

Tuesday, September 17, 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 August 28, 2024 Plan Commission meeting.

4. BUSINESS.

- a. Discussion and action on a Site Design Review permit requested by Carlos Aranda (Capital Custom Contractors) for renovations to the existing building located at 4307 Triangle Street.

5. SCHEDULE NEXT MEETING DATE.

- a. Wednesday, October 9, 2024 at 7:00PM (Tentative joint meeting with Community Development Authority)
- b. Tuesday, October 15, 2024 at 7:00PM.

6. ADJOURNMENT.

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 August 28, 2024, at 7:00 P.M.

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

Members Absent: Scott Peters

Staff Present: Andrew Bremer, Kong Thao, Matt Schuenke

1. CALL TO ORDER, ROLL CALL

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

2. PUBLIC APPEARANCES.

There were no public appearances during this section.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the July 16, 2024, Plan Commission meeting.

Clow moved to approve the minutes of the July 16, 2024, Plan Commission meeting. Conrad seconded the motion. Motion carried 5-0-1, with an abstention from Bloechl-Anderson.

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 to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential. Requested by MCGN Properties

Bremer provided staff summary on the agenda item and previous preapplication meetings with the Plan Commission held back in July's Meeting and Parks and Recreation Committee in August. Bremer highlighted the change to the concept plans as the Parks and Recreation Committee recommended to forgo the parkland dedication and accept a full fee in lieu of parkland dedication.

Clow opened the public hearing at 7:11 PM. There were no comments received in-person or virtually during this time. Clow closed the public hearing at 7:13 PM.

- 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.

Thao provided summary on the agenda item highlighting the proposed use change associated with the property and a recap of the preapplication meetings the applicant had with the Landmarks Commission and the Plan Commission. Department Staff comments included installation of fire alarm system and snow emergency parking.

Clow opened the public hearing at 7:19 PM. Ann Brink, 5706 Ambrosia Ter, raised concerns with tenants associated with the University and noise related activities. Clow closed the public hearing at 7:24 PM.

- 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. Requested by McFarland Hockey Inc.

Thao provided summary on the agenda item, commenting on the request being associated with agenda items 5d and 5e. The summary included a comparison of existing lot coverage among current C-L Limited Commercial properties, reasonings for the change to 70%, and properties impacted by the change.

Clow opened the public hearing at 7:30 PM. Diane Mikelbank, 5408 Calico Ct, provided concerns over the existing runoff from storm and snow related events entering their property. Kelsey Annen, 4509 Red Barn Run, commented why the applicant didn’t pursue a variance and the change that would encourage other lands wanting to rezone to C-L Commercial Limited to pursue more impervious area. Garret Nauta, 4639 Catalina Parkway, asked about procedures related to mailings for Village plans and proposal projects. Kevin Mikelbank, 5408 Calico Ct, shared similar concerns with Diane Mikelbank regarding runoff, and noise from park related activities. Clow closed the public hearing at 7:39 PM.

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. Requested by MCGN Properties.

Bremer provided summary on the agenda item highlighting the changes made to the concept plan presented. Discussion from the Commission was regarding firetruck turnaround lane, hydrant locations, retention areas, dumpster location, and parking.

Clow motioned, 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 Burma Road, McFarland, WI, to amend the Future Land Use designation from Single Family Residential to Multiple Family Residential. Seconded by Bloechl-Anderson. Motion carried 6-0.

- 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. Requested by MCGN Properties.

Clow read into record one person in opposition to the agenda item, Terri Noyes, 6103 Indian Mound Dr. Bremer provided commentary on the agenda item and next steps. Clow motioned 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. Seconded by Conrad. Motion carried 6-0.

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

The agenda item details were presented in staff summary agenda item 4b. Staff gave the applicant the opportunity to speak on the concerns raised during the public hearing. Shaun O'hearn, 5205 Linden Parkway, commented on the current activities of the McFarland House, operational success of the existing tourist rooming house and operating practices and policies. The Commission asked O'hearn about minimum lengths of stay. O'hearn stated he is expecting to maintain a two-night minimum. The Commission felt comfortable with the response given regarding the public comment on the agenda item and moving forward with action.

Clow motioned 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.

Bloechl-Anderson seconded. Motion carried 6-0.

- 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. Requested by McFarland Hockey Inc.

Bremer addressed the questions and comments raised during the public hearing of the agenda item related to runoff, lighting plan, request for a variance and proving a hardship, mailings, and staff's review of the code. Discussion from the Commission included comparison to R-1 Single Family Residence, explanation of lighting fixtures, and stormwater management. The Commission asked the applicant if they were willing to change all lighting fixtures in the parking lot to match the new ones proposed. Todd Pritchard, President of the McFarland Hockey Inc., was present in the room and agreed to the request.

Clow motioned 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. Brassington seconded the motion. Motion carried 6-0.

- 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.

Bremer provided comments on the agenda item. Clow motioned 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.

Seconded by Brassington. Motion carried 6-0.

- 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 Ordinance.

Bremer provided summary on the agenda item and procedural steps associated with the proposed change, the benefits of the proposed changes and the Department. The Commission discussed the quality of review and effects on processing. Conrad indicated support for the change given his experience as an architect.

Clow motioned to recommend to the Village Board approval of Ordinance 2024-21. Conrad seconded the motion. Motion carried 6-0.

- g. Discussion regarding creation of Tax Increment Finance District #7.

Clow gave an introduction of the agenda item and proceedings associated with the agenda item. Bremer presented a summary of the agenda's past activities and feedback received. Bremer indicated the purpose of the agenda item was for discussion only and no action will be taken.

The following people spoke during the agenda item who expressed opposition to TIF District #7 are listed below. This includes both in-person and virtually.

- Alderman Jael Currie, 2017 Ellen Ave, Madison, City of Madison District 16, representing Secret Places.
- Kelsey Annen, 4509 Red Barn Run (Madison)
- Ken Boyd, 3457 Siggelkow Rd
- Garret Nauta, 4639 Catalina Pkwy (Madison)
- Hunter Darger, 4727 Catalina Pkwy (Madison)
- Terri Kosobucki, 4414 Catalina Pkwy (Madison)
- John Kosobucki, 4414 Catalina Pkwy (Madison)
- Meredith Hughey, 5003 Wildrye Ct
- Matthew Wiswell, 6302 Pennock Ln (Madison)
- Kathy Annen, 5011 Falling Leaves Ln
- Allison Eng, 6126 Arrowpoint Way
- Ed Wreh, 6139 Meadowsweet Trl
- Mike Tierny, 4534 Secret Garden Dr
- Dee Hughes, 5508 Bremer Rd
- Patrick Miles, 5410 North Pass
- Samantha Zeilenga, 3615 Rankin Rd
- Jason Kwiatkowski, 3385 Siggelkow Rd

The following people donated their time to Kelsey Annen to speak:

- Ann Brink, 5706 Ambrosia Ter
- Steve Annen, 5011 Falling Leaves Ln

The following people donated their time to Ken Boyd to speak:

- Lyle Morris, 6070 Shooting Star Ct
- Laurie Morris, 6070 Shooting Star Ct
- Renee Boyd, 3457 Siggelkow Rd
- Barbara Boyd, 3463 Siggelkow Rd
- Rene Boyd, 3463 Siggelkow Rd
- Mike Veroko, 5009 Black Walnut Dr

The following include the concerns and comments raised from those who spoke in opposition to the TIF District #7. This includes in person statements and responses in the Q&A of the zoom.

- Lack of communication from the Village
- Lack of conformity with adjacent land uses
- Inconsistent with the vision of East Side Plan and other employment agencies
- Opposition to letters of support provided
- Comments related to Siggelkow Road: Safety, semi-trucks, existing traffic, regulation on speeds, and need for a traffic study
- Disputes related to project timeline
- Conceptual designs by Interstate Partners
- Impacts to personal property and property value
- Impacts to erosion control and stormwater management
- Impact on McFarland School District
- Children's safety
- Support of a TIF District and business development but not the project proposed by Interstate Partners.
- Character of McFarland Neighborhoods

Clow read into record participants who did not wish to speak but were in opposition to the agenda item. This includes both in-person and virtual attendees:

- Travis Grover, 6301 Canyon Pkwy (Madison)
- John Rothchild, 5140 Wild Rye Ct
- Elizabeth Klinkner, 5225 N Peninsula Way
- Louis Kwiatkowski, 3383 Siggelkow Rd
- Janice Kwiatkowski, 3383 Siggelkow Rd
- Heather Geye, 10 Bellingrath Ct (Madison)
- Sandra Skubal, 6202 Eagle Cave Dr

- Ann Hall, 6202 Eagle Cave Dr
- Lyle Morris, 6070 Shooting Star Ct
- Sheryl Otto, 6232 Canyon Pkwy
- Bob Pominville, 5612 Osborn Dr
- Karen Pominville, 5612 Osborn Dr
- Ryan Headley, 5012 Falling Leaves Ln
- Tom Skaife, 5008 Black Walnut Dr
- Linda Olson, 5009 Black Walnut Dr
- Laurie Morris, 6070 Shooting Star Ct
- Angie Curtis 6118 Eagle Cave Dr (Madison)
- Ricardo Maldonado, 4523 Red Bard Run (Madison)
- Katie Wagner, 6051 E Linden Pkwy (Madison)
- Blaire Adkins, 4731 Ice Pond Dr (Madison)
- David Groshek, 4731 Ice Pond Dr (Madison)
- Kavita Deckard, 6213 Canyon Pkwy (Madison)
- Nick Deckard, 6213 Canyon Pkwy (Madison)
- Erin Deckard, 4724 Catalina Pkwy (Madison)
- Ian Catterall, 6225 Canyon Pkwy (Madison)
- Jolene Catterall, 6225 Canyon Pkwy (Madison)
- Monica Nauta, 4639 Catalina Pkwy (Madison)
- Benjamin Foster, 5807 Smith Ridge Rd
- Kurt Krueger, 6126 Arrowpoint Way (Madison)
- Beth McLimans, 5010 Falling Leaves
- Melissa Wiswell, 6302 Pennock Ln (Madison)
- Steven Wiesner, 4509 Red Barn Run (Madison)
- Angie Kunze, 5315 Valley Dr
- Mark Mossner, 6219 Canyon Pkwy (Madison)
- Jenna Mossner, 6219 Canyon Pkwy (Madison)
- Lauri Maly, 4635 Catalina Pkwy (Madison)
- Blair Butters, 5003 Black Walnut Dr
- Cindy Butters, 5003 Black Walnut Dr
- John Kuehl, 5608 Black Walnut Dr
- Ann Brink, 5706 Ambrosia Ter
- Steve Annen, 5011 Falling Leaves Ln
- Brad Wedan, 6207 Canyon Pkwy (Madison)
- Heather Wedan, 6207 Canyon Pkwy (Madison)
- Stephanie Klein, 6214 Canyon Pkwy (Madison)
- Eric Klein, 6214 Canyon Pkwy (Madison)
- Emma Tumilty, 4610 Secret Garden Dr (Madison)
- Nate Kruser, 4610 Secret Garden Dr (Madison)
- Adam Peck, 5163 Wild Rye Ct

- Sarah Peck, 5163 Wild Rye Ct
- Alyssa Buss, 6060 E Red Oak Trl
- David Buss, 6060 E Red Oak Trl
- Jusil Pujara, 6010 Eagle Cave Dr (Madison)
- Laurie Downs, 6021 Exchange St
- Andrew Hoyos, 5972 Oak Hollow Dr.
- Drew Mathers, 6017 Exchange St
- Tom Downs, 6021 Exchange St
- Seth Zimmerman, 4505 Red Barn Run (Madison)
- Brooke Zimmerman, 4505 Red Barn Run (Madison)
- Emily Luedtke, 4657 Bautista Dr (Madison)
- Brad Luedtke, 4657 Bautista Dr (Madison)
- Heather Ramos, 6305 Pennock Ln (Madison)

Bremer provided clarification on several comments received by the public. The Commission discussed options to review the TIF District #7 project, traffic study, communication, boundary areas between the Village and Madison, incorporating comments and concerns received in past meetings to potential TIF District updates.

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 – Plan Commission regular meeting.

7. ADJOURNMENT.

Brassington motioned to adjourn; Bloechl-Anderson seconded the motion. Motion carried 6-0. Meeting adjourned at 11:24 P.M.

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, September 17, 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 Carlos Aranda (Capital Custom Contractors) for renovations to the existing building located at 4307 Triangle Street.

PREVIOUS ACTION:

ISSUE SUMMARY:

Carlos Aranda, Owner and Applicant, is requesting a site design review permit for improvements to the building located at 4307 Triangle Street. The applicant will use the building as an office and storage place for their remodeling business (Capital Custom Contractors). The proposed improvements include removing 35 feet of the building's rear, adding a 10' fence in the rear yard, a rear gate for vehicle ingress and egress, adding drain tile along the north lot line to improve lot drainage, raising a portion of the rear roof assembly to create 14' ceilings, removal of the front facade overhead door, and removal of the front fascia. The dimensions of the current building are approximately 40' x 120', 4,800 square feet. The updated building will be 40' x 85', 3,400 square feet. The applicant has indicated in their application there are two existing easements with the adjacent property to the south at 4311 Triangle Street; one running along the rear of 4311 Triangle Street building, and along the shared lot line for off-street parking that encroaches on 4311 Triangle's lot. The plans show the easement in the rear will be utilized as a driveway, creating access to the building's rear.

EXISTING CONDITIONS

The property is zoned C-P Commercial Park and 13,336 square feet, or 0.31 acres. Construction Contractors are a permitted use in the C-P district. The lot is non-conforming to the minimum lot size of 34,000 square feet. The building is non-conforming to the minimum side (15 feet) and rear (30 feet) setbacks requirements. The property includes designated off-street parking located in the front yard that encroaches on 4311 Triangle. Adjacent to the south is 4311 Triangle Street, Dog Hut, a pet boarding and grooming business zoned C-H Highway Commercial. Adjacent to the east is 4910 Meinders Road, a commercial towing business zoned M-IC. Adjacent to the north is 4219 and 4227 Triangle Street. A parcel with two separate businesses used for commercial metal and commercial roofing. The parcel is zoned M-IC. Adjacent to the west is US Highway 51.

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

1. Grading. The proposed improvements include removing the concrete building pad for the rear 35' of the building and replacing with crushed gravel extending to the building's



rear lot line. The existing rear yard consists of overgrown grasses and bushes. Staff estimates that approximately 75% of the lot is covered with an impervious surface (~3,280 SF), which exceeds the maximum lot coverage requirement of 70%. The applicant has stated that the site has previously experienced flooding in portions of the building's rear. Staff have communicated with the applicant regarding maintaining those portions of the existing rear yard that are pervious as grass areas to avoid increasing the amount of impervious area. The applicant has indicated to Staff this would be acceptable. Included in the packet is the letter from the Village Engineer. The letter comments on the french drain as permissible, but must stay on the applicant's property and discharge towards Triangle Street.

2. Landscaping. The proposed improvements do not include changes to the existing landscaping plan. The proposed changes do not trigger a landscaping plan on the property as there are no additions or impervious surfaces to the property. From staff's site inspection, there was overgrown brush along the property's east lot line, adjacent with 4910 Meinders Road. The applicant is discussing with the adjacent property owner a plan for cleanup of this area and fixing the retaining wall along the shared lot line.
3. Building Relationship. The applicant's submittal includes a marked-up copy of a 1982 Certified Survey Map with the applicant's setback measurements. The applicant indicated a 94-foot front yard setback. The map in the 2001 recorded easement measures the front setback at approximately 74 feet, which more than meets the minimum front setback of 25 feet. Within Sec. 62-71 Bulk Standards - Commercial Buildings for C-P zoned properties, side yards require 15 feet and rear yards require 30 feet. The application indicates an existing 10' setback to the south side lot line, 17 feet to the north side lot line, and 20 feet to the rear (east) lot line. The survey map in the recorded easement describes the existing south side setback as 12.4', the north side setback as 12' and the rear setback as 19.1'. Therefore, the existing building is nonconforming to the side and rear minimum setback requirements. The proposed removal of the rear 35 feet of the building would make the remodeled building conforming to the rear setback. The remodeled building will continue to be non-conforming to the side setback requirements; however, the proposed project does not increase the existing nonconformity. Note, page 3 of the application did discuss the potential to raise the side walls and roof assembly of the remaining 60 feet of the building by two feet. This would require a variance from the Board of Zoning Appeals as it would increase the amount of the building that is non-conforming to the side setbacks. The applicant has indicated to staff that he no longer is going to do that portion of the project and this portion of the building will remain unchanged per the designs on page 10 of the application.
4. Lighting. The proposed site design review does not include changes to the existing lighting plan. The proposed removal of portions of the building's rear includes a similar door and overhead door to the existing building's front. As a condition of approval, Staff recommend a downward wall lighting fixture be placed where an existing overhead light in the rear was similarly located.
5. Utility Service. The proposed improvements include interior remodeling that includes two restrooms. There are no changes to the exterior existing utility and water connections.
6. Building Design. Based on available aerial photography, the existing building was built prior to 1974. The proposed improvements include an alteration to the building's rear



and front facade. This includes removal of sections along the building's front fascia and a street facing overhead door. Based on Department records, the existing metal fascia proposed for removal was added to the building in 1993. The overhead door will be replaced with similar building materials and a window in its place. The applicant intends to salvage the existing metal siding from the portion of the rear building removed for use on the revised rear and front building facades, thereby keeping the same material and colors. Section 62-310(e)(6)(e) does state that with the exception of the M-IC zoning district, the front sides, and rear of all commercial and industrial buildings shall be entirely faced with nonmetallic or wood material, unless this requirement is waived in whole or in part by the Plan Commission. Staff recommends waiving this requirement given the project consists of a minor remodel of the front facade using recycled building materials salvaged from the rear demolition. In addition, the proposed changes to the building's fascia are consistent with existing gable roof buildings along Triangle Street and do not create a detriment to the adjacent properties. The removal of the overhead door in the front is consistent with placing loading docks and doors away from street view within the Terminal and Triangle Design Overlay Zoning District discussed below. In Staff's opinion, this standard has been met.

In addition to the requirements in Sec. 62-310(e)(1-6), Staff recommends as a condition of approval the applicant restripe the seven front yard parking stalls shown in the recorded Easement Agreement. Per Section 62-172, each off-street stall shall have a width of at least eight feet and a stall length of at least 19 feet. Proposed rear yard commercial fences are limited to 8-feet in height, but can be increased to 10-feet in height for security fences. The applicant as indicated that due to the height of the grade/retaining wall of the adjacent rear property, a taller fence is desired to limit trespassing. In Staff's opinion this is acceptable. The applicant also intends to add a wall mounted building sign at a future date.

Sec. 62-73 TERMINAL AND TRIANGLE DESIGN OVERLAY ZONING DISTRICT

The property is located within the Triangle/Meinders subdistrict of the Terminal and Triangle Design Overlay District. Sec. 62-73(b)(2) states *the provisions of this Section shall apply to all new construction, any total redevelopment of an existing developed site, and any additions that result in a total expansion of at least 50 percent in building floor area, or 25 percent in outdoor storage area or parking lot area, over that existing as of October 24, 2005. When such an addition is proposed, the entire site and all improvements thereon shall comply with the provisions of this Section, to the extent determined practical by the Plan Commission, given existing site and building conditions.* The proposed project does not consist of new construction, total redevelopment of an existing developed site, or a total expansion of at least 50 percent in building floor area. The existing rear yard is approximately 62' x 22', or 1,364 square feet. With removal of 35' of the rear of the building, the rear yard area will increase to approximately 3,534 square feet, or an increase of 159%. However, the 25% threshold applies to "outdoor storage area or parking lot area." Per Section 62-71 (footnote #4), *"all businesses, servicing, processing or display of materials for rent or sale, except for off-street parking of motor vehicles in operable condition and open storage of materials accessory to a principal use shall be conducted within completely enclosed buildings. Open storage accessory to principal uses in the C-G, C-H, C-P, C-L and C-C zoning districts may be allowed upon issuance of a*



conditional use permit." The applicant has indicated to staff that the rear yard "will be fenced in to keep my dump trailer and flat trailer along with a dumpster." Based on the applicant's response, a conditional use permit is not required for outdoor storage. If, in the future, the applicant desires to have outdoor storage, a conditional use permit application will need to be approved by the Plan Commission. The exact percentage increase in on-site parking for the dump trailer and flat trailer likely is not an increase of 25% or more. Therefore, in Staff's opinion the provisions of Sec. 62-73 do not apply given the proposed project, existing site and building conditions.

DEPARTMENT STAFF COMMENTS

- The Village Engineer's letter is attached in the packet noting that the proposed French drain would not be allowed to impact neighboring properties.
- No additional comments or concerns from the Village Public Works Director, Village Fire Chief, and 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:

The Applicant will incur all costs associated with the project.

VILLAGE PLAN REFERENCE:

Terminal and Triangle District Plan, 2005. The property is located within the Meinders/Triangle Subdistrict area. Within Appendix A of this plan, the preferred land uses associated with this subdistrict include: light industrial (limited trucking and manufacturing), office, contractor shops/services, and uses transitioning to residential neighborhoods to east. The proposed use of the property as a remodeling contractor is consistent with the preferred land uses identified.

Comprehensive Plan, 2017. The Future Land Use Map 6 identifies the property as Industrial.

The General description of Land Uses Allowed provides the following: *Manufacturing, warehousing, distribution, office, storage, utility, and other compatible businesses and support uses (e.g., day care, health club, bank). May include screened outdoor storage, and more intensive uses than in other future land use categories. All uses served by public sewer and water systems.* The proposed use includes office spaces, and indoor storage uses for contracting materials.

ORDINANCE REFERENCE:

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

Sec. 62-310 - Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:



Motion, and second, to approve a site design review permit requested by Carlos Aranda for renovations to the existing building located at 4307 Triangle Street with the following condition of approval:

- 1. Applicant to provide one exterior downcast wall mounted light fixture to the building's rear entrances.*
- 2. Applicant to restripe the front yard off-street parking lot designating available parking spaces.*
- 3. Applicant to maintain the existing green space in the rear yard as pervious area.*
- 4. Applicant to obtain a building permit, fence permit and a sign permit from the Building Inspector.*

ATTACHMENTS:

1. 4307 Triangle Street Site Design Review App_07.31.2024
2. 4307 Triangle Easement
3. 4307 Triangle Street Site Design - FR Ltr
4. 4307 Triangle Street Site Design - VE Ltr

VILLAGE OF McFarland

Community & Economic Development

Plan Commission Application – 2024

~Application must be completed in full~

Applicant	Carlos Aranda	Applicant's Agent	self
Property Owner (if different)		Name	
Address	4307 Triangle St McFarland	Address	
Email	CapitalCustomContractors@gmail.com	Email	
Phone #	1068-471-0494	Phone #	

Parcel No(s). 4307 Triangle St 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)

4307 triangle st, ghosting shop size and building office/storage-
adding fence area to rear of shop

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.)

This item was not previously discussed.

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

Date

9/3/2024



Capital Custom Contractors LLC
6350 Copps Ave Monona Wi 53716
(608) 471-0494
www.Capitalcustomcontractors.com
Capitalcusctomcontractors@gmail.com

The project includes modifications to an existing building at 4307 Triangle Street in McFarland, Wisconsin. The front 25 feet of the building will remain at the existing 8' ceiling height and will have renovations to create new offices, new conference space, and bathrooms. The next 60 feet of the building will have new 2x6 exterior walls, two 12' overhead doors, and the existing roof assembly raised to create a 14' ceiling height. The remainder of the building will be demolished and replaced with a gravel base and surrounded with fencing.

Per Applicant: No longer planning to make this improvement. Refer to plans on page 10

Office portion.

All new office spaces along with 2 bathrooms. All electrical will be up to code and run to each finished room with outlets and lighting along with all exit signs. We will be updating the electrical panel from 100AMP to a 200 AMO service. We will be deleting the front post electrical supply and using the rear transformer for a better in ground connection. MGNE has already been notified.

Plumbing

New underground piping will be added to accommodate new bathrooms along with a small kitchen area.

HVAC

Site and Design Plans

Check List

Date received: _____

Subject property address: 4307 TRIANGLE ST
McFARLAND 53558

Landowner's name: CARLOS ARANDA

Landowner's address: 4307 TRIANGLE ST
McFARLAND 53558

Landowner's phone/fax: 608 471 0494

Landowner's email: CARLOS@CAPITALCUSTOMCONTRACTORS.COM

Agent's name: _____

Agent's address: _____

Agent's phone/fax: _____

Agent's email: _____

- X A. Title Block that indicates name and address of the current property owner.
- X B. Name and signature of the designer.
- _____ 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.
- _____ E. Existing zoning C-H Proposed rezoning _____ yes X no
- X F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

Should be C-P, Commercial Park. The proposed use is permitted in both zoning districts.
- 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.
- X N. The location and type of any permanently protected green space areas.
- X 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.
- _____ R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- NA S. Hydrant locations and Fire Department Connection.
- Y/A T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- NA U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- NA V. Existing or proposed easements.
- _____ W. A legal description of the subject property.

General Comments: KEEPING EXISTING BUILDING, CUTTING BACK OF
BUILDING 54' FROM LOT LINE AND FENCING IN. HAS MAJOR
FLOODING ISSUES DUE TO GRADING, FRONT 25' WILL BE USED
AS OFFICE SPACE REST LOT WILL BE SHOP SPACE FOR
MY COMPANY (REMODELING),

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.

CORRECTION FOR
CERTIFIED SURVEY MAP
DONALD L. PAULSON
LAND SURVEYOR
MADISON, WISCONSIN

CENTER OF SECTION,
SECTION 27, T7N, R10E
CITY OF MADISON
MONUMENT

THIS C.S.M.
LOT 1 = 15,910 SQ. FT.
LOT 2 = 13,336 SQ. FT.
LOT 3 = 24,890 SQ. FT.
LOT 4 = 24,352 SQ. FT.

C.S.M. # 3020
LOT 1 = 15,910 SQ. FT.
LOT 2 = 14,332 SQ. FT.
LOT 3 = 25,707 SQ. FT.
LOT 4 = 25,522 SQ. FT.

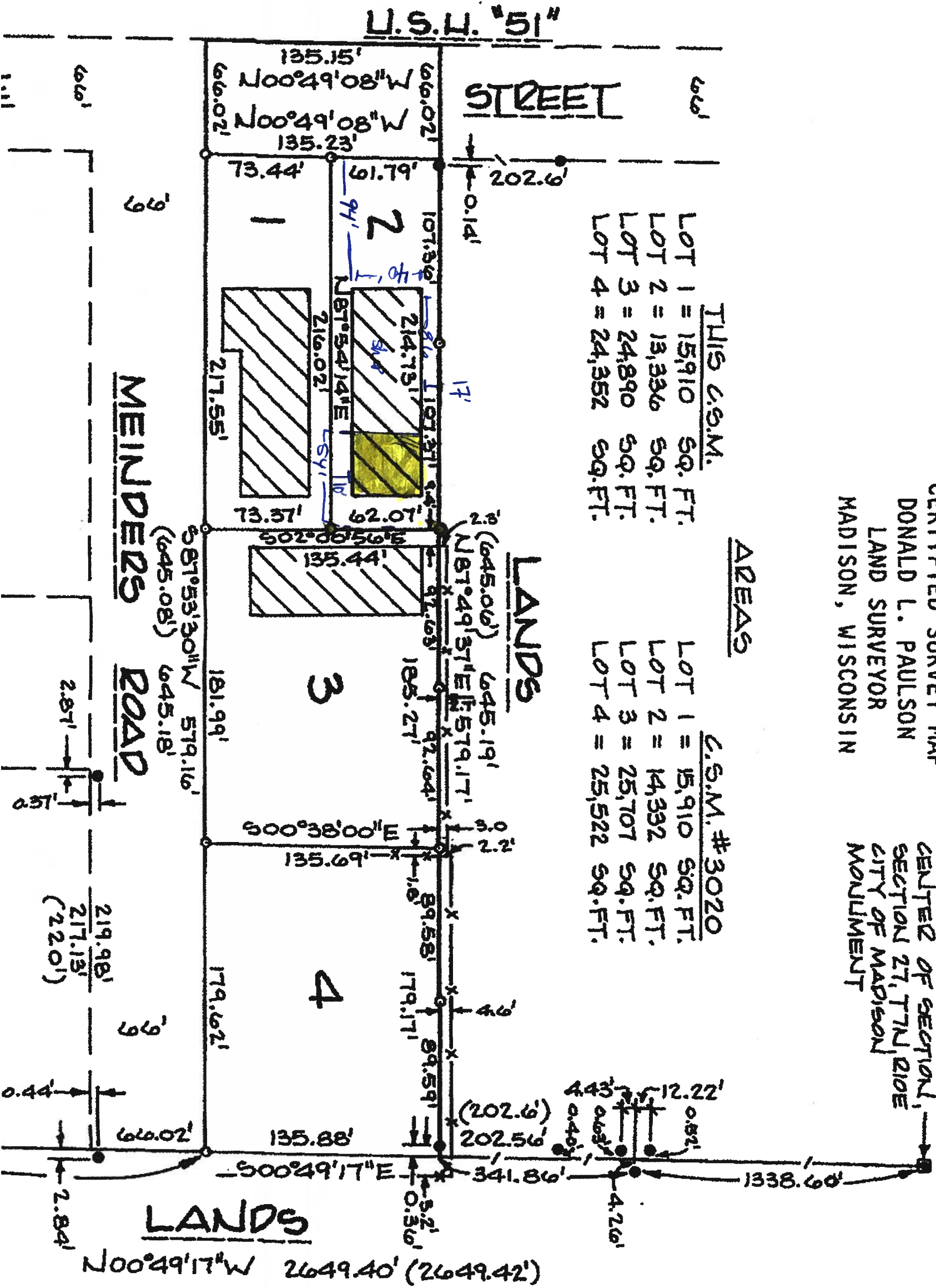
AREAS

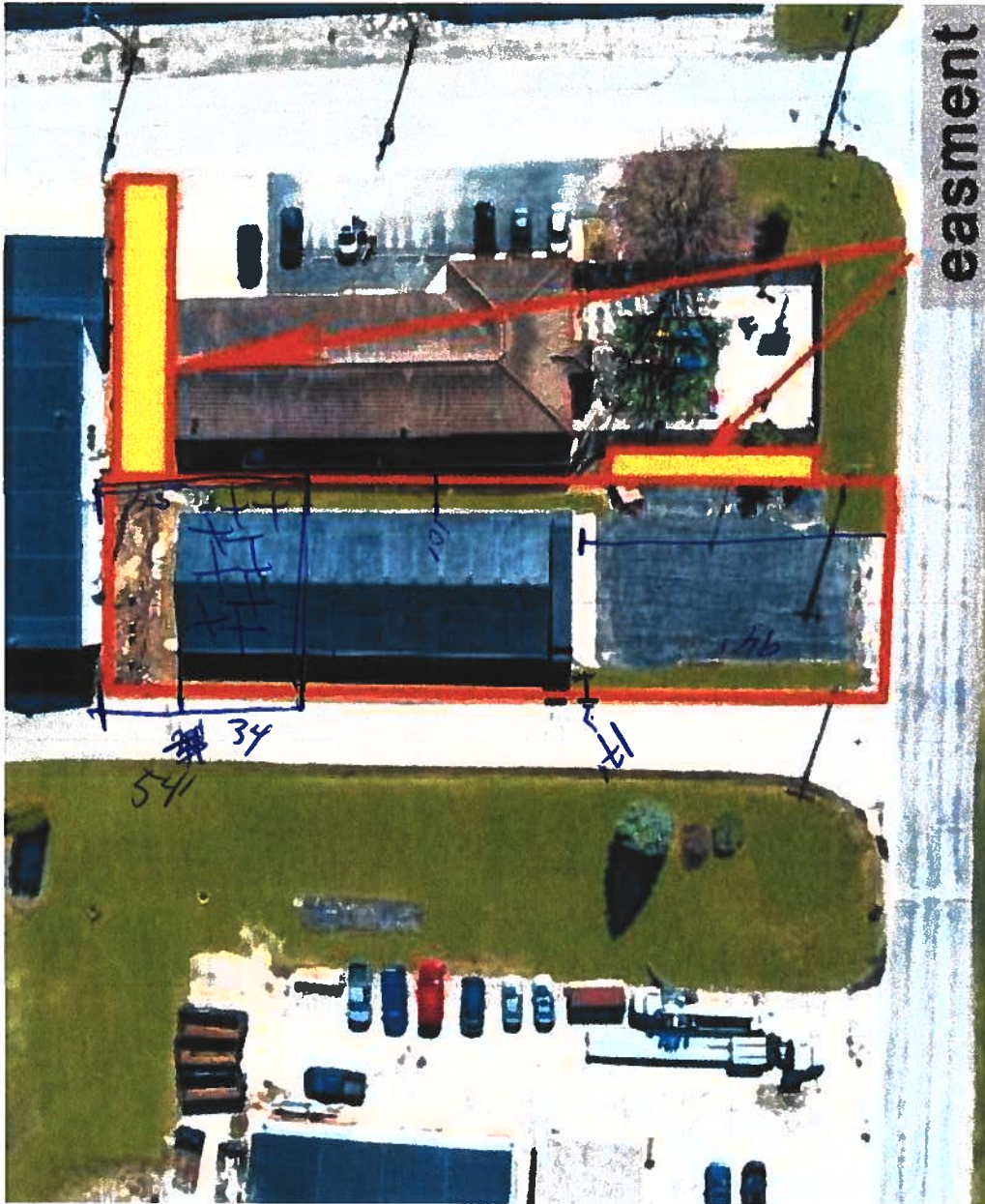
STREET

LANDS

LANDS

MEINDEES ROAD







- Shop 4307 TRIANGLE ST McFARLAND-

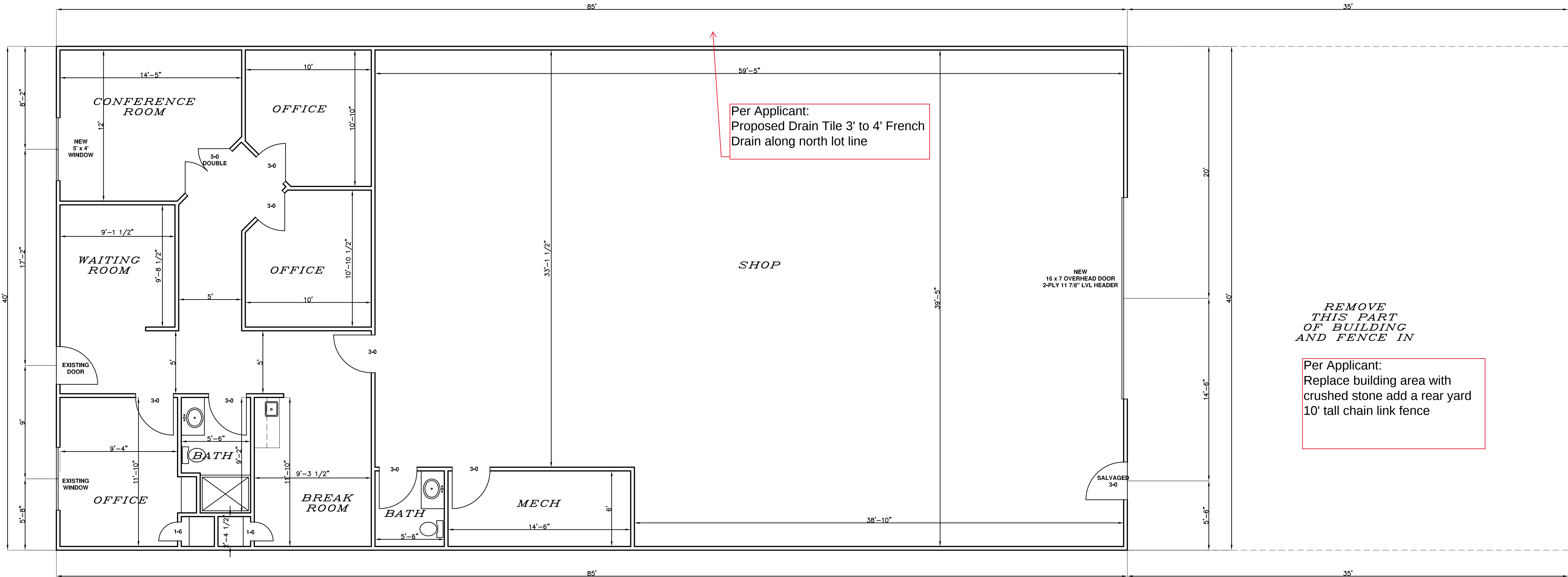
- 120' X 40'

Per Applicant 35' per page 10

- Proposed to cut BACK 28' of Shop-
- Add fence to THAT PORTION OF REAR OF BUILDING
- Chain link fence 10' High-
- ADDING gravel/crushed stone to fix WATER ISSUE
- ADD Drain tile to one side of BUILDING to fix water issues--

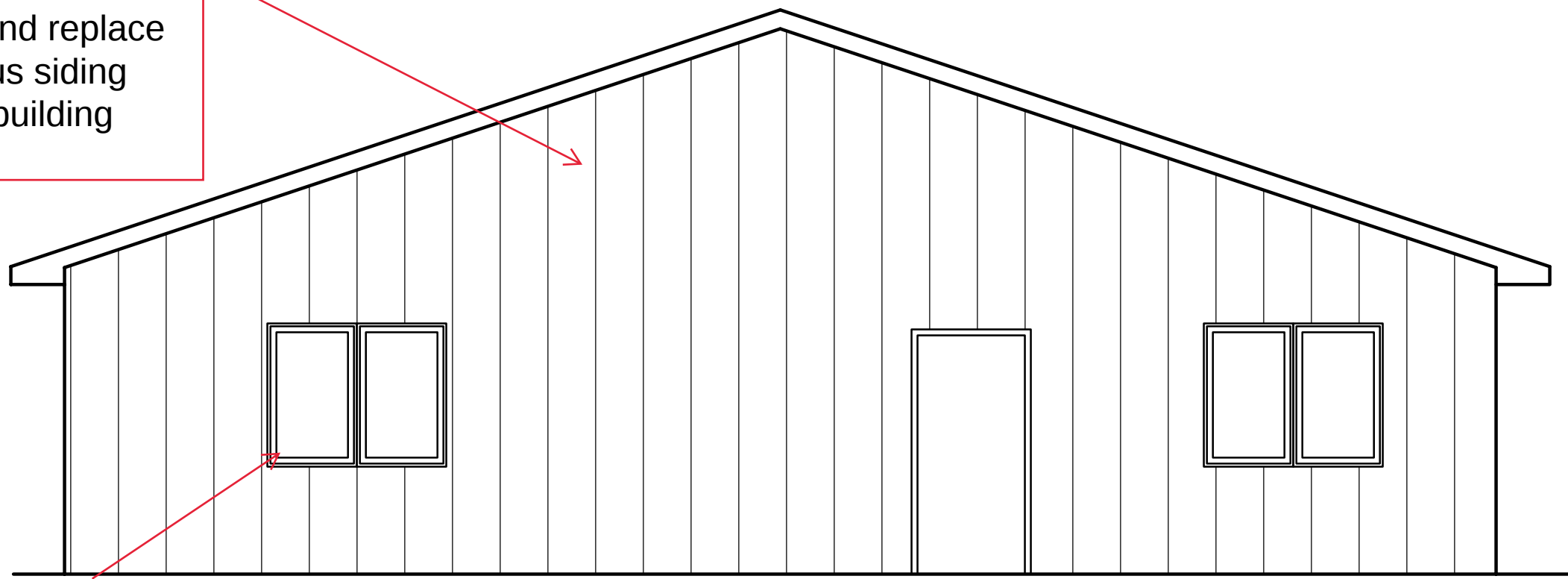


- FRONT OF Building
- DEMO CURRENT FRONT FACIA
- KEEP ORIGINAL GABLE FRONT THATS BEING COVER BY STEEL SIDING.
- REMOVE WRENT SMALL garage Door AND Window -
- INSTALL NEW FRONT Door -



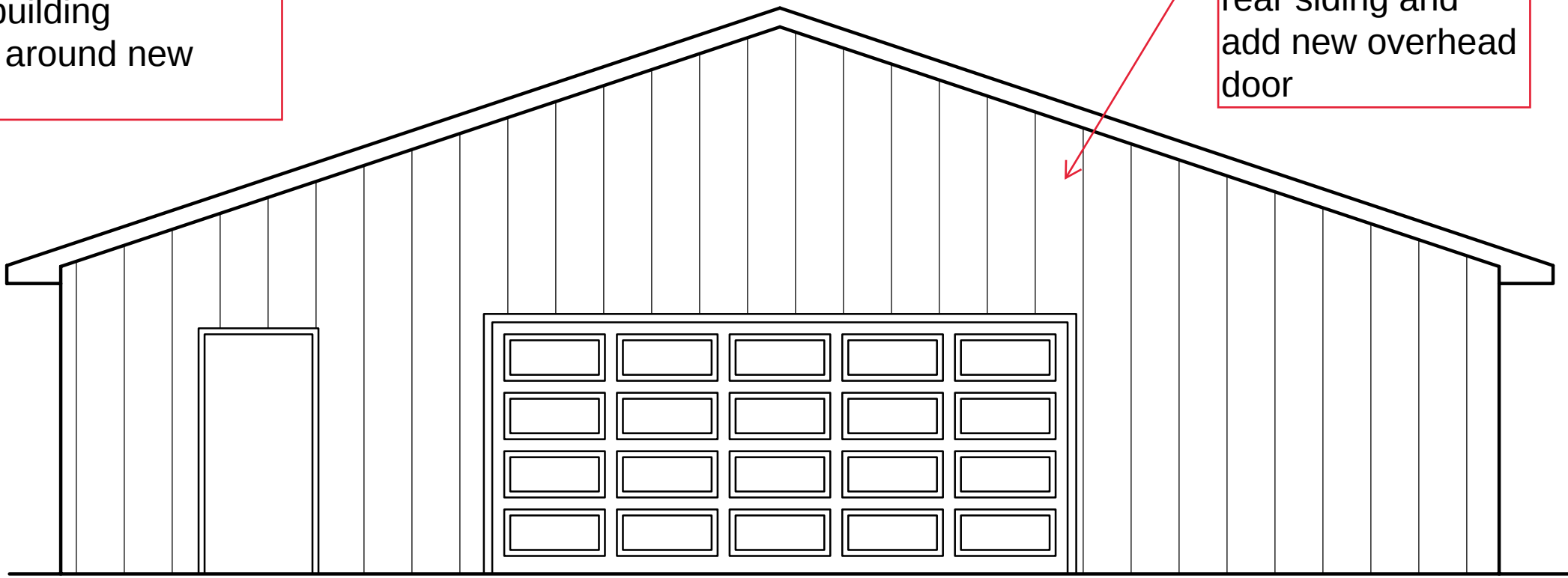
FLOOR PLAN
1/4" = 1'

Per Applicant:
Remove and replace
with surplus siding
from rear building
demolition



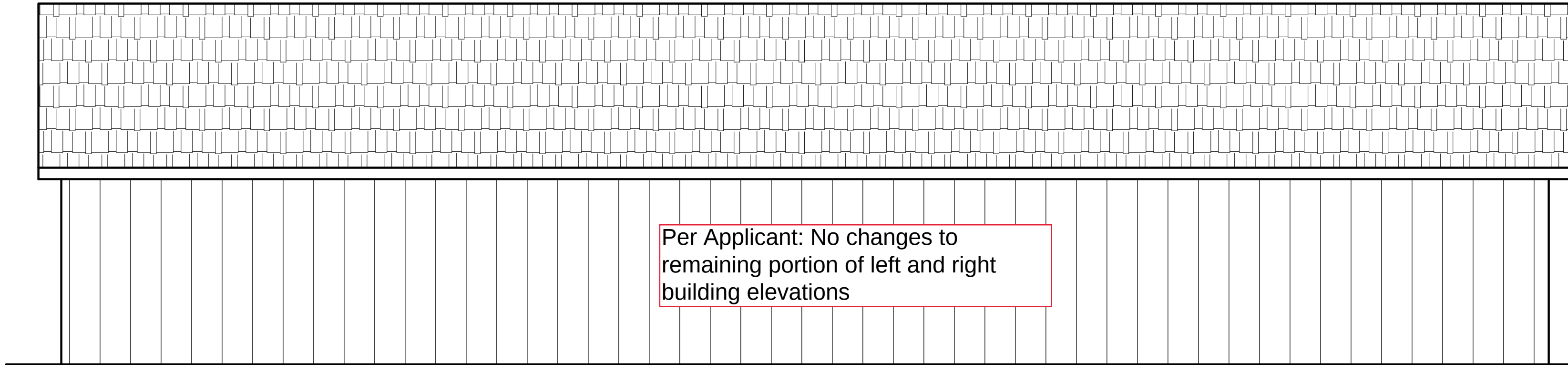
FRONT ELEVATION
1/4" = 1'

Per Applicant: Remove
existing overhead door and
replace with new window.
Reuse existing metal siding
from rear building
demolition around new
window



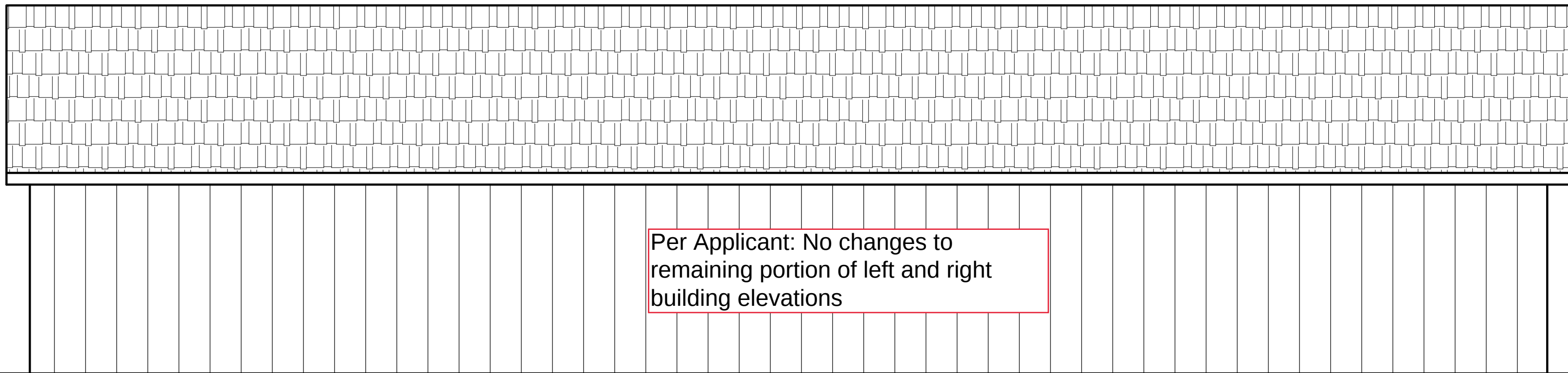
REAR ELEVATION
1/4" = 1'

Per Applicant:
Reuse existing
rear siding and
add new overhead
door



LEFT ELEVATION
1/4" = 1'

Per Applicant: No changes to
remaining portion of left and right
building elevations



RIGHT ELEVATION
1/4" = 1'

Per Applicant: No changes to
remaining portion of left and right
building elevations

CAPITAL CUSTOM CONTRACTORS

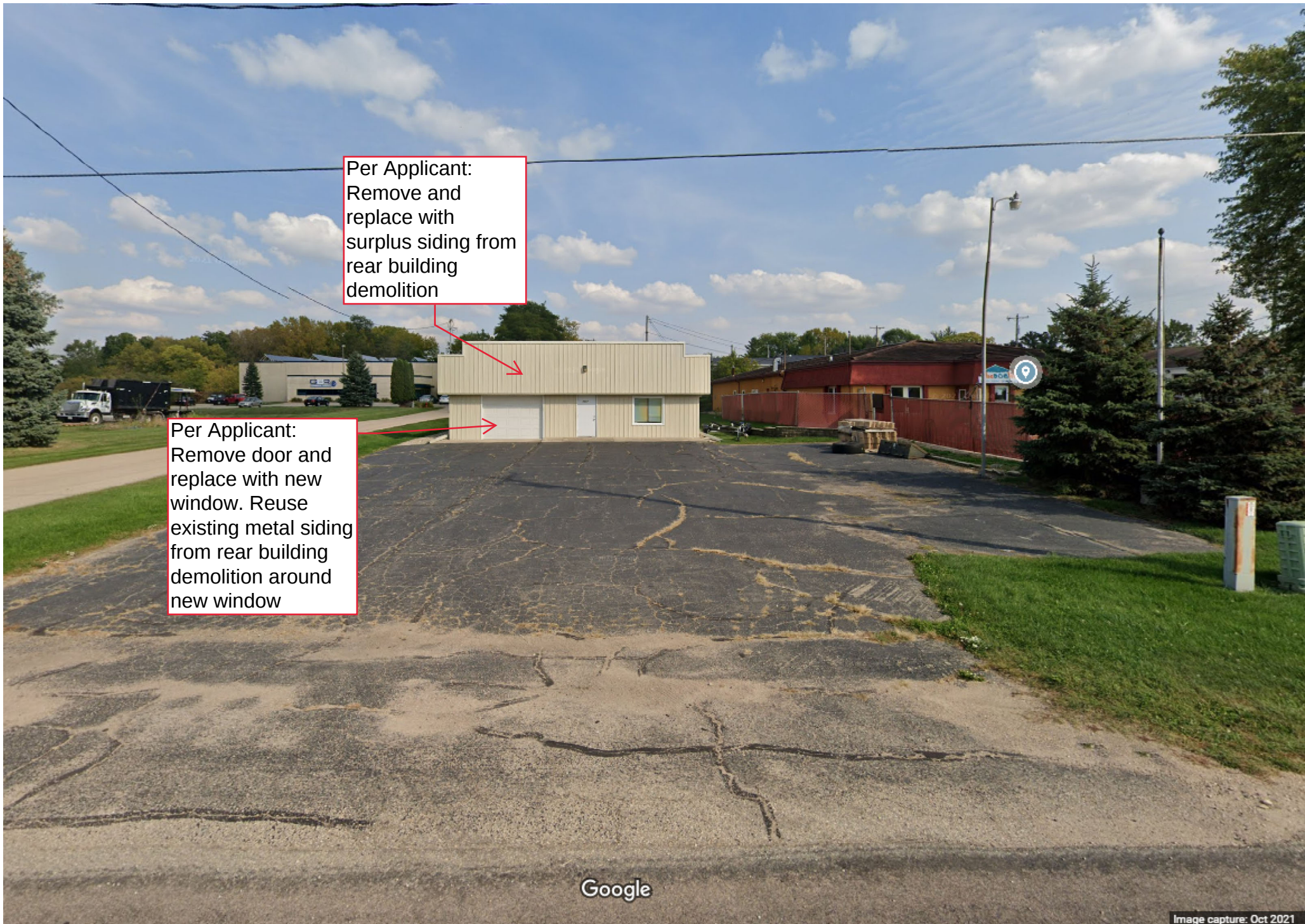
4307 TRIANGLE ST.

REMODEL

DATE 7/22/2024

DRAWN BY SMB

REVISED



Per Applicant:
Remove and
replace with
surplus siding from
rear building
demolition

Per Applicant:
Remove door and
replace with new
window. Reuse
existing metal siding
from rear building
demolition around
new window

Google

Image capture: Oct 2021



3349823

07-19-2001 3:01 PM

Trans. Fee

Rec. Fee 18.00
Pages 5

002177

DRAFTED BY AND RETURN TO:
ATTORNEY ROGER W. BOETTCHER
17 APPLGATE COURT, SUITE 201
MADISON, WISCONSIN 53713

PARCEL NO:154-0710-273-9990-1

EASEMENT AGREEMENT

Whereas J. Richard Fritz is the owner of the following described lands located in Dane County, Wisconsin, to wit:

Lots One (1), Two (2), and Three (3), Certified Survey Map Number 3955 recorded in Volume 16 of Certified Survey Maps of Dane County, Wisconsin at page 227, as Document Number 17429022, Village of McFarland, Dane County, Wisconsin.

Whereas J. Richard Fritz intends to sell one or more of said lots and wishes to establish, reserve or impose certain easements which will benefit or burden portions of the above lots;

Now Therefore, J. Richard Fritz for valuable consideration does hereby establish, reserve and impose certain easements over the above described lots subject to the terms and conditions set forth herein, to wit:

A. An easement for parking is established and granted as follows:

1. Easement for parking purposes is granted over a portion of Lot One (1), Certified Survey Map for the benefit of Lot Two (2), said easement being described as follows:

Being an easement for vehicular parking over part of Lot 1, Certified Survey Map No. 3955, Village of McFarland, Dane County, Wisconsin, more fully described as follows: Commencing at the NW corner of said Lot 1 and the point of beginning: Thence N 87 degrees 54' 14" E, along the line between Lots 1 and 2, 65.00 feet; Thence S 01 degree 24' 17" E, 6.88 feet; Thence N 89 degrees 28' 02" W, 38.15 feet; Thence N 87 degrees 33' 35" W, 26.96 feet to the West line of said Lot 1; Thence N 0 degrees 49' 08" W, along said West line 3.00 feet to the NW corner of said Lot 1 and the Point of Beginning.

3032921

1

5/18

Such parking easement area is also depicted and identified on Exhibit I attached hereto as "PARKING EASEMENT".

2. The cost of maintenance and repair (including snow removal) for this parking easement shall be borne solely by the owner of Lot Two (2).
- B. Driveway Easements for ingress and egress are established and granted as follows:
1. Non-exclusive driveway easements are granted over the following described lands:
 - (a) The East nineteen (19) feet of Lot 1; and
 - (b) A triangle, the three points of which are the Southeast corner of Lot 1, a point on the East line of Lot 1 twenty-five (25) feet North of the Southeast corner of Lot 1, and a point on the South line of Lot 1 seventy-five (75) feet West of the Southeast corner of Lot 1;

Excepting from such easement areas at (a) and (b) above any portion thereof as may be occupied by existing buildings or structures on Lot 1.
 2. The purpose of said easements is :
 - (a) To provide ingress and egress from Meinders Road to loading docks located on Lot Three (3); and,
 - (b) To provide ingress and egress from Meinders Road to Lot Two (2).
 3. The cost of maintenance, repair and replacement of the asphalt drives within the easement areas (including snow removal) shall be shared equally among the owners of Lots One (1), Two (2) and Three (3).
 4. The driveway easement areas shall at all times be maintained to permit free and unobstructed pedestrian and vehicular access over and across the driveways for the purposes herein stated.

C. Retaining Wall Easement:

1. An Easement is granted to the owner of Lot Three (3) over Lots One (1) and Two (2) for the purpose of maintaining the existing concrete and wood retaining wall between said lots. Such wall is depicted on Exhibit I attached hereto as "Concrete Retaining Wall".
2. The owner of Lot Three (3) shall be solely responsible for the maintenance and repair of said concrete retaining wall.

D. Reciprocal Utility Easements:

Reciprocal easements are granted for existing utilities which are located on, or traverse, Lots One (1), Two (2), or Three (3) and which utilities serve lots other than the lot on which the utilities are located. Each lot owner shall be solely responsible for the maintenance and repair of all utilities serving their respective lot.

E. Termination of Prior Easement:

That certain easement agreement dated September 27, 1984, and recorded in the Office of the Register of Deeds for Dane County, Wisconsin, in Volume 6138 of Records, page 73, document number 1853186, be and is hereby terminated and extinguished of record.

F. General Provisions:

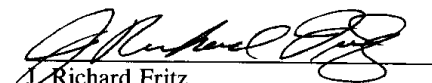
1. All claims, disputes and other matters in question arising out of or relating to this Agreement or the breach thereof, shall be decided by arbitration in accordance with the rules and procedures of the American Arbitration Association unless the parties mutually agree otherwise. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law.

Notice of the demand for arbitration shall be filed in writing with all lot owners subject to this Agreement and with the American Arbitration Association. The demand for Arbitration shall be made within a reasonable time after the claim, dispute or other matter in question has arisen, and in no event shall it be made when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

The award rendered by the arbitrators shall be final and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

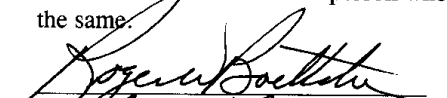
2. This Agreement may be modified or amended only by written agreement executed by all owners of Lots One (1), Two (2) and Three (3), above described and recorded in the Office of the Register of Deeds for Dane County, Wisconsin.
3. The parking and driveway easements above set forth shall run with the said Lots One (1), Two (2), and Three (3) and shall be binding upon the owners of said lots and their respective heirs, successors or assigns.

Dated this 18th day of JULY, 2001.


J. Richard Fritz

STATE OF WISCONSIN)
)ss
COUNTY OF DANE)

Personally came before me this 18th day of JULY, 2001, the above named J. Richard Fritz to me known to be the person who executed the foregoing instrument and acknowledge the same.


* ROGER W. BOETELER

Notary Public, Dane County, WI

My Commission is/ ~~expires~~ PERM

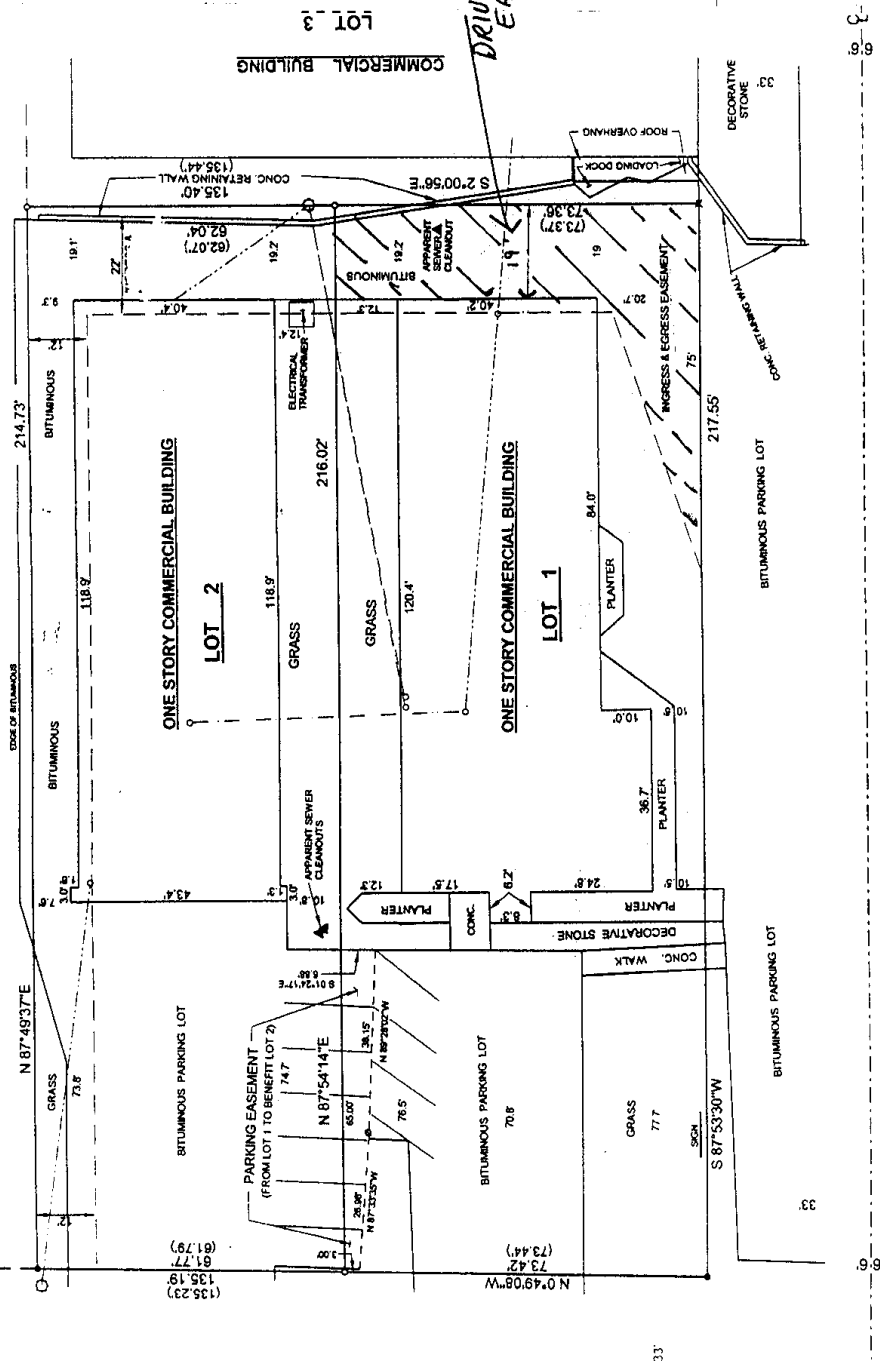
GRID NORTH

SCAL:

- LEGEND:
- 1" IRON PIPE FOUND
 - 3/4" X 24" REBAR FOUND
 - 3/4" X 24" SOLID RC STAKE SET, 105 TH
 - CHISEL CROSS SET
 - OVERHEAD UTILITY
 - RECORDED AS
 - UTILITY POLE

002181

EXHIBIT I



LEGAL DESCRIPTION:
LOTS 1 AND 2, CERTIFIED SURVEY MAP NO. 3955, VILLAGE
OF MC FARLAND, DANE COUNTY, WISCONSIN

TIFICATE:
Wisconsin Land Surveyor, S-1384, do hereby
surveyed the property shown on this plat in accordance
as and instructions furnished by the persons who

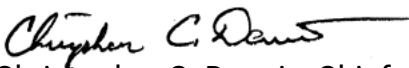
September 4, 2024

Re: 4307 Triangle Street Site Design Review

We have reviewed the site design review application submitted by Carlos Aranda of Capital Custom Contractors for 4307 Triangle Street dated July 31, 2024. The application indicates modification to the building envelope and underground drain tile installation. The purposed use and occupancy are consistent with the previous use and occupancy of the building. There are no modifications proposed effecting fire department access to the building.

The building will require a fire prevention inspection before opening to the public or employees. The applicant should confirm that any exit signs are operating properly, fire extinguishers have been maintained by a licensed fire protection contractor and any fire protection systems have been maintained.

We have no stipulations to withhold or not approve the site design application.


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

September 5, 2024

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

Subject: 4307 Triangle Street Modifications – Plan Commission Submittal Review

Dear Andrew:

We have received the proposed Plan Commission application in the July 31, 2024 submittal for a proposed building modification of an existing site at 4307 Triangle Street. We have reviewed the concept site plan relative to the Village's utility and stormwater management requirements, with comments below:

There are no proposed changes to the utility lateral connections to Village utilities.

A drainage system is proposed for the area along the north side of the building. In reviewing the site, it appears that the existing informal ditching here may struggle with the rooftop runoff (several downspouts discharge there). A french drain here would be permissible, but must stay on the applicant's property, and discharge towards Triangle Street.

From a stormwater standpoint, there will be approximately 3000 square feet of disturbance to accommodate the shifting of the east building wall. This will be less than the Village's disturbance trigger for erosion control permitting.

We recommend Village approval. 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

J:\JOB#S\McFarland\MC-00-00\Correspondence\2024\Review Letter 1 - 4307 Triangle Street.docx