per acre with individual developments up to 20 dwelling units per acre, with further increases considered for legally restricted affordable housing or developments along existing or future transit corridors. Other portions of the East Side Plan include Mixed Use areas that encourage net densities over 15 units per acre.
2. Residential housing is located in a conservation subdivision (not applicable)
3. Residential housing is located in a traditional neighborhood development (could be applicable)

Other customary TID boundary creation requirements include that only properties within the municipality can be included in the TID, only whole parcels can be included, and the boundaries of the TID must be continuous. The draft TID 7 boundary map follows these state statute requirements. There are 10 proposed properties for inclusion in TID 7 totaling 228 acres. The total Base Value (current assessment values) is approximately \$2M. State Statute requires that the total assessment value of parcels proposed for inclusion in a new TID, plus the Value Increment of all existing TIDs in the municipality (\$105,406,200), can't exceed 12% of the Total Equalized Value of properties in the municipality (\$1,617,865,600). This is known as the 12% compliance test. According to the DOR, the Village's 2023 percentage is 6.52%. The creation of TIDs 6 & 7 is anticipated to increase this value to approximately 8%. Thus, even with the creation of TIDs 6 & 7, the Village will have remaining capacity to create or amend existing TIDs in the future.

It is important to note, that the creation of a TID in itself does not create specific obligations of the municipality in terms of approval of certain development proposals or the expenditure of funding. Those decisions are made on a case-by-case basis after the TID is created.

Updated Project Schedule (subject to change)

The anticipated schedule is provided below, subject to change. Those meetings in bold include



required meetings under Wis. State Statute 66.1105. Under Wis. State Statute 66.1105, the final decision regarding whether to create or amend the boundaries of an existing TIF District is under the authority of the Joint Review Board (JRB). The JRB is made up of the Village President, Public Member appointed by the Village President, a member of the McFarland School District, a member of Dane County, and a member of Madison Technical College. Once a TIF District is created, the Village Board has final authority over the annual budgeting and use of TIF district revenues.

- May 8 CDA meeting to review draft TID boundary
- May 21 Plan Commission meeting to review draft TID boundary
- **June 4 Joint Review Board organizational meeting**
- **June 18 Plan Commission meeting to hold a public hearing on TID Project Plan**
- August 14 CDA meeting to review the draft TID Project Plan
- August 28 Plan Commission meeting to review the draft TID Project Plan
- October 9 CDA (tentative) meeting to consider a recommendation to the Village Board on the draft TID Project Plan
- **October 15 (tentative) Plan Commission meeting to consider a recommendation to the Village Board on the draft TID Project Plan**
- **October 22 (tentative) Village Board meeting to consider action on the draft TID Project Plan**
- **TBD Joint Review Board meeting to consider approval of the TID Project Plan (must occur within 45 days of Village Board approval)**

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

[2023-2024 Village Board Strategic Plan:](#)

- Objective (C)(1) states attract and enhance new and existing commercial, restaurants, retail, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area.
- Objective (C)(2) states develop incentives for business growth such as incubator programs, tax increment financing districts, and recruitment/retention.
- Action (C)(vi) advance East Side Plan, pursue recommendations and consider projects as applicable.

[2023 East Side Neighborhood Plan.](#) This plan identifies the area proposed for TID #7 primarily for future Business Park uses, but also including Medium Density Residential, Civic/Institutional/Utilities, and Mixed Use (High Density Residential and/or Commercial).

Chapter 5 of the plan provides specific recommendations regarding the creation of the east side business park, including creation of a tax increment finance district.

[2023 Economic Strategic Plan.](#) This plan includes a strategy to expand commercial and industrial land base of the Village, including creation of an east-side business park supported



through the creation of a new Tax Increment Finance District. The plan identifies a need for 40-100 acres of light industrial development and 2-5 acres of commercial development. The plan recommends focusing on sectors supported by the Madison Region Economic Partnership (MadREP) Advance 2.0 including advanced manufacturing, bioscience, ag/food/beverage, information technology, and healthcare.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only. The purpose of the meeting is to review the draft Project Plan and discuss any questions regarding the proposed TID, any desired amendments to the draft Project Plan, or any additional information committee members may desire from staff prior to considering making a recommendation to the Village Board at a future meeting.

ATTACHMENTS:

1. TID #7 Project Plan Creation_Draft 06052024
2. Ryan Quam Ltr_Support of Proposed TIDS_07.10.24
3. Chris Caulum TID 7 Letter of Support_08.07.24
4. Andy Kurtz TID 7 Letter of Support_08.14.24
5. Bill Connors TID 7 Letter of Support_08.19.24
6. Sun Prairie Interstate Partners-Park 151 Letter_08.19.2024
7. OCB Village of McFarland project letter 8.19.24
8. Chamber TID 7 Letter of Support_08.20.24
9. Interstate Partners TID 7 Letter of Support_08.22.24
10. Peiffer-Alliant TID 7 Letter_08.27.24
11. Alder Currie TID 7 Letter_08.28.24



PROJECT PLAN

Creation of Tax Incremental Finance District No. 7

Drafted: June 5, 2024

District Type	Mixed Use
Creation Date	XX/XX/2024
Expenditure Period	XX/XX/2039
Termination Date	XX/XX/2044
Remaining Territory Amendments	4

PROJECT PLAN
Creation of Tax Incremental Finance District No. 7
Village of McFarland, WI

Draft

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Appendix A: TID No. 7 Maps
Appendix B: Boundary Description
Appendix C: Letters to Taxing Jurisdictions
Appendix D: Letter to Parcel Landowners
Appendix E: Affidavit of Publications
Appendix F: Meeting Minutes
Appendix G: Resolutions
Appendix H: Joint Review Board Letter of Approval
Appendix I: Legal Opinion

Section 1. TIF Process and Planning Schedule

Wisconsin State Statute §66.1105 prescribes the process for creating and amending Tax Incremental Finance Districts for the Village of McFarland. The laws require public input in the TIF creation and amendment process, including a public hearing held by the Plan Commission at which TIF information is discussed and whereby citizens can reasonably voice their personal opinion on the creation or amendment of a TIF District. A three-phased approval process is required to create and amend TIF Districts including approval by the Plan Commission, Village Board, and the Joint Review Board. Locally, McFarland also includes review and recommendation of the draft Project Plan by their Community Development Authority. Table 1 presents the formal meeting/action calendar for the Village of McFarland Tax Incremental Finance District No. 7 process.

Table 1: Adoption Schedule

Date	Meeting/Action
May 8, 2024	Community Development Authority review of proposed TID and boundary map.
May 24, 2024	Village notifies taxing entities (school district, county, vocational college, and any special taxing districts) on proposed Creation of TID and upcoming meetings.
May 30, 2024	First Notice of Public Hearing is published in the local newspaper (Class 2). JRB notice published (Class 1).
June 4, 2024	JRB Organizational Meeting #1. Chairperson and member-at-large are selected at this meeting and a review of the proposed TID.
June 6, 2024	Second Notice of Public Hearing is published in local newspaper.
June 18, 2024	Community Development Authority review of proposed TID Project Plan and Map.
June 18, 2024	Plan Commission holds the Public Hearing for the Project Plan and Map. Interested parties are given a reasonable opportunity to express their views on the proposed boundary and project plan.
July 9, 2024	Village Board review of draft TID Project Plan and Map.
July 10, 2024	CDA recommendation to Village Board for approval of proposed TID Project Plan.
July 16, 2024	Plan Commission action on a resolution recommending consideration and approval of the proposed TID by the Village Board.
July 23, 2024	Village Board action on the proposed Creation of TID No. 7 boundary and project plan occurs. Approval by resolution contains findings that detail the TID's consistency with state statutes.
August 8, 2024	Upon approval of the Village Board, the Joint Review Board holds a second meeting to review the TID and act by resolution on the Creation of the TID. The Board submits its decision to the Village no more than 7 days after the vote.
Within 60 days of JRB action	Department of Revenue is notified of the Creation of TID No. 7 by the Village of McFarland and subsequent approval by the Joint Review Board.
October 31, 2024	Submit base packet documentation and Project Plan for Wisconsin Department of Revenue certification.

Section 2. Introduction and Purpose

The Village of McFarland has identified a need to expand its economic base through business, mixed-use, and residential development. To promote development, the Village is seeking to designate a geographical area lying within its corporate limits as Tax Incremental Finance District (TID) No. 7. The Creation of TID No. 7 will allow the Village to make certain public improvements and investments to the designated area so that growth, redevelopment, and blight elimination can occur. Anticipated growth, combined with the Village's commitment toward development, will ensure sufficient tax increment to retire all debt issued by the District for improvements. These improvements will allow the Village to attract and retain potential development, and encourage further private investment in local businesses. The development that is anticipated to occur will provide long-term tax benefits to both the Village and all other overlying taxing jurisdictions.

Summary of Findings

In creating TID No. 7, the Village of McFarland has made the following findings, consistent with Section 66.1105 of Wisconsin Statutes:

- Activities and improvements to the newly designated TID No. 7 are intended to encourage and attract business, mixed-use, and residential growth in the Village.
- The improvement to the newly designated area is likely to encourage, develop, and maintain a strong growth pattern in the Village, taking advantage of major transportation routes through the Village.
- The improvement to the area is likely to maximize private investment within the newly designated TID No. 7 and significantly enhance the value of substantially all other real estate in the District.
- The improvement to the area is likely to make currently underdeveloped areas of the Village more attractive by providing necessary and desired public improvements, which are compatible and feasible with existing systems.
- The improvement to the area is likely to encourage and promote conformity with the Village's land use policies and procedures.
- The development in the newly designated area would not take place in the absence of the improvements stated in the Project Plan.
- TID No. 7 is declared to be a "Mixed-use District" and at least 50% of the land in TID No. 7 has been classified as a mixed-use area, as defined in s.66.1105(2)(cm).
- The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the Village does not exceed 12% of the total value of equalized taxable property within the Village.
- The estimated percentage of the territory within the District that is devoted to retail business will not exceed 35% at the end of the District's expenditure period.
- The estimated percentage of the territory within the District that is devoted to newly platted residential land use will not exceed 35% at the end of the District's expenditure period and the density of newly platted residential housing will be at least three units per acre.

Section 3. District Description

Tax Incremental District No. 7 is being created by the Village of McFarland as a “Mixed-use District” under the authority provided by Wisconsin Statute Section 66.1105. The Village of McFarland finds that at least 50%, by area, of real property within the District is suitable for mixed-use development.

Boundary Description

The boundary for the newly designated TID No. 7 was established using the following criteria:

1. The equalized value of the taxable property of the District plus the aggregate value increment of all existing districts within the Village does not exceed 12% of the total value of equalized taxable property within the Village at the time of creation.
2. The District is contiguous and contains only whole parcels.
3. At least 50% of the land in TID No. 7 has been classified as a mixed-use area, as defined in s.66.1105(2)(cm).

A map identifying the boundaries for the newly designated TID No. 7 is provided in Appendix A and a legal description of the TID boundary is provided in Appendix B. The location of TID No. 7 is within the Village’s East Side Neighborhood. In 2023, the Village updated its prior 2008 East Side Neighborhood plan as an amendment to the Village’s Comprehensive Plan. This plan update included the identification of a new business park in the areas proposed for TID No. 7. A map showing the East Side Neighborhood Plan Future Land Uses is included in Appendix A.

Tax Parcels

The following whole tax parcels will be included in the newly designated TID No. 7:

Table 2: List of Parcels Included in TID No. 7

Parcel ID from Map 1	Parcel Number	Parcel Address	Total Acres	Existing Land Use	Existing Zoning	Assessed Land Value (2024)	Assessed Improvement Value (2024)	Total Assessed Value (2024)
A	071026496311		32.6	Agriculture/Open Space	A1-EX*	\$ 11,700	\$ -	\$ 11,700
B	071035180101	3341 Storck Road	40.3	Agriculture	A1-EX*	\$ 13,200	\$ -	\$ 13,200
C	071036290901	3341 Storck Road	26.4	Single Family/Agriculture	A1-EX*	\$ 102,000	\$ 375,900	\$ 477,900
D	071036290501	3372 Storck Road	22.9	Single Family/Agriculture	A1-EX*	\$ 76,100	\$ 216,000	\$ 292,100
E	071035480011	3451 Siggelkow Road	5.0	Utility	A1	\$ -	\$ -	\$ -
F	071035483411		8.0	Open Space	A1	\$ -	\$ -	\$ -
G	071036391111		60.4	Agriculture	A1-EX*	\$ 25,600	\$ -	\$ 25,600
H	071036385411	3451 Siggelkow Road	9.6	Single Family/Open Space	A1	\$ 80,600	\$ 181,600	\$ 262,200
I	071036382111	3383 Siggelkow Road	15.2	Single Family/Agriculture	RH-1	\$ 127,400	\$ 537,900	\$ 665,300
J	071036380961	3365 Siggelkow Road	7.1	Single Family/Agriculture	RH-1	\$ 129,600	\$ 285,700	\$ 415,300
			227.4			\$ 566,200	\$ 1,597,100	\$ 2,163,300

*Properties are zoned A1-Exclusive under the Dane County Zoning Code as administered by the Village of McFarland.

Equalized Value Test

Per Wisconsin State Statute 66.1105(4)(gm)4.c., municipalities are restrained in their use of Tax Increment Financing such that the equalized value of taxable property of the (new/amended) district area plus the value increment of all existing districts does not exceed 12 percent of the total equalized value of taxable property within the municipality. The total assessed value of taxable property in TID No. 7, as of January 1, 2024, is \$2,163,300. The Village has three other active TID, TID No. 3, No. 4, and No. 5, with a value increment, as of January 1, 2024, of \$105,406,200. The total municipal equalized value, as of January 1, 2024, for the Village is \$1,617,865,600. Table 3 indicates that creation of TID No. 7 may bring the Village's TID to total municipal value ratio to approximately 6.65%, within the 12% limit.

Table 3: Equalized Value Test

Maximum Allowable TID Property Value	
Equalized Value (as of January 1, 2024)	\$1,617,865,600
Maximum Allowable TID Property Value (12%)	\$194,143,872

12% Test - Compliance	
Existing TIF Value Increment	\$105,406,200
New Value Added by TID No. 7	\$2,163,300
Total Net New Value + Existing TIF Value Increment	\$107,569,500
Percentage of Equalized Value	6.65%

At the same time the Village is proposing to create TID No. 7, the Village is also proposing to create a new TID No. 6 district, a partial overlay of existing TID No. 3. The total net new value for TID No. 6 is \$21,414,900. Therefore, with approval of TID No. 7 and No. 6, the percentage of equalized value will be 8%.

Section 4. Statement of Kind, Number, and Location of Public Works & Other Projects

The Village of McFarland intends to implement a number of public works projects that will positively impact business, residential, and conservancy use in TID No. 7. These projects will be undertaken within the first 15 years of the TID's existence (i.e. through 2039), subject to change based upon the relative needs of the Village and the ability of the District to recoup expenses through the generation of tax increment. A brief description of each TID eligible project type is provided below.

A. Infrastructure for (Re)Development of the District

Proposed infrastructure improvements to public or private property may include:

1. Street (re)construction, relocation, removal, upgrading, or maintenance to facilitate development within TID No. 7. Street infrastructure includes bridges, sidewalks, curb & gutter, bike lanes, parking lanes, street lights, traffic signals, signage, markings and other appurtenances and amenities for the safety and comfort of motor vehicle, bicycle and

pedestrian traffic, including Rectangular Rapid Flash Beacons or other similar devices. Alleyways are considered streets within the definition of this Project Plan.

2. Pedestrian and bicycle path construction, including trail lighting, signage, and supporting amenities such as bicycle racks or repair stations.
3. Construct, upgrade and/or relocate sanitary sewer system components and related appurtenances.
4. Construct, upgrade and/or relocate storm water drainage facilities, basins, and related appurtenances.
5. Construct, upgrade and/or relocate water system components and related appurtenances.
6. Install or improve primary and secondary electric service including installing above or below ground electric distribution lines and related appurtenances, including electric vehicle charging stations.
7. Install or improve natural gas service.
8. Install or improve telecommunication, fiber optic, and/or cable television service including installing above or below ground distribution lines and related appurtenances.

B. Streetscaping Improvements

Streetscaping improvements designed to improve the aesthetics of the District including installation of gateway, wayfinding and street signage, public art installations, landscaping, lighting, information kiosks, other streetscaping furnishings (e.g. benches, trash receptacles, banners, flower pots, etc.).

C. Site Improvements

Site improvement activities required to make sites suitable for (re)development including, but not limited to: access drives, parking areas/facilities, parks and recreation facilities, landscaping, signage, entryway features, walkways, lighting, fencing, remodeling or rehabilitating existing buildings, razing buildings, stripping topsoil, grading, compacted granular fill, topsoil replacement, soil stabilization, streambank stabilization, relocating power lines, utilities, and related activities.

D. Environmental Studies and Remediation

This may include costs associated with environmental studies; wetland delineations; floodplain delineations; floodplain hydraulic and hydrologic analysis; removal of lands from floodplains or wetland areas in accordance with local, state, and federal regulations as part of TID public works and rehabilitation projects; environmental remediation including the removal of above or below ground contamination or hazardous materials.

E. Real Estate Inspection, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects

This may include but is not limited to purchase of fee title; easements; inspections; appraisals; consultant fees; closing costs; real estate commissions and fees in lieu of commissions; surveying and mapping; lease and/or sale of property at or below market or purchase price to encourage or make feasible a public infrastructure or (re)development project. Relocation costs in the event any property is acquired for the above projects, including the cost of a relocation plan, staff, publications, appraisals, land and property acquisition costs and relocation benefits as required by Wisconsin Statutes 32.19 and 32.195 are eligible costs.

F. Development Funds/Incentives

Payments made at the Village Board's discretion to assist private developers in projects that carry out the goals of this Project Plan, the Village's Comprehensive Plan, East Side Neighborhood Plan, or other adopted Village plans including those future sub-area plans for the District. Such payments could include grants, zero-interest loans, or low interest loans for the purposes of land acquisition, environmental remediation, building and site improvements to non-residential or residential properties. Establishment of a Revolving Loan Fund (e.g. low interest loan or temporary grant for building façade or signage improvement program) is considered Development Incentives and is eligible project costs. No cash grants or loans will be provided until a developer agreement has been signed between the developer and the Village.

G. Contributions to the Community Development Authority

The Village may provide funds to the Community Development Authority (CDA) to be used for administration, planning and operations related to the purposes for which it was established to implement the goals or projects outlined in this Project Plan. The Village of McFarland has a CDA whose purpose is to assist with community development projects including those which may be undertaken within the District.

H. Planning, Promotion & Economic Development

Promotion and development of TID No. 7 including professional services for planning; marketing; recruitment; grant writing and grant administration for TID projects; marketing services and materials; advertising costs; administrative costs and support of development organizations are all eligible costs under this section. Costs related to establishing, or revising, developer incentive policy manuals, developer incentive applications, façade or signage improvement programs are eligible project expenses.

I. Administrative/Organizational Costs

Imputed administrative costs including, but not limited to, a portion of the salaries, benefits and training expenses of the Village employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with the creation, amendment, and general administration of TID No. 7, and others directly involved with the projects over the life of the District.

J. Financing Costs

Interest, professional and finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing TID No. 7 projects. Eligible expenses include interest on advances to the TID from the Village's General, Utility or Stormwater Funds to cover any annual cash flow deficits. Interest rates shall not exceed a rate of 3%.

K. Projects Outside the TID

The Village expects that there may be several projects that encompass an area outside of the boundaries of the TID. Pursuant to Wisconsin Statutes Section 66.1105(2)(f)(1)(n), the Village may undertake projects within territory located within one-half (1/2) mile of the boundary of the TID, and pay for them using tax increment, provided that:

- 1) The project area is located within the Village's corporate boundaries; and
- 2) The projects are an eligible TIF expenditure within this Project Plan as approved by the Joint Review Board; and
- 3) The expenditure must be made within the expenditure period.

The one-half mile boundary of TID No. 7 is illustrated on the Project Locations Map in Appendix A.

The projects listed in this section will provide necessary facilities, land area, and support to enable and encourage the (re)development of TID No. 7. These projects may be implemented by the Village Board in varying degrees in response to development needs and will be guided by the TID No. 7 Project Plan, the Village's Comprehensive Plan, other existing plans and policies of the Village, and public input.

A map identifying project locations in TID No. 7 is provided in Appendix A. Projects A-J may occur anywhere within the boundaries of the District, as authorized by the Village Board. Locations of new streets, utilities or recreational trail alignments shown on the map are preliminary and subject to change based on final design. Other infrastructure projects unknown at this time, but consistent with the purpose of the TID, and categories A-K, may be eligible project costs. Such eligibility will be determined by the Village Board at the time the projects are being considered. The projects listed above will provide necessary facilities and support to enable and encourage the development of the TID. These projects may be implemented in varying degrees in response to development needs. In addition to the above projects, the Village of McFarland may request multiple base value redeterminations during the life of TID No. 7, if necessary and allowed by the WI State Statutes. The Village may also request affordable housing extensions as allowed by WI State Statutes.

Section 5. TID No. 7 Project Cost Summary

Table 4 lists the estimated total expenditures for each project category. This format follows Wisconsin Department of Revenue guidance on detailed project costs (pe-209), which states the project list should include "estimated expenditures expected for each major category of public improvements." It is important to note that this Project Plan is not meant to be an appropriation of funds for specific projects, but a framework with which to manage projects. All costs identified are preliminary estimates made prior to design considerations, or engineering studies, and are subject to change after planning is complete. All of the customary expenses are considered in these estimates, including but not limited to: legal fees, engineering fees, architectural fees, planning fees, surveying and mapping fees, inspection, construction costs, materials and apparatus, restoration work, permits, reports, judgments, claims for damages and other expenses. Years of capital expenditures are estimates based in part on the Village's Capital Improvement Plan.

Table 4: Proposed TID Project Costs

Project Categories	Estimated Project Cost	Others Share of Cost*	TID Share of Cost
A. Infrastructure for (Re)Development of the District	\$19,848,000	\$2,633,081	\$17,214,919
2024 Siggelkow Road & Utility Engineering Design	\$125,000	\$0	\$125,000
2025 Phase 1 Internal Roads, Utilities and Ponds	\$3,410,000	\$0	\$3,410,000
2026 Phase 2 Internal Roads, Utilities and Ponds	\$810,000	\$0	\$810,000
2027 Phase 1 Siggelkow Road & Trail (Catalina To TID eastern boundary)	\$3,094,683	\$0	\$3,094,683
2030 Phase 3 Internal Roads, Utilities and Ponds	\$4,824,500	\$2,633,081	\$2,191,419
2032 Phase 2 Siggelkow Road (Eastern TID Boundary to CTH AB)**	\$5,968,317	\$0	\$5,968,317
2034 Phase 4 Internal Roads, Utilities, and Ponds	\$1,615,500	\$0	\$1,615,500
B. Streetscaping Improvements	\$250,000	\$0	\$250,000
C. Site Improvements	\$250,000	\$0	\$250,000
D. Environmental Studies and Remediation	\$250,000	\$0	\$250,000
E. Real Estate Inspections, Acquisition, Vacating, and Relocation for Public Works and Other TID Eligible Projects	\$2,600,000	\$0	\$2,600,000
F. Development Funds/Incentives	\$10,557,435	\$0	\$10,557,435
G. Planning, Promotion & Development	\$150,000	\$0	\$150,000
H. Contributions to a Community Development Authority (CDA) or Redevelopment Authority (RDA)	\$0	\$0	\$0
I. Administrative/Organizational Costs	\$1,975,000	\$0	\$1,975,000
J. Financing Costs	\$8,489,748	\$0	\$8,489,748
Subtotal	\$ 44,370,183	\$ 2,633,081	\$41,737,102

*Includes portions of projects within the City of Madison or outside the TID ½ mile boundary

**Includes eligible projects outside or partial within the TID boundary but within ½ mile of the TID boundary.

All costs are stated in 2024 prices and are preliminary estimates. The Village reserves the right to increase the costs to reflect inflationary increases and other unforeseen or uncontrollable circumstances between 2024 and the time of construction/implementation, such as higher than anticipated financing costs. The Village reserves the right to increase and decrease particular project costs within the Total TID Expenditure budget estimate without amending this Project Plan. For example, reallocating funds from one project category to another.

Wisconsin Statutes do not obligate the Village to complete all of the proposed projects listed in the Project Plan; however, the expenditure period for TID No. 7 is limited to July 23, 2024 through July 23, 2039. The Village retains the right to change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without further amending this Project Plan. Public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The needs of the Village and the performance of the TID will be reviewed annually to determine if change is required to any of the proposed activities. Should the needs of the Village change, projects may have to be slightly or substantially altered or even eliminated.

Section 6. Ineligible / Estimated Non-Project Costs

The following bullets identify public works projects that are not eligible to be paid with tax increments under Wis. Stat. 66.1105(2)(f).2.

- The cost of constructing or expanding administrative buildings, police and fire buildings, libraries, community and recreational buildings and school buildings, unless the

administrative buildings, police and fire buildings, libraries and community and recreational buildings were damaged or destroyed before January 1, 1997, by a natural disaster.

- The cost of constructing or expanding any facility, except a parking structure, if the Village generally finances similar facilities only with utility user fees.
- General government operating expenses, unrelated to the planning or development of a TID.
- Cash grants made by the Village to owners, lessees, or developers of land that is located within the TID unless the grant recipient has signed a development agreement with the Village, a copy of which shall be retained by the Village in the official records for that TID.

No ineligible project costs were identified at the time this Project Plan was considered for adoption. Any portion of future projects funded by grants will be a non-project cost.

Non-project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increments. Examples of non-project costs include projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, or special assessments. Other examples include public works projects that only partly benefit the TID, such as a new water tower which serves properties both inside and outside of the TID, and its ½ - mile boundary. That portion of the total project costs allocable to properties outside of the TID, and its ½ - mile boundary, would be a non-project cost. Table 4 identifies an estimated \$2,633,081 in non-project costs for improvements to Siggelkow Road that are either partially within the City of Madison or outside the ½-mile TID boundary.

Section 7. Economic Feasibility

The projected income of TID No. 7, presented in Table 6, hinges upon the tax incremental revenue generated from within the district. The future tax incremental revenue of a TID is influenced by three crucial components: new development leading to increases in property value, inflation-driven appreciation in property values, and alterations in the full value tax rate. To forecast the future increment and income generated by TID No. 7, certain assumptions have been made for each of these critical components.

New Development Activities

The TID is projected to realize \$211,148,700 in new development value over its anticipated 20-year life. Table 5 provides a summary of potential development opportunities within TID #7. This new value is projected to come from the development of parcels within the District. The determination of parcels identified for new development is based on the Village's East Side Neighborhood Plan. It is anticipated that some of the parcels listed in Table 5 may not experience any (re)development during the TID lifetime, while others not listed may. Redevelopment years are also an approximation based, in part, on the anticipated schedule of known (re)development projects, landownership, public and private improvement projects, and the readiness for development or marketability of each parcel. Estimated Construction Years may vary significantly from those shown in Table 5.

The methodology used to calculate the Estimated Growth in Value of New Development for any one development site is based in-part on using assessment values from these and other comparable existing development sites found in the Village, or surrounding communities in Dane County. The creation of TID #7 and the identification of proposed types of new development (e.g. light industrial/office, commercial, and multi-family) within this Project Plan does not compel, or in any way obligate, the Village to approve future redevelopment requests for these particular parcel areas. However, those types of new development assumed in Table 5 are based on the Village's 2023 East Side Neighborhood Plan. The Village may consider other uses than those envisioned within this Project Plan for any particular parcel without amending this Project Plan. The Village's Comprehensive Plan, subarea plans like the East Side Neighborhood Plan, and Village's Zoning Ordinance will guide decisions regarding appropriate use of properties within the District. It is anticipated that when specific development proposals/applications/projects are submitted to the Village a change in the Village's Official Zoning Map and/or Comprehensive Plan may be necessary to facilitate the development envisioned in this Project Plan (e.g. zoning to Planned Unit Development District or Commercial Park District).

Table 5: New Development Activities

Estimated Construction Year	Phase	Type of New Development	Acres	Comm/Ind Building Size	Comm/Ind Construction Values/Acre or BLDG SF	MF Units	MF Value/Acre or Unit	New Development Value	Base Value	Est. Growth in New Development Value
2025	1	Business Park Land Improvements	50.50		\$ 160,000			\$ 8,080,000	\$ 287,800	\$ 7,792,200
2025	1	Light Industrial/Office	10.10	175,000	\$ 65			\$ 11,375,000	\$ -	\$ 11,375,000
2026	2	Multi-Family Land Improvements	13.00			260	\$ 10,000	\$ 2,600,000	\$ 11,700	\$ 2,588,300
2027	1	Light Industrial/Office	10.10	145,000	\$ 65			\$ 9,425,000	\$ -	\$ 9,425,000
2027	2	Multi-Family Consturction	13.00			130	\$ 130,000	\$ 16,900,000	\$ -	\$ 16,900,000
2028	2	Multi-Family Consturction	13.00			130	\$ 130,000	\$ 16,900,000	\$ -	\$ 16,900,000
2029	1	Light Industrial/Office	10.10	175000	\$ 65			\$ 11,375,000	\$ -	\$ 11,375,000
2030	3	Business Park Land Improvements	65.00		\$ 160,000			\$ 10,400,000	\$ 783,200	\$ 9,616,800
2030	3	Multi-Family Land Improvements	12.00			210	\$ 10,000	\$ 2,100,000	\$ -	\$ 2,100,000
2030	3	Commercial Land Improvements	3.60		\$ 225,000			\$ 810,000	\$ -	\$ 810,000
2031	1	Light Industrial/Office	10.10	145000	\$ 65			\$ 9,425,000	\$ -	\$ 9,425,000
2032	3	Multi-Family Construction	6.00			105	\$ 130,000	\$ 13,650,000	\$ -	\$ 13,650,000
2032	3	Light Industrial/Office	8.23	100000	\$ 65			\$ 6,500,000	\$ -	\$ 6,500,000
2033	3	Multi-Family Construction	6.00			105	\$ 130,000	\$ 13,650,000	\$ -	\$ 13,650,000
2033	1	Light Industrial/Office	10.10	140000	\$ 65			\$ 9,100,000	\$ -	\$ 9,100,000
2034	3	Light Industrial/Office	8.23	150000	\$ 65			\$ 9,750,000	\$ -	\$ 9,750,000
2034	4	Business Park Land Improvements	6.70		\$ 160,000			\$ 1,072,000	\$ 540,300	\$ 531,700
2034	4	Multi-Family Land Improvements	9.00			135	\$ 10,000	\$ 1,350,000	\$ 540,300	\$ 809,700
2035	4	Multi-Family Construction	4.50			68	\$ 130,000	\$ 8,840,000	\$ -	\$ 8,840,000
2035	3	Commercial Construction	3.60	4	\$ 1,000,000			\$ 3,600,000	\$ -	\$ 3,600,000
2036	3	Light Industrial/Office	8.23	100000	\$ 65			\$ 6,500,000	\$ -	\$ 6,500,000
2037	4	Multi-Family Construction	4.50			67	\$ 130,000	\$ 8,710,000	\$ -	\$ 8,710,000
2038	3	Light Industrial/Office	8.23	150000	\$ 65			\$ 9,750,000	\$ -	\$ 9,750,000
2039	4	Light Industrial/Office	6.70	80000	\$ 65			\$ 5,200,000	\$ -	\$ 5,200,000
2040	3	Light Industrial/Office	8.23	150000	\$ 65			\$ 9,750,000	\$ -	\$ 9,750,000
2041	3	Light Industrial/Office	8.23	100000	\$ 65			\$ 6,500,000	\$ -	\$ 6,500,000
								\$ 213,312,000	\$ 2,163,300	\$ 211,148,700

Inflation Rate

This projection adopts a conservative stance, suggesting that inflation is expected to average 1.5% per year for the entirety of the District's existence. It's worth noting that historically, the average inflation rate from 2003 to 2023 has hovered around 2.56%, providing context for this conservative estimate. Similarly, the Consumer Price Index-Midwest has averaged an annual increase of 2.3% from 2003 to 2023. In addition, the Turner Construction Cost Index, a measure of construction

materials and labor prices across the industry in the United States, has average 5.4% increase per year from 2003 to 2023.

Full Value Tax Rate

The Full Value Tax Rate, estimated at \$20.00 per thousand, is anticipated to endure without fluctuations over the entirety of the District's 27-year existence, persisting steadily until the year 2051. For context, from 2003 to 2023 the actual Full Value Tax Rate in McFarland has ranged from a low of \$16.26 per thousand to a high of \$24.18 per thousand. The mid-point of this 20-year span is \$20.22 per thousand.

Draft

Table 6: TID No. 7 Projected Income

Village of McFarland		TID #7								
A	B	C	D	E	F	G	H	I	J	K
IMPROV. DURING YEAR	BEGINNING OF YEAR VALUE	EST. GROWTH IN VALUE OF NEW DEVELOP. ¹	CUMULATIVE VALUE	INFLATION INCREMENT ²	END OF YEAR VALUE	TAX INCREMENT VALUE	TAX VALUE YEAR	TAX RATE ³ \$1,000	TAX INCREMENT COLLECTED	COLLECTION YEAR
2024	\$2,163,300	\$0	\$2,163,300	\$32,450	\$2,195,750	\$32,450	2025	\$20.00	\$649	2026
2025	\$2,195,750	\$19,167,200	\$21,362,950	\$32,936	\$21,395,886	\$19,232,586	2026	\$20.00	\$384,652	2027
2026	\$21,395,886	\$2,588,300	\$23,984,186	\$320,938	\$24,305,124	\$22,141,824	2027	\$20.00	\$442,836	2028
2027	\$24,305,124	\$26,325,000	\$50,630,124	\$364,577	\$50,994,701	\$48,831,401	2028	\$20.00	\$976,628	2029
2028	\$50,994,701	\$16,900,000	\$67,894,701	\$764,921	\$68,659,621	\$66,496,321	2029	\$20.00	\$1,329,926	2030
2029	\$68,659,621	\$11,375,000	\$80,034,621	\$1,029,894	\$81,064,516	\$78,901,216	2030	\$20.00	\$1,578,024	2031
2030	\$81,064,516	\$12,526,800	\$93,591,316	\$1,215,968	\$94,807,283	\$92,643,983	2031	\$20.00	\$1,852,880	2032
2031	\$94,807,283	\$9,425,000	\$104,232,283	\$1,422,109	\$105,654,393	\$103,491,093	2032	\$20.00	\$2,069,822	2033
2032	\$105,654,393	\$20,150,000	\$125,804,393	\$1,584,816	\$127,389,209	\$125,225,909	2033	\$20.00	\$2,504,518	2034
2033	\$127,389,209	\$22,750,000	\$150,139,209	\$1,910,838	\$152,050,047	\$149,886,747	2034	\$20.00	\$2,997,735	2035
2034	\$152,050,047	\$11,091,400	\$163,141,447	\$2,280,751	\$165,422,197	\$163,258,897	2035	\$20.00	\$3,265,178	2036
2035	\$165,422,197	\$12,440,000	\$177,862,197	\$2,481,333	\$180,343,530	\$178,180,230	2036	\$20.00	\$3,563,605	2037
2036	\$180,343,530	\$6,500,000	\$186,843,530	\$2,705,153	\$189,548,683	\$187,385,383	2037	\$20.00	\$3,747,708	2038
2037	\$189,548,683	\$8,710,000	\$198,258,683	\$2,843,230	\$201,101,914	\$198,938,614	2038	\$20.00	\$3,978,772	2039
2038	\$201,101,914	\$9,750,000	\$210,851,914	\$3,016,529	\$213,868,442	\$211,705,142	2039	\$20.00	\$4,234,103	2040
2039	\$213,868,442	\$5,200,000	\$219,068,442	\$3,208,027	\$222,276,469	\$220,113,169	2040	\$20.00	\$4,402,263	2041
2040	\$222,276,469	\$9,750,000	\$232,026,469	\$3,334,147	\$235,360,616	\$233,197,316	2041	\$20.00	\$4,663,946	2042
2041	\$235,360,616	\$6,500,000	\$241,860,616	\$3,530,409	\$245,391,025	\$243,227,725	2042	\$20.00	\$4,864,555	2043
2042	\$245,391,025	\$0	\$245,391,025	\$3,680,865	\$249,071,891	\$246,908,591	2043	\$20.00	\$4,938,172	2044
2043	\$249,071,891	\$0	\$249,071,891	\$3,736,078	\$252,807,969	\$250,644,669	2044	\$20.00	x	2045
2044	\$252,807,969	\$0	\$252,807,969	\$3,792,120	\$256,600,088	\$254,436,788	2045	\$20.00	x	2046
TOTAL		\$211,148,700		\$43,288,088					\$51,795,972	

Assumptions

Initial Base Value	\$2,163,300
Annual Rate of Inflation	1.50%
Tax Rate (Avg./Year)	\$20.00
New Development	\$211,148,700
Final Total Value	\$256,600,088

Projected Annual Performance

Table 7 presents the projected annual performance of TID No. 7 based on the following assumptions:

- Tax Increment Generated: \$51,795,972 - This represents the total expected increase in tax revenue within the TIF district over a specified period.
- Total Principal for Public Works Projects: \$20,564,919 - This indicates the overall amount of funds allocated for infrastructure and community development projects (Table 4, Projects A-E) within the district.
- Total Development Incentives: \$10,557,435 - This denotes the total funds earmarked for incentives designed to attract investment and stimulate development activities within the TIF district, not including potential sale of Village acquired property at less than market values.
- Interest Rate: 5.00% - This is the interest rate applied to the principal amount (Projects A-F), often determined by the Wisconsin Board of Commissioners of Public Lands (BCPL) or similar authority.
- Total Interest Payments: \$8,489,748 - This reflects the cumulative interest payments expected to be made over the life of the financing, based on the principal amount and interest rate.
- Total Administrative & Planning Costs: \$2,125,000 - This represents the overall expenses associated with managing and overseeing the operations of the TIF district, including administrative staff salaries, legal fees, and other operational expenses.

Table 7: TID No. 7 Projected Annual Performance

Village of McFarland TID #7												
L	M	N	O	P	Q	R	S	T	U	V	W	X
PAYMENT YEAR	CAPITAL EXPENDITURE COSTS ¹	ANNUAL DEBT SERVICE ²	INTEREST ON ADVANCES ³	ADMIN & OTHER COSTS ⁴	TOTAL USES TID FUNDS	TAX INCREMENT COLLECTED	DEBT PROCEEDS ⁵	OTHER INCOME ⁶	INVESTM INCOME ⁷	TOTAL SOURCES TID FUNDS	ANNUAL CASH FLOW	TID FUND BALANCE
2024	\$125,000	\$0	\$0	\$25,000	\$150,000	\$0	\$125,000	\$0	\$0	\$125,000	(\$25,000)	(\$25,000)
2025	\$6,824,359	\$15,910	\$0	\$50,000	\$6,890,269	\$0	\$6,824,359	\$0	\$0	\$6,824,359	(\$65,910)	(\$90,910)
2026	\$4,224,359	\$884,505	\$0	\$75,000	\$5,183,864	\$649	\$4,224,359	\$0	\$0	\$4,225,008	(\$958,856)	(\$1,049,766)
2027	\$3,219,683	\$1,422,175	\$0	\$100,000	\$4,741,858	\$384,652	\$3,219,683	\$0	\$0	\$3,604,335	(\$1,137,524)	(\$2,187,289)
2028	\$0	\$1,831,972	\$0	\$125,000	\$1,956,972	\$442,836	\$0	\$0	\$0	\$442,836	(\$1,514,136)	(\$3,701,425)
2029	\$0	\$1,831,972	\$0	\$125,000	\$1,956,972	\$976,628	\$0	\$0	\$0	\$976,628	(\$980,344)	(\$4,681,769)
2030	\$5,605,777	\$1,831,972	\$0	\$125,000	\$7,562,750	\$1,329,926	\$5,605,777	\$0	\$0	\$6,935,704	(\$627,046)	(\$5,308,815)
2031	\$0	\$2,545,468	\$0	\$125,000	\$2,670,468	\$1,578,024	\$0	\$0	\$0	\$1,578,024	(\$1,092,443)	(\$6,401,258)
2032	\$6,093,317	\$3,321,017	\$0	\$125,000	\$9,539,334	\$1,852,880	\$6,093,317	\$0	\$0	\$7,946,197	(\$1,593,137)	(\$7,994,395)
2033	\$0	\$3,321,017	\$0	\$125,000	\$3,446,017	\$2,069,822	\$0	\$0	\$0	\$2,069,822	(\$1,376,195)	(\$9,370,590)
2034	\$5,029,859	\$3,321,017	\$0	\$125,000	\$8,475,875	\$2,504,518	\$5,029,859	\$0	\$0	\$7,534,377	(\$941,499)	(\$10,312,088)
2035	\$0	\$3,945,300	\$0	\$125,000	\$4,070,300	\$2,997,735	\$0	\$0	\$0	\$2,997,735	(\$1,072,565)	(\$11,384,654)
2036	\$0	\$3,076,705	\$0	\$125,000	\$3,201,705	\$3,265,178	\$0	\$0	\$0	\$3,265,178	\$63,473	(\$11,321,181)
2037	\$0	\$2,539,035	\$0	\$125,000	\$2,664,035	\$3,563,605	\$0	\$0	\$0	\$3,563,605	\$899,570	(\$10,421,612)
2038	\$0	\$2,129,238	\$0	\$125,000	\$2,254,238	\$3,747,708	\$0	\$0	\$0	\$3,747,708	\$1,493,470	(\$8,928,142)
2039	\$0	\$2,129,238	\$0	\$125,000	\$2,254,238	\$3,978,772	\$0	\$0	\$0	\$3,978,772	\$1,724,534	(\$7,203,608)
2040	\$0	\$2,129,238	\$0	\$75,000	\$2,204,238	\$4,234,103	\$0	\$0	\$0	\$4,234,103	\$2,029,865	(\$5,173,743)
2041	\$0	\$1,415,742	\$0	\$75,000	\$1,490,742	\$4,402,263	\$0	\$0	\$0	\$4,402,263	\$2,911,521	(\$2,262,222)
2042	\$0	\$640,193	\$0	\$75,000	\$715,193	\$4,663,946	\$0	\$0	\$0	\$4,663,946	\$3,948,753	\$1,686,531
2043	\$0	\$640,193	\$0	\$75,000	\$715,193	\$4,864,555	\$0	\$0	\$8,433	\$4,872,987	\$4,157,794	\$5,844,324
2044	\$0	\$640,193	\$0	\$75,000	\$715,193	\$4,938,172	\$0	\$0	\$29,222	\$4,967,393	\$4,252,200	\$10,096,524
TOTAL	\$31,122,354	\$39,612,102	\$0	\$2,125,000	\$72,859,455	\$51,795,972	\$31,122,354	\$0	\$37,654	\$82,955,980		

ASSUMPTION

- Capital Expenditures (Projects A-F)
- Includes Principal & Interest on Capital Expenditures requiring debt service (5% interest, 10-year loan)
- Interest on General Fund Advances @ 0.0% of Annual TID Fund Deficit
- Administration, Organizational, Planning, Costs (Project Types G-I)
- Debt Proceeds on Capital Expenditures requiring debt service
- Other Income (Land Sales, Grants, Intergovernmental Revenue, etc.)
- Interest on Investment Income = 0.5%

TID DATES

Creation Date: July 23, 2024
Expenditure Period: July 23, 2039
Termination Date: July 23, 2044

Impact on Overlying Taxing Jurisdictions

Table 8 shows the division of the estimated share of the projected tax increments to be paid by the owners of taxable property in each of the taxing jurisdictions overlying TID No. 7.

Table 8: Impact on Overlying Taxing Jurisdictions

	Percentage of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value	Annual Taxes Collected After TID Closure	Increase in Annual Tax Collections After TID	Proportionate Share of Taxes Collected Over Life of District
County	17.69%	\$7,654	\$907,900	\$900,246	\$9,163,199
Village	37.45%	\$16,203	\$1,921,893	\$1,905,690	\$19,397,170
School	40.61%	\$17,570	\$2,084,121	\$2,066,550	\$21,034,495
Tech	4.25%	\$1,839	\$218,088	\$216,249	\$2,201,107
State	0.00%	\$0	\$0	\$0	\$0
Total	100.00%	\$43,266	\$5,132,002	\$5,088,736	\$51,795,972

Section 8. Financing

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation. The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TID related capital needs, the amount of money to be borrowed, interest rates, and lending terms.

Possible funding sources include:

A. General Obligation Borrowing

General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.

B. General Obligation Bonding

General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of the bonds makes them more attractive for larger projects.

C. Mortgage Revenue Bonds

Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on a fee for service type basis, such as the Water & Sewer Utility. These types of bonds generally do not count against a municipality's five percent debt limit.

D. Special Assessment “B” Bonds

Special Assessment “B” Bonds are a debt instrument backed by the municipality’s ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality’s debt limit.

E. Federal/State Loan and Grant Programs

The State and Federal Government often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the District. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to insure State and Federal participation in the project.

Section 9. Proposed Zoning Changes

The Village of McFarland is zoned in accordance with an ordinance formally adopted by the Village Board. Based on the current zoning classifications within TID No. 7, no zoning changes are necessary as a result of creating TID No. 7. Future rezoning of property will be necessary in order to facilitate development within TID No. 7. Approval of rezoning applications will occur on a case-by-case basis consistent with the Village’s Comprehensive Plan and East Side Neighborhood Plan.

Section 10. Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinance

The creation of TID No. 7 will not require any changes to the existing community development plans or the Village’s municipal codes or ordinances. The projects proposed in the Project Plan are consistent with the development policies of the municipality, as well as existing building codes, maps, and ordinances.

Section 11. Relocation

No persons are expected to be displaced or relocated as a result of proposed projects in the TID; however, if relocation were to become necessary in the future, the following is the method proposed by the Village or Community Development Authority for displacement or relocation. Before negotiations begin for the acquisition of property or easements, all property owners will be contacted to determine if there will be displaced persons as defined by Wisconsin Statutes and Administrative Rules. If it appears there will be displaced persons, all property owners and prospective displaced persons will be provided an informational pamphlet prepared by the Wisconsin Department of Administration (DOA). The Village will file a relocation plan with the DOA and shall keep records as required in Wisconsin Statutes 32.27. The Village will provide each owner a full narrative appraisal, a map showing the owners of all property affected by the proposed project and a list of neighboring landowners to whom offers are being made as required by law.

Section 12. Statement Indicating How creating the TID Promotes Orderly Development of Municipality

TID No. 7 will promote orderly development in the Village of McFarland by marketing and attracting economic activity to a specified area. This allows the Village greater control over economic activity in order to ensure that development and/or growth is orderly, harmonious with adjoining land uses, and enhances the health and welfare of the community.

Section 13. Legal Opinion

An opinion from the Village legal counsel regarding the Project Plan for TID No. 7 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix I.

Section 14. Glossary of TIF Related Terms

Base Value: The aggregate value, as equalized by DOR, of the real, personal, and non-exempt municipal-owned property located within the TID as of the valuation date.

Equalized Value: The estimate of the State of Wisconsin Department of Revenue of the full market value of property; used to apportion property tax levies of counties, school districts and municipalities among tax districts.

Expenditure Period: The time during which expenses may be incurred for the implementation of the approved project plan and the completion of the projects outlined therein. The current maximum expenditure period for all districts ends five years before the un-extended maximum life of the TID.

Non-Project Costs: As part of the project plan, there may be investments that are not eligible for TIF, or that are paid for with revenue other than tax increment revenue – such as a grant.

Project Plan: The plan, properly submitted and approved by the Wisconsin Department of Revenue, for the financial development or redevelopment of a TID, including all properly approved amendments.

Tax Incremental District (TID): The contiguous geographical area within a municipality consisting solely of whole units of property as are assessed for general property tax purposed not including railroad rights of way, rivers or highways, or wetlands as defined in Wisconsin Statutes 23.32.

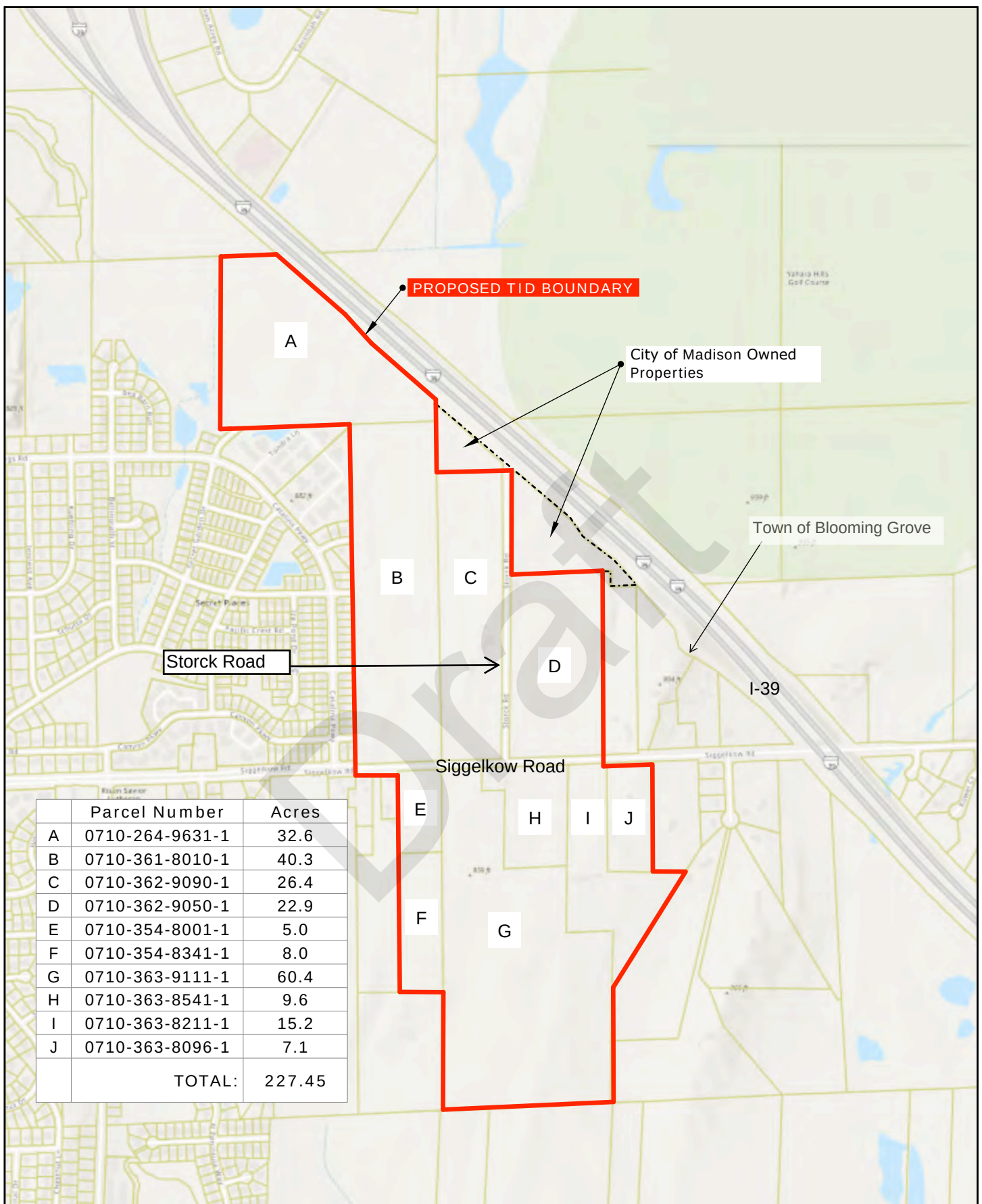
Tax Incremental Financing (TIF): A mechanism for financing development and redevelopment projects whereby property tax revenue from increased property values in a defined geographic district is used to pay for public improvements, such as roads, sewer and water lines. Once the improvements are paid for, the property taxes go to the municipality, county and school districts.

Tax Increment: The taxes levied by all overlying taxing jurisdictions on the difference between the base value and the current value of the TID, also known as the value increment. These taxes are sent to the municipality who operates the TID, and used to pay for the approved project costs laid out in the project plan.

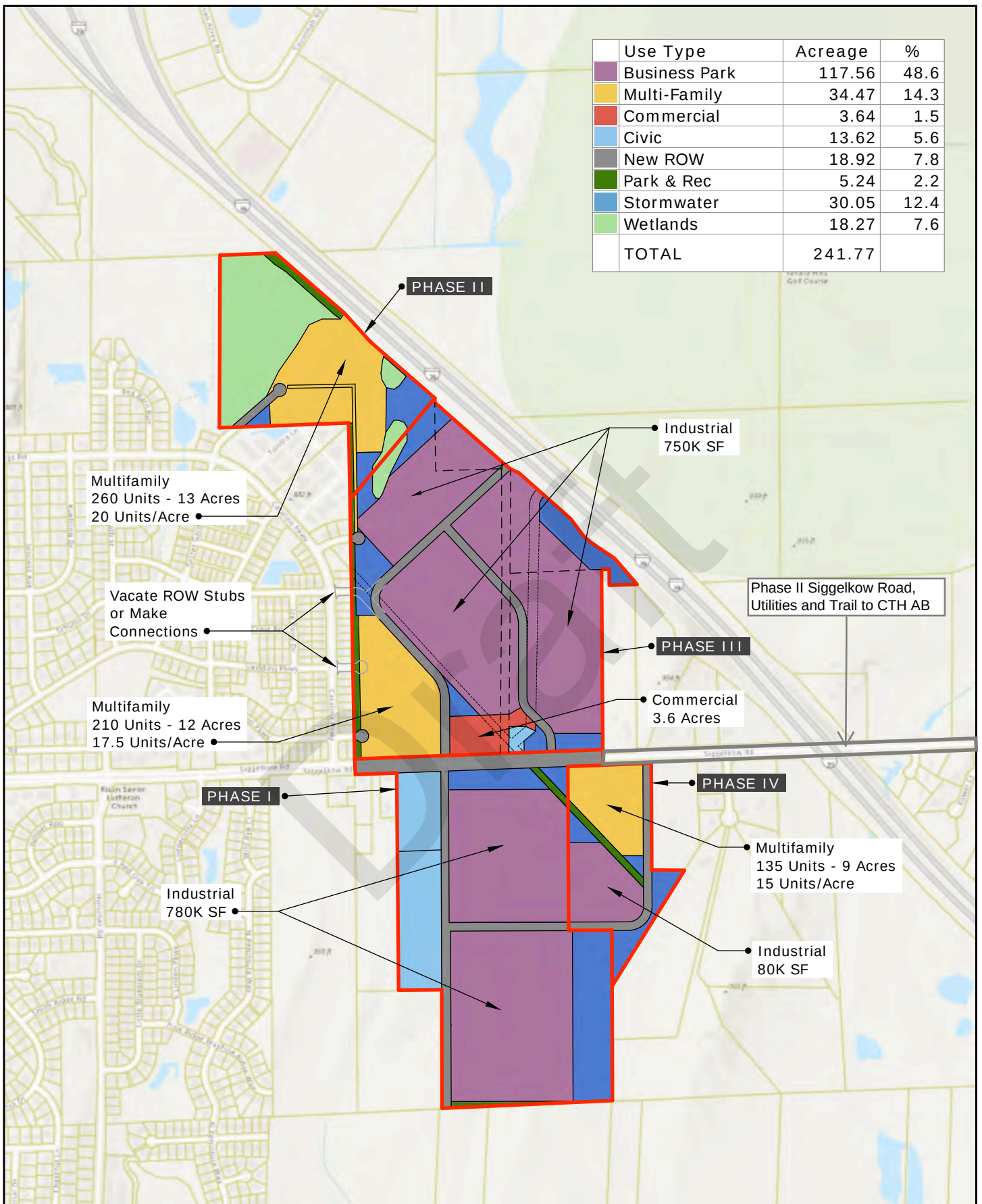
Tax Rate: The rate, usually expressed in terms of dollars per one thousand dollars of assessed valuation, at which taxes are levied against the total assessed valuation of the municipality. Due to changes in the total assessed valuation of the municipality from year to year, the tax levy change and the tax rate change will not be the same. The tax rate change reflects what impact the property owner will see in their total taxes.

Value Increment: The difference in value between the base value and the current value. This is the amount of property value that can be attributed to the TIF investment, and as such is the portion of the tax base that is used to generate the tax increment that pays for the investment.

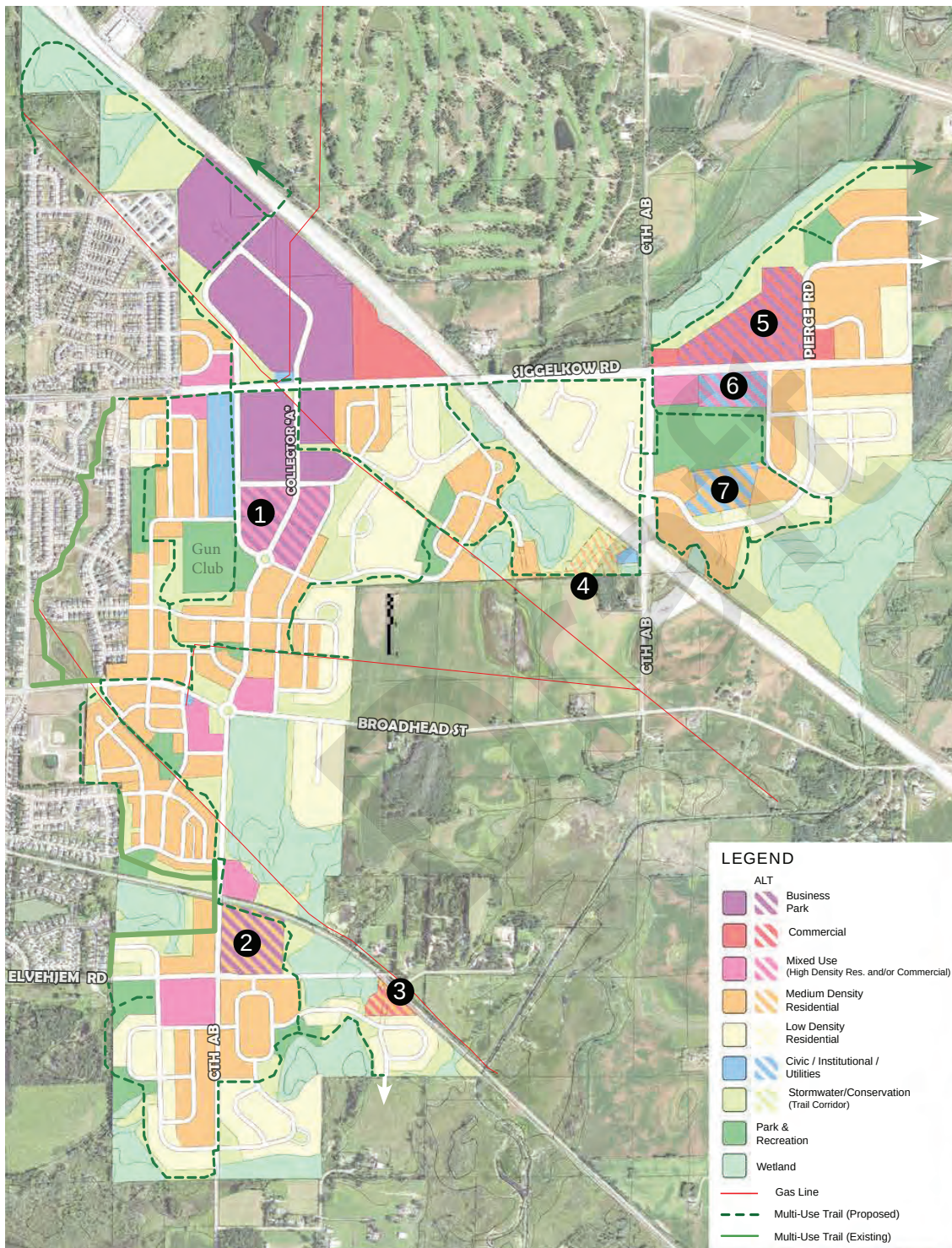
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Use Type	Acreage	%
Business Park	117.56	48.6
Multi-Family	34.47	14.3
Commercial	3.64	1.5
Civic	13.62	5.6
New ROW	18.92	7.8
Park & Rec	5.24	2.2
Stormwater	30.05	12.4
Wetlands	18.27	7.6
TOTAL	241.77	



Master Plan Concept



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

Design Themes

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

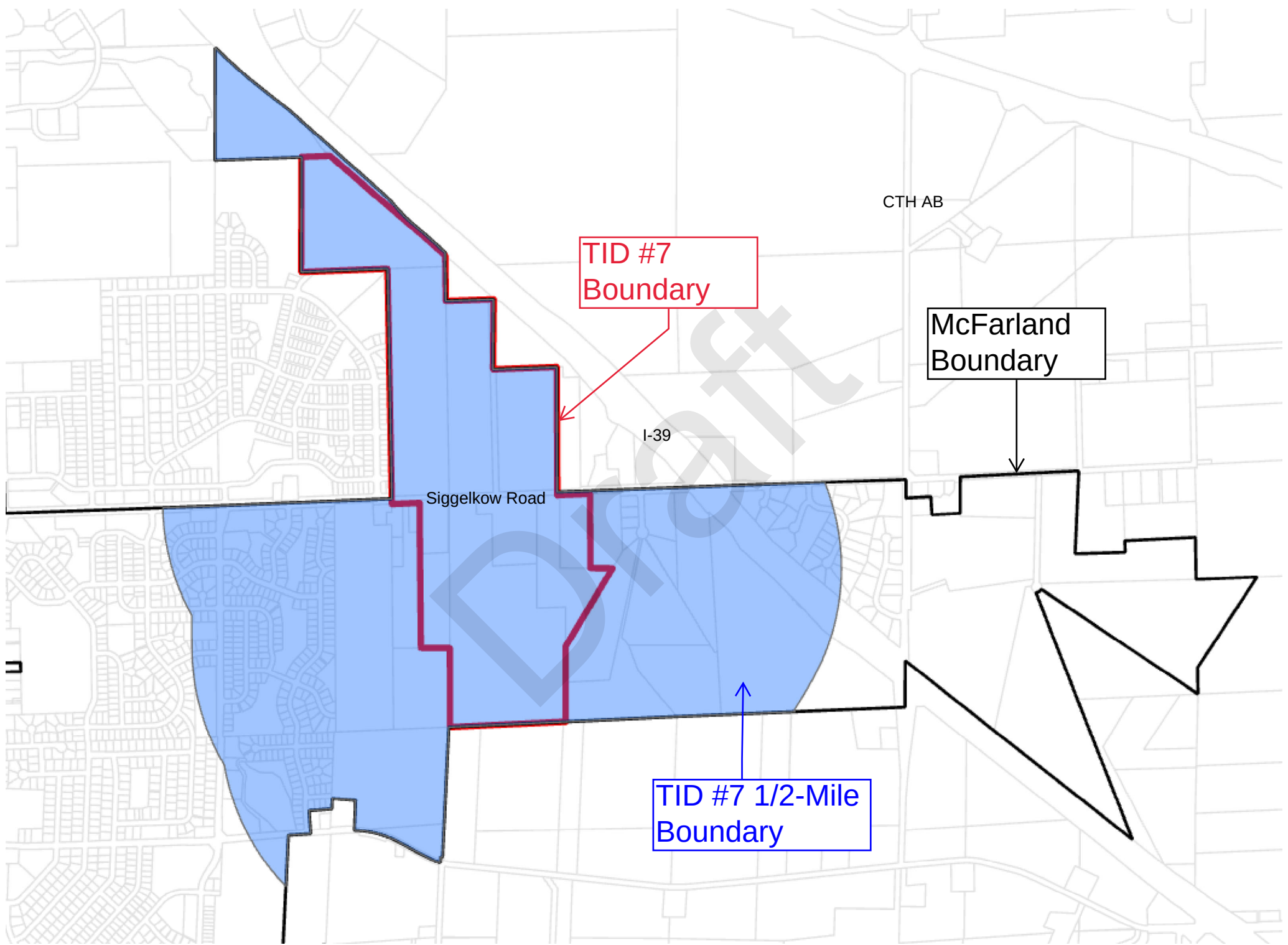
Business Park clustered around Siggelkow with a potential second business park area near CTH AB east of Interstate.

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

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

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

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



From: rquam@quamengineering.com
To: [Community Development](#)
Subject: Ryan Quam Support of Proposed TIDS
Date: Tuesday, July 9, 2024 11:37:08 AM

Village Board and Plan Commission Members,

Thank you for your service to the Village of McFarland! I have been keeping tabs on the progress for the proposed TIDS but have been unable to attend past meetings and perhaps will be unable to attend the future meetings as well. I figured I would send a quick email of support.

As a civil engineer and then developer in McFarland, I have seen the benefits of the TIF district first hand. The TIF plan establishes standards and goals to provide developers with initial guidance and offers initial brainstorming to assist with creativity. Because of the TIF district, I was able to develop Waubesa Village at 4604 Sigglekow Road which includes 10,000 square feet of commercial space and 101 apartment units. This project could not have happened without TIF development loans and Village support. Unique "But For TIF" project costs included building removals, tree removals, significant earthwork, significant retaining walls, sanitary lateral and water extensions, and higher quality materials. I also was able to begin development at Humble Oaks at 4703 Terminal Drive which currently includes 27 apartment units and space for three additional buildings. This project also could not have happened without TIF development loans and Village support. Unique "But For TIF" project costs included building removals, tree removals, significant earthwork, significant retaining walls, sanitary lateral and water extensions, a difficult and expensive sanitary sewer stream crossing, and higher quality materials. I am hopeful that the increment generated from these building helped to make the TIF district a success and believe the taxes generated contributed toward the partial improvements of Terminal Drive.

It has been a pleasure to partner with the Village on these two projects and I hope to partner with the Village in the future on additional commercial and residential projects.

Thanks again for your service to the Village!

Ryan D. Quam
Quam Engineering, LLC
4604 Siggelkow Road, Suite A
McFarland, WI 53558
Phone: 608.838.7750
rquam@quamengineering.com
www.quamengineering.com



August 7, 2024

Mr. Andrew Bremer
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558

Re: Proposed TID #7 for Commerical / Industrial Development

Dear Andrew,

As you may be aware, I have been working in the commercial real estate brokerage field in the Madison area for 24+ years, focusing on industrial, office and vacant land. Within McFarland, I have worked with Foundation Building Materials, Lincoln Contractors Supply, Ameri Fence, Hussman, Madison Sheet Metal and others to purchase, sell or lease industrial buildings.

I have also worked with many large industrial users to acquire industrial park land for new buildings over the years, including Hooper Corporation, Riddell Sports Group, Sani-Matic, STIHL, Atlantis Valley Foods, United Vaccines, Graybar, and others.

On June 13th, I was the keynote speaker for In-Business Magazine's Real Estate & Construction Symposium, where I provided an update on the Madison industrial and office market. One of the key themes I cited was how difficult it is to find shovel-ready industrial land for new development in the greater Madison area. Almost all municipalities' industrial parks are fully developed with few sites left, and their comp plans have little to no land planned for future industrial use.

This phenomenon prevents some of our most successful industrial users from expanding locally, causing some to locate operations in other markets. It also contributes to an extremely tight industrial market (sub three percent vacancy) and makes it more difficult for national companies who aren't in Madison yet to establish a presence here, causing the loss of jobs and tax base.

Moreover, there is a large unmet demand from mid-size users seeking more modern buildings meant for multi-tenant use with a higher end corporate image, taller ceilings, wider bays, more power, and ESFR sprinkler systems. This type of development is difficult due to the high costs of developing land, and our area's geography that often features a large amount of unusable land due to wetlands and topography.

The proposed TIF district is in a great location, with easy access to US Highway 12 and I-39. It would create the atmosphere to attract new companies to McFarland whose space needs aren't being met in smaller, older, and shorter height buildings in Madison and elsewhere. Many of these companies prefer the southeast quadrant of the greater Madison area but can't find what they need

within Madison, Monona and Cottage Grove, all of whom are largely tapped out on larger industrial land sites.

When I look at other successful industrial park developments around the area, the formula for success generally includes the establishment of a municipal TIF district to get much of the infrastructure in place. Examples include Sun Prairie, DeForest, Waunakee, and Cottage Grove, along with the City of Madison's Center for Industry & Commerce.

In the 80's through the 2000's, some outlying municipalities developed their own business parks using in-house staff. In more recent times, working with a private developer is seen as the easier path. As an example, we are working with the City of Sun Prairie at present to attract a private developer to purchase land and take on the expansion of their legacy business park, with the help of a TIF district.

The area within McFarland that you are proposing for this TIF district has similarities to Park 151 in Sun Prairie. I'm confident that the mayor, planning and economic development staff in Sun Prairie would cite it as a great accomplishment in working with the private sector to achieve shared goals and that they are thrilled with the new companies that call Sun Prairie home now.

Support for the TIF district will be a wise investment for the Village, allowing future commercial development to be economically feasible and with the added benefits of attracting great employers, adding both white and blue collar jobs, and growing the commercial tax base. Please let me know if you would like to discuss any of the above in more detail.

Sincerely,

A handwritten signature in black ink, appearing to read "Christian D. Caulum". The signature is written in a cursive, flowing style. A vertical yellow line is positioned to the right of the signature.

Christian D. Caulum, CCIM, SIOR
Vice President – Commercial Brokerage



August 14, 2024

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

Dear Mr. Bremer,

My name is Andy Kurtz, and I am the Planning & Community Development Manager at Vierbicher Associates, Inc. Vierbicher is a civil engineering and planning firm headquartered in Reedsburg, with additional locations in Madison, Milwaukee, Green Bay, Dodgeville and Prairie du Chien. Vierbicher has clients in both the public and private sectors. Interstate Partners is a client of our private sector division.

I am submitting this document in support of the proposed Tax Increment District No. 7 in the Village of McFarland. Vierbicher's Planning & Community Development Group is dedicated to assisting municipalities throughout Wisconsin in planning and funding growth. Through these efforts, Vierbicher has worked with our municipal clients to create and amend over 230 Tax Increment Districts, enabling them to leverage Tax Increment Financing to fund development and growth.

Tax Increment Districts are utilized as a primary economic development tool by municipalities throughout the State of Wisconsin. In fact, 2023 Department of Revenue reporting indicates that there were 1,390 active districts in the State.

There is a defined statutory process that each community must follow to create Tax Increment Districts. The Department of Revenue provides clear guidance on the process. Key elements of this process include the Project Plan and public meetings.

The Project Plan is a document that provides data related to the proposed Tax Increment District (TID) and serves as the guiding document once the TID is created. The Project Plan includes the defined boundary of the TID, a map of current and future use, anticipated activities to be funded by the TID, estimates of cost for TID-funded projects, estimates of the growth anticipated in the TID, cash flow projections, and a debt schedule. The document also includes a letter from the Municipal Attorney indicating the Tax Increment District was created in compliance with state statutes.

The TID creation process requires multiple public meetings involving the Plan Commission, the Community Development Authority, the Village Board, and Joint Review Board to ensure the public is informed of the activities. These meetings require Class I and Class II public notices to be published. The public notices and meeting minutes are included in the Project Plan.

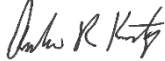
Tax Increment Districts are created by communities to foster orderly development in their communities and to fund the critical infrastructure required for development. Examples of infrastructure are water, sewer, stormwater, streets, curb & gutter, power, street lighting, and telecommunications. Tax Increment Districts capture the tax revenues created by development within the district's boundaries to pay the costs related to the infrastructure required buildout.

Another critical element of TID creation is the “but for” clause. Mixed-use, commercial, and industrial development would not occur—or would not occur in the desired manner, at the desired values, or within the desired timeframe—without the creation of a Tax Increment District. A proposed TID must demonstrate that it meets the “but for” clause to be created.

The Village of McFarland has proposed the creation of Tax Increment District No. 7. Based on the draft Project Plan, the proposed project activities, anticipated development, and financial data meet the “but for” requirement for TID creation. The proposed projects, associated costs and projected benefits are exactly why Tax Increment Financing was created.

The Village is following the TID creation process as outlined in statute and as governed by the Department of Revenue. Additionally, the proposed development activities are consistent with the Village Comprehensive Plan and East Side Plan, which were previously adopted by the Village Board. Vierbicher supports the efforts of McFarland to plan and develop this area of the Village through the creation of Tax Increment District No. 7. As the process moves forward, we ask that the Community Development Authority support the creation of Tax Increment District No. 7 in the Village of McFarland.

Sincerely,



Andrew R. Kurtz
Planning & Community Development Manager

Bill Connors
1514 Boulder Way
Sun Prairie, WI 53590

August 19, 2024

Andrew Bremer
Community & Economic Development Director
Village of McFarland
PO Box 110
McFarland, WI 53558

Sent via Email

Dear Mr. Bremer:

I am writing to provide my perspective on the proposed Tax Incremental District (TID) #7 for the new east side business park in McFarland based on my experience with tax increment financing (TIF) and the developer, Interstate Partners, in the City of Sun Prairie.

Please feel free to share this letter with the relevant boards and committees that will have a role in deciding whether to approve the creation of McFarland TID #7.

I served as an alder on the Sun Prairie City Council from April 2015 to March 2020. I was twice elected Council President. I think it is safe to say that during those years, I was the Sun Prairie alder most interested in economic development and the use of TIF to encourage economic development and redevelopment.

Years ago, the leaders of Sun Prairie city government had the foresight to create Sun Prairie TID #7 to provide financing for an expansion of the city's business park. TID #7 induced many private investments within the expansion area of the business park, including a \$3.5 million, 90,000 square foot expansion of Madison Kipp's manufacturing facility, which opened in 2016. TID #7 terminated in 2017, resulting in a substantial increase in the property tax base of the City of Sun Prairie and Sun Prairie Area School District and generating a large amount of excess tax increment revenue in its final year, which was distributed to the local governments.

Interstate Partners approached Sun Prairie city government about using TIF to help finance a new business park in a different part of Sun Prairie. At first, many of the alders and city staff were skeptical about Interstate Partners' proposal, because it was a different kind of business park. We were used to having the city government acquire all the land in the business park and pay for constructing all of the public infrastructure and then attracting businesses to locate in the business park, sometimes by providing TIF assistance to the businesses as an inducement for them to locate in Sun Prairie. Instead, Interstate Partners proposed to purchase and own the land,

construct the public improvements and industrial buildings in the business park and find the business tenants to lease the buildings, and the city government would use TIF to pay for the public infrastructure.

After giving more consideration to Interstate Partners' proposal, I realized it provide considerable advantages over a city-owned business park: the city government would avoid the additional financial risk of purchasing and owning the land and Interstate Partners probably would be better able to find businesses to lease its buildings than city staff would be able to find businesses to locate in a city business park.

I convinced most of my fellow alders to approve the creation of Sun Prairie TID #13 in 2017 to fund the public infrastructure to be constructed by Interstate Partners in its Park 151 business park. Interstate Partners' initial plan was to build out the public infrastructure in two phases and build industrial building in the park over many years. However, early on, Interstate Partners decided to build out both phases of public infrastructure and has sold or constructed buildings on all of the available parcels, far ahead of schedule. TID #13 is scheduled to close in 2027, far ahead of schedule.

Given the extremely low vacancy rates for industrial space in Dane County, consistently lower than the vacancy rates in southeast Wisconsin and the state, McFarland should experience the same success that Sun Prairie experienced if it approves the creation of McFarland TID #7. Having Interstate Partners make one of the initial, substantial private investments in the proposed east side business park will greatly increase the likelihood of success.

In addition, locating Interstate Partners' industrial buildings adjacent to the existing gun club property will prevent future complaints about the gun club that would be inevitable if residential development instead were to occur in that location. In my opinion, this is good land use planning.

Thank you for considering my input.

Sincerely yours,

Bill Connors



August 19, 2024

Andrew Bremer, Community & Economic Development Director
Village of McFarland
PO Box 110
McFarland, WI 53558

Dear Mr. Bremer,

I am writing to provide an overview of the Park 151 industrial development, which was completed by Interstate Partners in collaboration with the City of Sun Prairie through Tax Increment District (TID) #13. The development involved Interstate Partners acquiring 35.64 acres for the construction of a speculative industrial park, with the City playing a critical role by providing TIF to cover the costs of the necessary public infrastructure.

It is important to note that without the financial support provided by the TIF, the Park 151 project would likely not have been feasible. The upfront costs associated with public infrastructure would have been prohibitive for the developer, and the project might not have proceeded. The City's contribution was instrumental in making this development a reality.

At the time of its proposal, the Common Council expressed concerns about approving a speculative industrial park without any confirmed tenants. However, despite the initial uncertainty, the outcome has been positive. The industrial park has attracted a range of high-end and sophisticated operations, which have complemented the existing business landscape in Sun Prairie but also contributed to the overall economic vitality to the City and region.

The development has also yielded significant economic benefits. Park 151 has created over \$67.4 million in value, generating more than \$1.3 million in tax increment revenue. The TID is projected to close in 2027, a decade earlier than anticipated, with an estimated fund balance of \$1.9 million to be redistributed to the taxing jurisdictions.

In conclusion, the Park 151 development serves as a case study in how strategic public-private partnerships, supported by appropriate financial tools like TIF, can lead to successful economic outcomes. While there were initial reservations, the project has proven to be a valuable asset to Sun Prairie, aligning well with the City's broader economic objectives.

Thank you for your attention to this matter.

Sincerely,

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

Taylor Brown
Economic Development Director | City of Sun Prairie
608-286-5853 | tbrown@cityofsunprairie.com



August 19, 2024

Mr. Andrew Bremer
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558

Re: Interstate Partners Development Proposed TID 7, Village of McFarland

Dear Mr. Bremer,

One Community Bank ("the Bank") is familiar with the property located on the eastern side of Siggelkow Road in the Village of McFarland that Interstate Partners is proposing to develop as a light industrial business park. We have assessed the property and market and are interested in providing project financing.

In our preliminary assessment, we have reviewed the costs to purchase the land, develop the site, and install public infrastructure and utilities. Although we do not yet have complete and final cost estimates or the terms of the development agreement between the Village of McFarland and Interstate Partners, it's challenging to provide specific financing terms currently. However, based on the information currently available, the Bank would be unable to provide financing at a level that would allow Interstate Partners to secure both 1) a conventional land acquisition and development loan, and 2) a developer-funded TIF loan to meet the projected equity needs of the project.

The amount of equity the Bank would require Interstate Partners to invest may dilute returns to the extent that a successful equity raise would be difficult to achieve.

Please feel free to contact me at 608-838-2415 if you have any questions.

Sincerely,

Thomas Long
SVP – Commercial Banking Manager
One Community Bank



August 20, 2024

To whom it may concern,

On behalf of the Chamber Board of Directors, we want to express our strong support for the formation of TIF District #7 and the development of new businesses in our Village. While we acknowledge that any change comes with both positives and negatives, as an organization dedicated to the growth and development of local businesses in McFarland, we believe the benefits far outweigh the drawbacks.

Establishing a TIF district provides McFarland with a valuable tool to incentivize economic development. The proposed TIF District #7 will not only support the expansion of existing businesses but also create opportunities to attract new companies to our Village, ultimately leading to a more vibrant and prosperous community. Having new businesses would directly affect the amount of money being invested in our village, as well as expand our opportunity for business-sponsored community events.

The Chamber of Commerce has been in close communication with our Village Liaison, Andrew Bremer, and we fully understand the potential advantages of approving TIF District #7. The Village of McFarland has worked diligently over the years to create a conducive environment for business growth and expansion. We are enthusiastic about the opportunities this presents for our tax base and the live/work possibilities in McFarland.

Thank you for your continued efforts to improve the Village of McFarland.

Sincerely,

The McFarland Chamber of Commerce Board of Directors

August 22, 2024

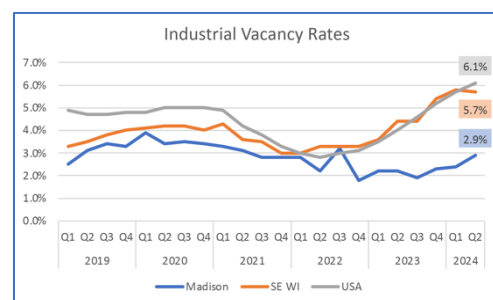
Andrew Bremer
Community & Economic Development Director
Village of McFarland
P.O. Box 110
McFarland, WI 53558

Dear Mr. Bremer:

I am writing to express my support for the creation of the new Tax Incremental District (TID) #7 to serve the east side of the Village of McFarland. I believe this initiative will bring significant benefits to the community, and I encourage you to share this letter with the relevant governmental bodies including the Village Board, Plan Commission and Community Development Authority.

Tax Incremental Financing (TIF) is essentially a community's primary tool to attract significant new development. As a developer with experience in creating multiple business parks in Wisconsin, Minnesota and Illinois, I can attest that light industrial business parks are especially challenging to develop without TIF assistance. The cost of extending infrastructure to the development site often exceeds what a building owner can recoup through market rents, even in a low-vacancy market.

There continues to be a high demand for light industrial projects in Dane County. Vacancy rates at the end of the second quarter of 2024 were 2.9% and have remained below 4% since at least early 2019 (see Industrial Vacancy Rates chart). The Dane County Industrial Market continues to outperform both Southeast Wisconsin and the broader United States. Over the past two to three years, hundreds of thousands of square feet of new light industrial buildings have come onto the market, and this new space has been absorbed quickly due to high demand. Despite the market's strength, new development is lagging. High construction costs and rising interest rates have slowed the development of light industrial buildings, with only a small number of new buildings proposed over the next year. Among the submarkets in Dane County, the southeastern portion is one of the most sought-after. As new buildings are constructed in this area, they are leased quickly. Commercial real estate brokers representing industrial tenants are eagerly awaiting new buildings to accommodate their clients.



We have also spoken with several groups directly that are interested in the potential new business park.

A new business park on the east side of McFarland has the potential not only to attract new businesses to the Village due to the high demand in this area but also to provide existing businesses in the Village with the opportunity to expand while remaining in McFarland. While some small parcels exist on the west side of McFarland, these sites are not suitable for the larger buildings needed to accommodate business growth.

One of the many advantages of creating a business park on the east side of McFarland is the opportunity to diversify the Village's tax base. A business park with light industrial development increases the tax base while relying on fewer services compared to other commercial and residential developments.

There has been much public discussion about the future light industrial business park in the proposed TID. Our project, located on approximately 70 acres within the proposed TID, aligns with the Village's approved Master Plan, updated and adopted on April 25, 2023. Below is taken from page 68 in Chapter 4 of the East Side Plan.

B
U
S



BUSINESS (BUS) includes office buildings, office-showrooms, warehouses, and light industrial buildings that offer retail, trade, or services for individuals or businesses. Typical implementing zoning districts include: General Commercial (C-G), Commercial Park (C-P), Highway-Commercial (C-H), Limited Commercial (C-L), and Manufactured-Intensive Commercial (M-IC).

Policies

1. The intensity of development may vary significantly depending on the location and surrounding context. Individual site layout should locate the building(s), loading area(s) and access drive(s) to minimize traffic issues and land use conflicts. See additional design guidelines in **Chapter 2**.
2. "Nuisance" uses (noise, odor, appearance, traffic, or other impacts) shall be designed to mitigate potential impacts on adjacent residentially zoned properties or other non-residential zoned lots with similar character.
3. Mini-storage facilities are prohibited in BUS areas. Other storage facility/buildings are encouraged to be sited away from residential, or heavily screened along the street or rear frontages adjacent to residential.

The description of "Business" above aligns precisely with the type of development that we are planning for our 70-acre site, which includes approximately 50.5 acres of developable land for light industrial use.

Our PARK 151 project in Sun Prairie is very similar to our proposed project in McFarland. Six buildings were constructed and all are fully occupied five years after breaking ground. Many great tenants and users are in PARK 151. The image below shows the buildings and occupants:

PARK 151



Laird Plastics
One Source - The Right Way®



LOVB

PGW
"MORE THAN GLASS"



TBS TRACHTE
Building Systems



SCP
SCP Distributors LLC

PCI
PERFORMANCE CONTRACTING INC.

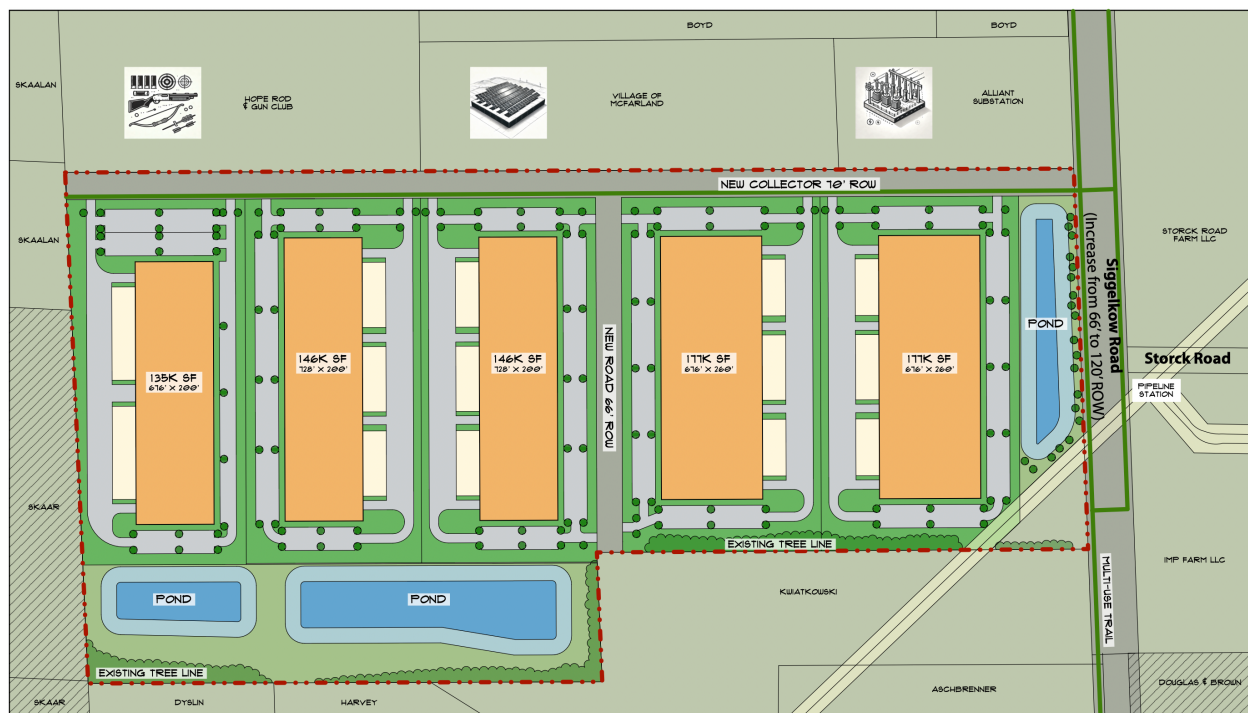


Milwaukee
L&W SUPPLY

SANI-MATIC



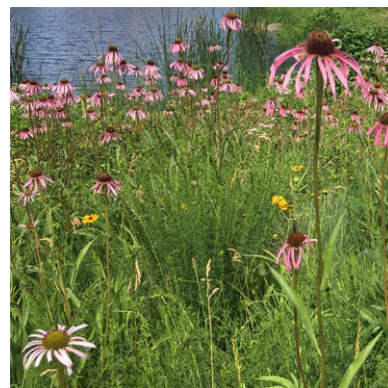
Our project in McFarland is highly compatible with neighboring uses including the Alliant Energy substation, the future Village of McFarland solar project and the Hope Rod & Gun Club. Below is an image of the proposed 70-acre project (north is to the right):



Light industrial is the most compatible use near these existing land uses. Residential development would likely be unsuccessful, and other commercial development would not only be incompatible

but also likely increase traffic in the area. For example, the Waukesha Gun Club in the City of Pewaukee is surrounded by light industrial development.

We understand that there are concerns about tree preservation, and we are committed to maintaining the natural beauty of the area. The majority of the land was previously used for farming, so there are currently few trees, but our plan includes preserving most of the eastern tree line and adding extensive landscaping throughout the development. This will not only enhance the aesthetics of the area but also provide natural screening and contribute to the local ecosystem. At PARK 151, we planted approximately 10.5 acres of natural prairie grasses, and we plan to do the same in McFarland, furthering our commitment to sustainable development.



We also want to address concerns that all land designated for Business will be developed with buildings of the same size and type as ours. Due to the unique configuration and other limitations of the land north of Siggelkow Road, it is likely that these parcels will attract smaller businesses, offering a diverse range of opportunities within the business park.

While every new development comes with its own challenges, we are confident that the proposed TID #7 will be a tremendous asset to the Village of McFarland. By meeting the region's need for new industrial spaces, our project will strengthen local businesses, contribute to a diversified tax base, and ensure McFarland's continued prosperity.

Thank you for your time and consideration. I am excited about the potential this project holds and look forward to working together to bring these positive changes to the Village of McFarland.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Whipple".

Jeffrey Whipple
Interstate Partners LLC



Alliant Energy
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

1-800-ALLIANT (800-255-4268)
alliantenergy.com

August 27, 2024

Mr. Andrew Bremer
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558

Re: Proposed TID #7 for Commercial / Industrial Development

Dear Andrew,

This letter is to express Alliant Energy's support for Tax Increment Finance (TIF) District number 7 in the Village of McFarland. As Senior Manager of the economic development team at Alliant Energy, I assist commercial and industrial companies site their future expansion and relocation facilities. I also lead our teams effort responding to request for proposals (RFP) from consultants directly and the Wisconsin Economic Development Corporation. Over the past five years, the state has struggled to meet the demand of these RFP's due to a lack of shovel ready sites and the availability of vacant industrial warehousing space.

Tax Increment Financing is the states only local tool to promote economic development. The successful use of this tool allows communities to develop key commercial and industrial parks to help increase capital investment in their communities and attract high quality jobs for its citizens. The development of industrial parks and speculative buildings have proven to be successful in increasing tax base for the communities paying back TIF districts on time and often times ahead of schedule. There are various examples across the state of TIF being utilized correctly to grow the local economy.

As one of the fastest growing metro areas in the U.S., the greater Madison area is in desperate need of new commercial and industrial space. The proposed TIF #7 is in a great location with easy access to US Highway 12 and I-39. The site also has the ability to attract talent from both the greater Madison area and the Janesville/ Beloit area to the south. The site also reaches over 50% of the US population in just two days via truck transport. These are key criteria for industrial manufacturing and warehousing companies. The successful development of TIF #7 and a new pad ready industrial park will put the Village of McFarland in a leading position to attract and accommodate new business opportunities.

Alliant Energy's economic development team has been recognized for the past five years as a top utility in economic development by Site Selection Magazine and the past three years by Business Facilities Magazine. Our effort in economic development and partnership with our communities and economic development professionals have resulted in billions of dollars invested and thousands of jobs created in our communities. We look forward to working with the Village of McFarland to attract new opportunities to a future development site in TIF #7 in the near future.

Regards,

A handwritten signature in black ink that reads "Coleman Peiffer". The script is cursive and fluid, with the first name "Coleman" and last name "Peiffer" clearly legible.

Coleman Peiffer
Senior Manager Economic and Community Development
Alliant Energy



Alder Jael Currie
Sixteenth District

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Date: August 28, 2024

To: Village of McFarland Plan Commission

From: Jael Currie, City of Madison District 16 Alder

Subject: Proposed TID #7

Dear Plan Commission Members:

This letter outlines my concerns with the Village's proposed TID #7. I reviewed the proposed TID materials and recent public meeting recordings and have the following concerns:

1. There has been a lack of communication with neighboring municipalities and their residents regarding the proposed TID 7. Given the significant impact this proposed TIF district would have on adjacent property owners in the City of Madison and Town of Blooming Grove I would suggest that the Village include the adjacent property owners / neighborhoods in future notifications as they would your own residents.
2. There is a lack of conformity in recommended land uses between the Village's East Side Neighborhood Plan and the Land Use Plan included in the TID 7 materials, specifically the addition of medium density residential development in the northern portion of the planning area shown in the TID 7 Land Use Plan. Per Wisconsin Statute 66.1105 (4)(g) "Approval shall be by resolution which contains findings that the plan is feasible *and in conformity* with the master plan."
3. I have significant concerns over the proposed routing of traffic from up to 260 units of Village of McFarland development exclusively on City of Madison local streets through the Secret Places Neighborhood. I ask that the Village either remove the proposed medium density residential land use from the proposed TID to be consistent with the East Side Neighborhood Plan, provide Village streets for the proposed development, or work cooperatively with the City of Madison on some other arrangement.

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4. There has been a significant amount of concern from residents regarding future truck traffic on Siggelkow Road and neighborhood streets. I ask that the Village conduct a comprehensive Traffic Impact Analysis (TIA) either prior to approval of the TIF District and include traffic calming recommendations into the TIF plan or conduct a TIA immediately after the approval of the TID and require transportation improvements as a condition of approval of any future development in the TIF district.

I ask the Village Plan Commission to carefully consider the concerns outlined in this letter.

Sincerely,

Jael Currie
City of Madison District 16 Alder