

Wednesday, February 19, 2025

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 Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.*

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/85755749643>

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

Webinar ID: 857 5574 9643

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 January 21, 2025 meeting.

4. BUSINESS.

- a. Presentation from McFarland School District regarding projected enrollment.
- b. Discussion and recommendation to the Village Board on a request by Veridian Homes Rosewood Fields, LLC for approval of Amendment No. 3 to the Rosewood Fields Development Agreement for Phase 4 construction.
- c. Discussion regarding a preapplication concept plan submitted by Lakestone Properties for a proposed 166 unit residential subdivision at the northwest intersection of Elvehjem Road and CTH AB, parcel #061002496911.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, March 18, 2025 at 7PM.

6. ADJOURNMENT.

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

Plan Commission Minutes January 21, 2025, at 7:00 P.M.

Members Present: Carolyn Clow, Stephanie Brassington, Austen Conrad, Chris Reynolds, Scott Peters, Karen Pominville

Members Absent: Jill Halverson

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

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

2. PUBLIC APPEARANCES.

There were no public appearances during this section.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the December 17, 2024, Plan Commission meeting.

Clow moved to approve the minutes of the December 17, 2024, Plan Commission meeting. Peters seconded the motion. Motion passed 5-0-1 with an abstention from Conrad.

4. PUBLIC HEARINGS.

- a. Public hearing regarding Ordinance 2025-02: An Ordinance Repealing and Retitling Article 62-III Floodplain Zoning From Chapter 62 Zoning and Creating Chapter 63 Floodplain Zoning Under the McFarland Municipal Code of Ordinances.

Bremer provided a summary on the agenda item highlighting recent flood map updates and FEMA recommendations. Bremer's summary included additional areas of the WDNR's model floodplain ordinance including staff's recommendation to remove the optional Act 175 and the Community Rating System language from the draft ordinance.

Clow opened the public hearing at 7:11 PM. No comments were received either in-person or through Zoom. Clow closed the public hearing at 7:12 PM.

5. BUSINESS.

- a. Discussion and action on a Site Design Review Permit requested by Lineage Logistics, LLC for an exterior stair for emergencies exiting from the roof located at 4704 Terminal Drive.

Thao provided summary for the agenda item discussing the location of the exterior stair, color and intended use. Discussion from the Commission included the height and access provided for the building.

Clow motioned to approve the Site Design Review Permit requested by Lineage Logistics, LLC for an exterior stair for emergencies existing from the roof located at 4704 Terminal Drive. Conrad seconded the motion. Motion passed 6-0.

- b. Discussion and action on a Site Design Review Permit to renovate an existing barn into a 3-unit apartment building located at 5306 Paulson Road.

Thao provided summary on the agenda item highlighting the proposed changes to the barn's use, addition of parking stalls, and Village Department head comments related to water lateral and fire access pathways. Matt Wingrove, Applicant, was present to provide additional comments on the request. The Commission discussed use of the existing barn, the future tenants, right-of-way, permitted uses of the property, and the necessity for a Site Design Review. Bremer provided clarification on discussion questions.

Clow motioned to approve a Site Design Review Permit, Site Plan dated January 16, 2025, to renovate an existing barn into a 3-unit apartment building with the following conditions of approval:

1. Applicant to contact the Village Public Works Department to obtain trash and recycling bins for each unit prior to receiving an occupancy permit for the three-dwelling unit.
2. Applicant to provide individual water lateral and meter for the apartment building, sized to meet sprinkler system requirements.
3. Applicant to meet the requirements provided in Village Fire Chief's letter dated January 9, 2025.
4. Applicant to maintain unobstructed access pathway for fire and rescue personnel from Paulson Road to the apartment building for fire emergencies.
5. Applicant to provide payment for all applicable Village impact fees for the additional three-dwelling unit as part of the building permit.

Peters seconded the motion. Motion passed 6-0.

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

Thao provided a summary on the agenda item discussing the previously approved extensions. Bremer provided additional details from past meeting discussions and reasons for renewal. The Commission discussed the number of times an extension can be requested and an estimated timeline on when Kwik Trip will begin the approved project. Bremer provided responses to questions and comments.

Clow motioned to approve a one-year extension of a conditional use permit requested by Kwik Trip to construct a 24-hour per day gasoline station and convenience store located at 4015 Terminal Drive, including all prior conditions of approval from the December 20, 2021 Plan Commission meeting. Pominville seconded the motion. Motion passed 6-0.

- d. Discussion and action on an extension of a temporary conditional use permit for Kwik Trip's temporary vehicle fleet maintenance at 4015 Terminal Drive.

Thao provided summary on the agenda item highlighting the connection to item 5.c on the agenda and the details related to the approved conditional use permit. Bremer provided additional details on the scope of the conditional use permit extension, the timeline of request when made and expectations for construction to begin in summer 2025.

Clow motioned to approve a one-year extension of a temporary conditional use permit requested by Kwik Trip for temporary vehicle fleet maintenance at 4015 Terminal Drive, including all prior conditions of approval from the March 21, 2023 Plan Commission meeting. Reynolds seconded the motion. Motion passed 6-0.

- e. Discussion regarding a preapplication concept plan submitted by Lakestone Properties for a proposed 170 unit residential subdivision at the northwest intersection of Elvehjem Road and CTH AB, parcel #061002496911.

Bremer provided a summary on the agenda item, highlighting proceedings for a preapplication meeting, the overall project, and existing zoning. Brian Spanos and Brett Reiman, with Lakestone Properties, gave a presentation on past projects completed in adjacent communities and in the Village. Discussion included type buildings, property management, and their overall vision of the concept plan in the agenda. Bremer completed the remaining staff summary which included use and density assessment, zoning, setbacks, wetlands, public utilities and right-of-way design and improvements, parks and trails, emergency access, compatibility of concept with adopted Village plans, and Dane County highway and park trails.

Discussion from the Commission included housing types shown within the concept, addition of parkland and open space, alternative building footprints and designs of buildings at corner of Elvehjem and CTH AB, owner-occupied versus renter-occupied, wetlands, adjacent subdivision improvements, and public improvements. Spanos and Reiman were available for questions and feedback.

The following people spoke during the public comment (includes in-person and via zoom):

- Matt Paugel, 6180 Perrot Pl
- Samantha Zeilenga, 3615 Rankin Rd (Town of Blooming Grove)
- Kara and Joe Laeser, 2921 County Rd AB (Town of Dunn)
- Karen Schwedrsky, 6261 Perrot Pl
- Ken Boyd, 3457 Siggelkow Rd

The following summarizes the public comments received.

- Concerns over devaluation of personal property
- Concerns regarding property maintenance of rental properties
- Increased traffic to area
- New construction on existing berm, tree removal and contours of adjacent properties
- McFarland School District enrollment rates
- Desire for single-family homes and owner-occupied units
- Alternative concepts and design compatibility concerns adjacent to existing home at 2921 CTH AB
- Stormwater management and water drainage in the area
- Need for playgrounds and open space dedication

Bremer read into the record a public comment letter received after the packets were published from Kristin Ellis, 5903 Country Walk. The letter cited past experiences with Lakestone Properties and opposed the development concept.

- f. Discussion and recommendation to the Village Board regarding Ordinance 2025-02: An Ordinance Repealing and Retitling Article 62-III Floodplain Zoning From Chapter 62 Zoning and Creating Chapter 63 Floodplain Zoning Under the McFarland Municipal Code of Ordinances.

Bremer summarized agenda item 4a. Discussion from the Commission included impact of floodplain map on current residents, and floodplain management.

Clow motioned to recommend approval to the Village Board regarding Ordinance 2025-02: An Ordinance Repealing and Retitling Article 62-III Floodplain Zoning From Chapter 62 Zoning and Creating Chapter 63 Floodplain Zoning Under the McFarland Municipal Code of

Ordinances removing Act 175 and the Community Rating System. Conrad seconded the motion. Motion passed 6-0.

- g. Discussion and recommendation to the Village Board regarding Ordinance 2025-03 An Ordinance to Amend Section 6-638 State Electrical Codes.

Bremer provided an explanation of the agenda related to final edits to the Building Code requested by the Department of Safety and Professional Services to update references to the state commercial electrical code.

Clow motioned to recommend to the Village Board approval of Ordinance 2025-03 An Ordinance to Amend Section 8-638 State Electrical Codes. Pominville seconded the motion. Motion passes 6-0.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, February 18, 2024 at 7:00PM

7. ADJOURNMENT.

Peters motioned to adjourn; Conrad seconded the motion. Motion passed 6-0. Meeting adjourned at 9:40 P.M.

McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, February 19, 2025

SECTION: Business

DEPARTMENT: Administration

CONTACT: Andrew Bremer, Comm & Eco Dev Director, Matt Schuenke, Village Administrator

AGENDA ITEM: Presentation from McFarland School District regarding projected enrollment.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Jeff Mahoney is the Director of Business for the McFarland School District. Enclosed is a presentation he will provide talking about the impacts and projections of school enrollment.

Recently the School Board just set enrollment limits related to open enrollment for students outside of the district, and the topic is of interest to how its related to proposed residential development projects.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action is planned with this item.

ATTACHMENTS:

1. MSD Enrollment Update Village 2 11 25 and 2 18 25
2. McFarland School District 2022 MAP

McFARLAND

SCHOOL



DISTRICT

Meeting the needs of every learner, every day.

Enrollment Overview February, 2025 Village of McFarland

Enrollment Overview

- Between the 2023-24 and 2024-25 school years, loss of 85
- Surrounding school districts are seeing comparable decreases in enrollment and fluctuations in their numbers for the 2024-25 school year as well.
- Factors for declining enrollment for McFarland and others include:
 - lower birth rates
 - available and/or affordable housing
 - educational alternatives (i.e. homeschool, private, charter, virtual learning)

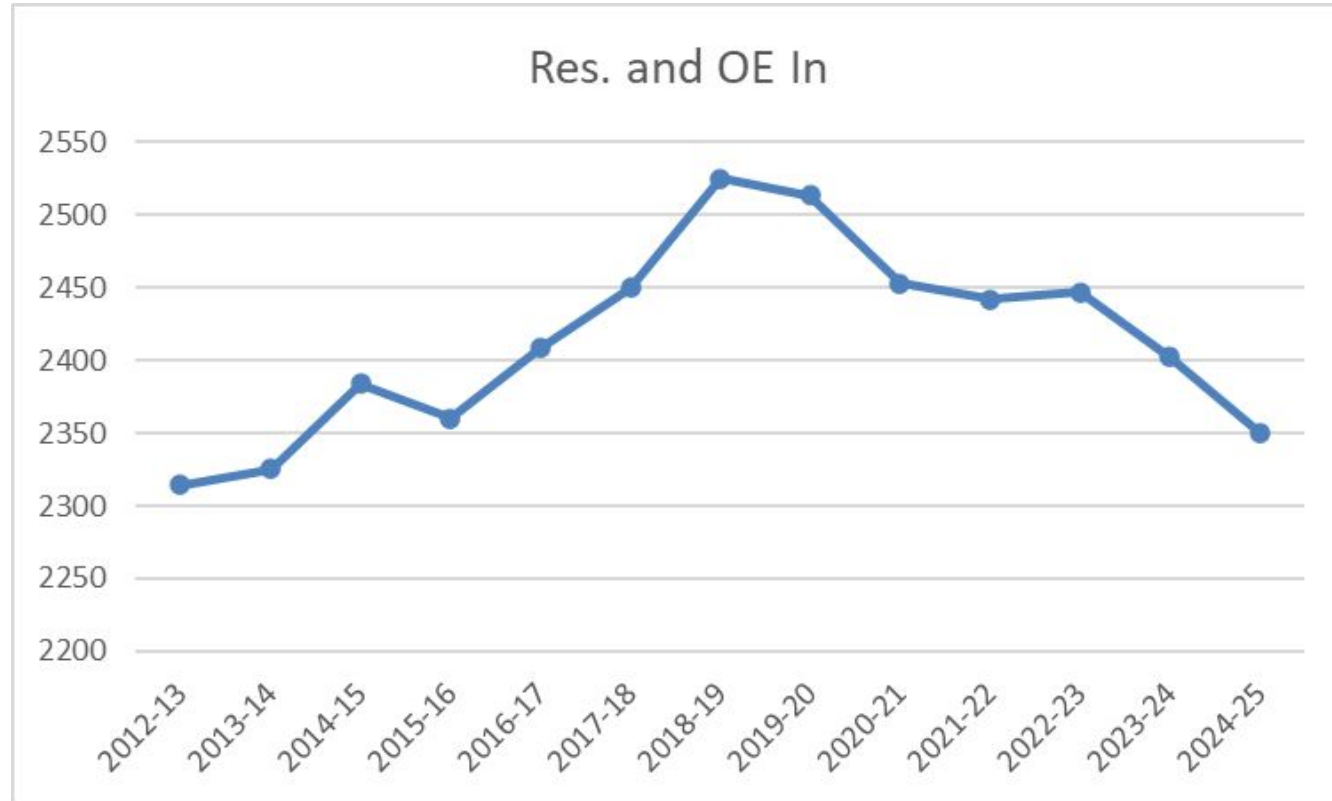
2024-25 enrollment is **85 less than last year**

	2023-24	2024-25	% Change
Kindergarten Enrollment	148	136	8% decrease
First Grade Enrollment	163	141	13% decrease
3rd Grade Enrollment	163	147	9.8% decrease
8th Grade Enrollment	180	161	10.5% decrease
12th Grade Enrollment	194	176	9% decrease

Resident and Open Enrollment

McFarland School District (Res and OE IN)																
		4K	KG	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	TOTAL
	2012-13	120	167	161	176	156	177	173	154	150	177	201	179	151	172	2,314
	2013-14	126	166	158	166	170	165	178	172	156	151	188	192	176	161	2,325
	2014-15	137	157	170	166	175	171	167	182	177	158	160	180	192	192	2,384
	2015-16	125	164	154	168	173	176	177	174	176	175	164	160	181	193	2,360
	2016-17	149	147	178	165	178	178	182	189	176	179	180	163	162	182	2,408
	2017-18	150	177	150	180	169	185	182	183	190	180	187	184	165	168	2,450
	2018-19	162	165	190	151	187	174	192	187	194	187	185	187	194	170	2,525
	2019-20	143	180	168	197	159	186	177	196	185	190	188	176	185	183	2,513
	2020-21	104	147	177	161	193	161	184	176	193	191	203	192	175	196	2,453
	2021-22	132	149	155	178	162	188	157	191	176	185	189	201	191	188	2,442
	2022-23	125	159	147	159	178	171	193	165	190	176	190	187	206	201	2,447
	2023-24	120	149	163	151	164	178	172	200	165	181	182	183	190	204	2,402
	2024-25	138	136	142	165	147	164	179	173	200	161	189	178	189	189	2,350

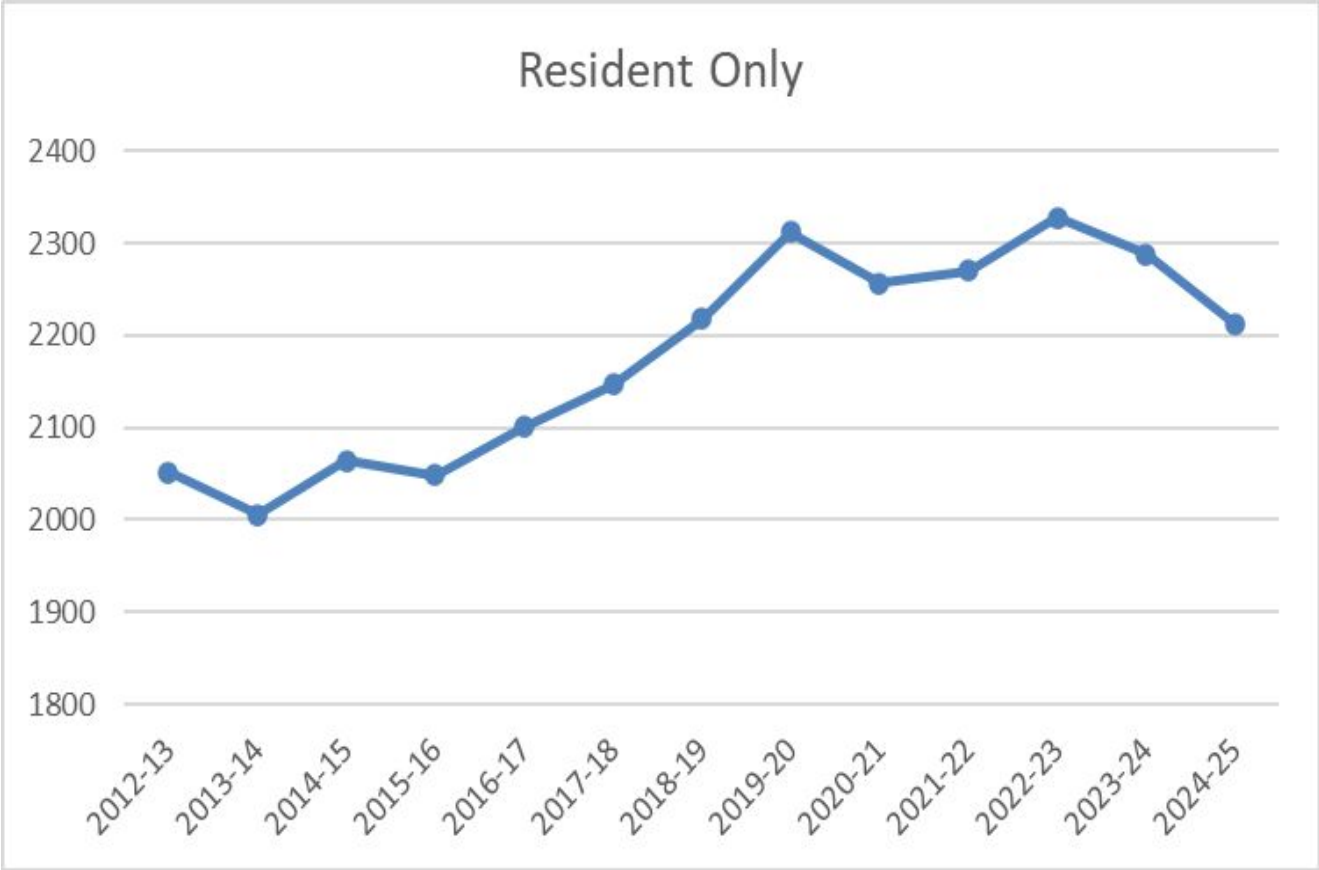
Resident and Open Enrollment



Enrollment: Resident Only

McFarland School District (Res Only)																
		4K	KG	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	TOTAL
	2012-13	106	141	140	150	139	160	153	134	128	162	176	162	139	162	2,052
	2013-14	95	136	130	141	146	143	161	154	132	126	169	169	157	146	2,005
	2014-15	106	127	142	141	151	149	150	164	153	133	141	157	173	177	2,064
	2015-16	109	133	127	140	151	154	153	159	155	152	140	142	159	174	2,048
	2016-17	122	135	151	139	152	158	164	163	163	161	151	143	139	160	2,101
	2017-18	128	158	138	149	146	156	164	165	163	166	166	156	145	147	2,147
	2018-19	143	145	171	139	159	153	160	173	177	161	165	162	161	149	2,218
	2019-20	143	178	156	184	145	173	158	179	162	179	175	151	168	161	2,312
	2020-21	104	147	175	148	180	147	171	158	177	163	186	178	147	176	2,257
	2021-22	129	146	153	174	149	173	144	176	164	173	163	187	179	160	2,270
	2022-23	125	159	144	158	174	161	181	151	179	165	179	165	198	189	2,328
	2023-24	120	148	162	148	161	175	164	189	151	168	169	170	168	195	2,288
	2024-25	123	133	139	163	139	157	174	165	189	148	175	166	175	167	2,213

Enrollment: Resident Only



Open Enrollment Basics

New Applicants apply between February 1st and April 30th of each year for the upcoming school year

- They must commit by June 30th for upcoming school year (but they don't have to show up)
- Once a child is approved to open enroll in the approval is valid through the child's graduation (some exceptions)

Finances

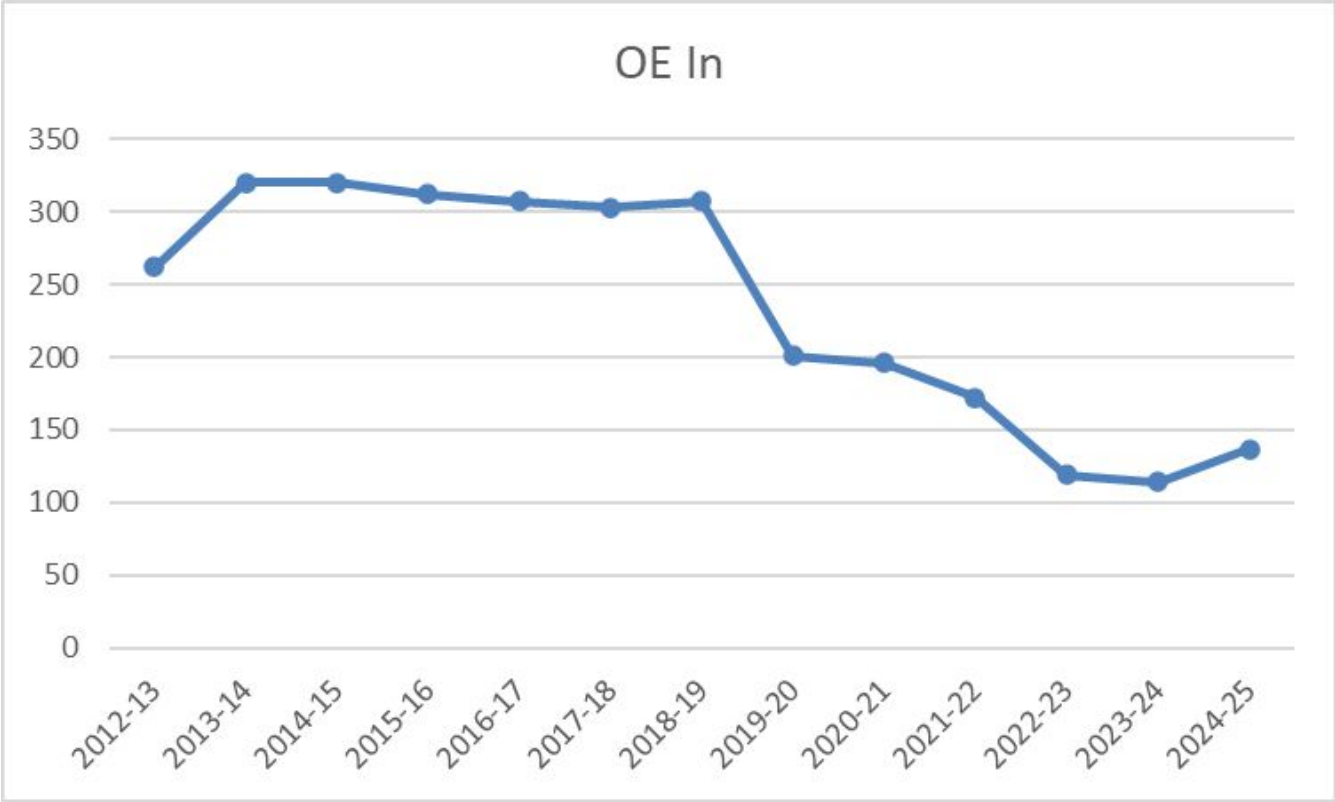
24-25

- Open Enrollment Student, Reg. Ed \$8,962
- Resident Enrollment Student, Reg. Ed \$13,159
- Why the Difference of \$4,197
 - Other District Retains for Ongoing Hard Costs
 - Administrative Services
 - Pupil Services
 - Library Services
 - Operational Services

Open Enrollment IN

McFarland School District (OE In)																
		4K	KG	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	TOTAL
	2012-13	14	26	21	26	17	17	20	20	22	15	25	17	12	10	262
	2013-14	31	30	28	25	24	22	17	18	24	25	19	23	19	15	320
	2014-15	31	30	28	25	24	22	17	18	24	25	19	23	19	15	320
	2015-16	16	31	27	28	22	22	24	15	21	23	24	18	22	19	312
	2016-17	27	12	27	26	26	20	18	26	13	18	29	20	23	22	307
	2017-18	22	19	12	31	23	29	18	18	27	14	21	28	20	21	303
	2018-19	19	20	19	12	28	21	32	14	17	26	20	25	33	21	307
	2019-20	-	2	12	13	14	13	19	17	23	11	13	25	17	22	201
	2020-21	-	-	2	13	13	14	13	18	16	28	17	14	28	20	196
	2021-22	3	3	2	4	13	15	13	15	12	12	26	14	12	28	172
	2022-23	-	-	3	1	4	10	12	14	11	11	11	22	8	12	119
	2023-24	-	1	1	3	3	3	8	11	14	13	13	13	22	9	114
	2024-25	15	3	3	2	8	7	5	8	11	13	14	12	14	22	137

Open Enrollment IN



OE IN Data - 137 OE Ins

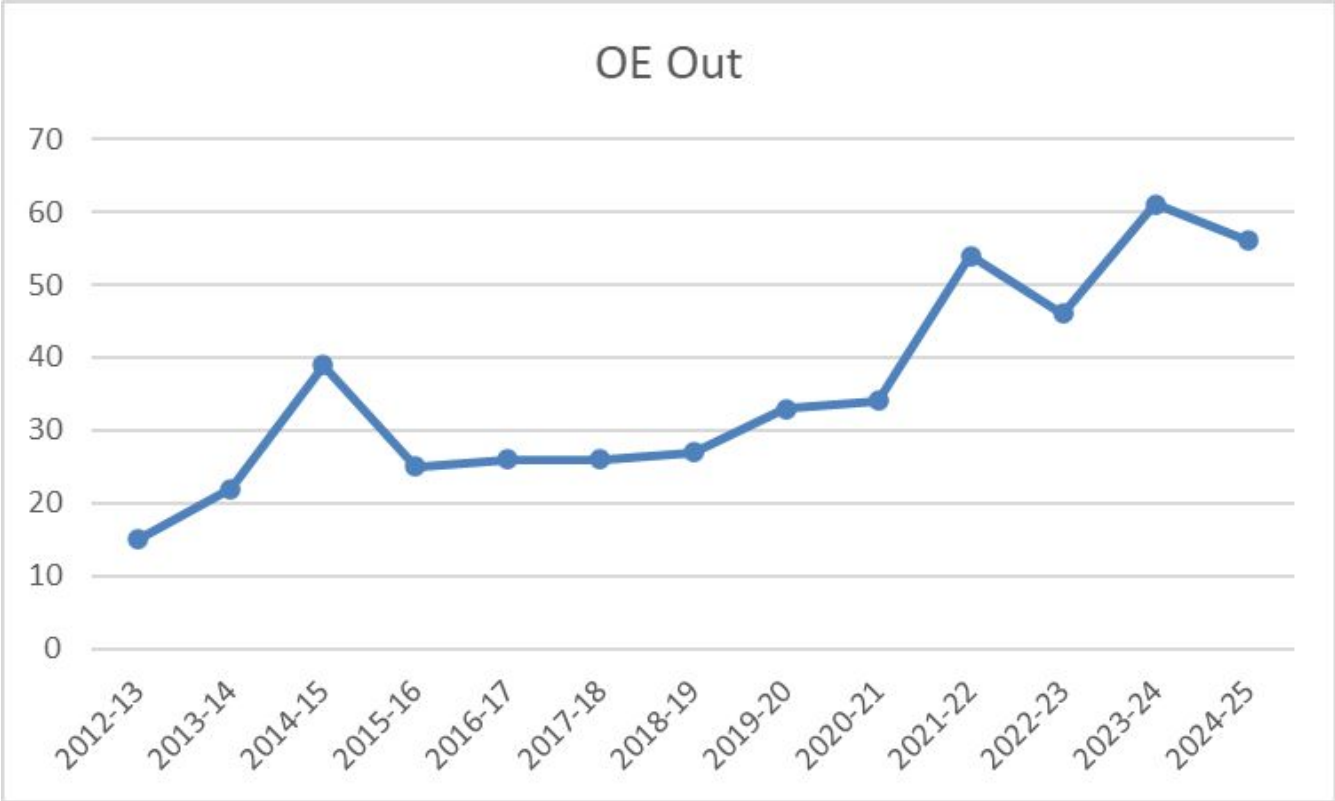
- 83/137, 61% In from MMSD
- 24/137, 17% In from Stoughton
- 12/137, 9% In from Oregon
- 6/137, 4% In from Monona Grove
- 12/137, 9% In from 6 Other districts

Very Geographic, as parents must transport students

Open Enrollment OUT

McFarland School District (OE Out)																
		4K	KG	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	TOTAL
	2012-13	1	1	-	-	1	1	2	1	-	1	1	3	-	3	15
	2013-14	7	-	1			1		2	2		2	2	3	2	22
	2014-15	7	2	2	1	2	2	2	1	2	2	-	5	3	8	39
	2015-16	4		2	1	-	2	2	1	-	2	2	1	7	1	25
	2016-17	4	4	-	1	1	-	-	-	1	-	2	3	3	7	26
	2017-18	2	1	3	-	4	1	-	-	-	2	-	6	3	4	26
	2018-19	4	1	4	-	1	4	-	2	2	-	1	1	5	2	27
	2019-20	5	3	-	1	-	-	5	1	2	2	3	2	2	7	33
	2020-21	5	5	3	3	2	-	2	4	-	1	1	4	4	-	34
	2021-22	7	2	2	3	5	6	3	2	6	-	4	3	6	5	54
	2022-23	3	3	2	2	4	4	3	1	3	6	1	6	4	4	46
	2023-24	4	4	3	2	3	7	6	4	3	2	9	3	5	6	61
	2024-25	8	-	4	2	2	3	5	2	4	4	3	10	6	3	56

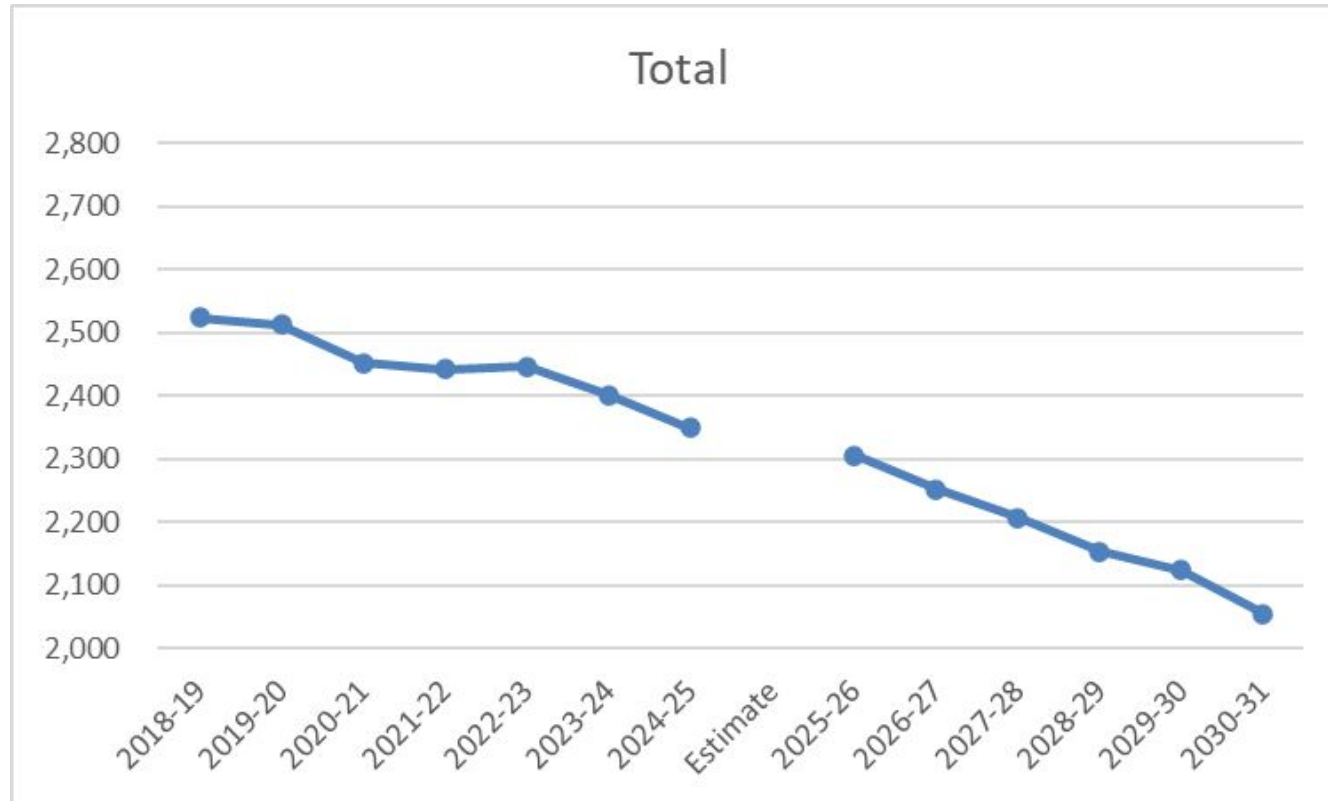
Open Enrollment OUT



OE Out Data- 56 OE Outs

- **71% have NEVER attended our district**
 - 38% attend MMSD
 - 16% attend Monona Grove
 - 11% attend Stoughton
 - 5% attend Sun Prairie
- Very Geographic due to Parents must transport

Enrollment Projections



Enrollment Projections

Actual		4k	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
2018-19		162	165	190	151	187	174	192	187	194	187	185	187	194	170	2,525
2019-20		143	180	168	197	159	186	177	196	185	190	188	176	185	183	2,513
2020-21		104	147	177	161	193	161	184	176	193	191	203	192	175	196	2,453
2021-22		132	149	155	178	162	188	157	191	176	185	189	201	191	188	2,442
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2023-24		120	149	163	151	164	178	172	200	165	181	182	183	190	204	2,402
2024-25		138	136	142	165	147	164	179	173	200	161	189	178	189	189	2,350
Estimate																
2025-26		106	151	137	143	169	151	166	188	172	197	165	187	180	193	2,306
2026-27		104	117	153	139	144	174	153	175	187	170	202	164	189	183	2,252
2027-28		105	115	119	154	140	148	176	160	174	184	174	200	165	192	2,207
2028-29		105	117	117	120	155	143	150	185	159	171	189	172	202	168	2,154
2029-30		105	117	118	118	121	159	145	158	184	157	176	187	174	206	2,124
2030-31		105	117	118	119	119	124	161	153	157	181	161	174	189	178	2,055

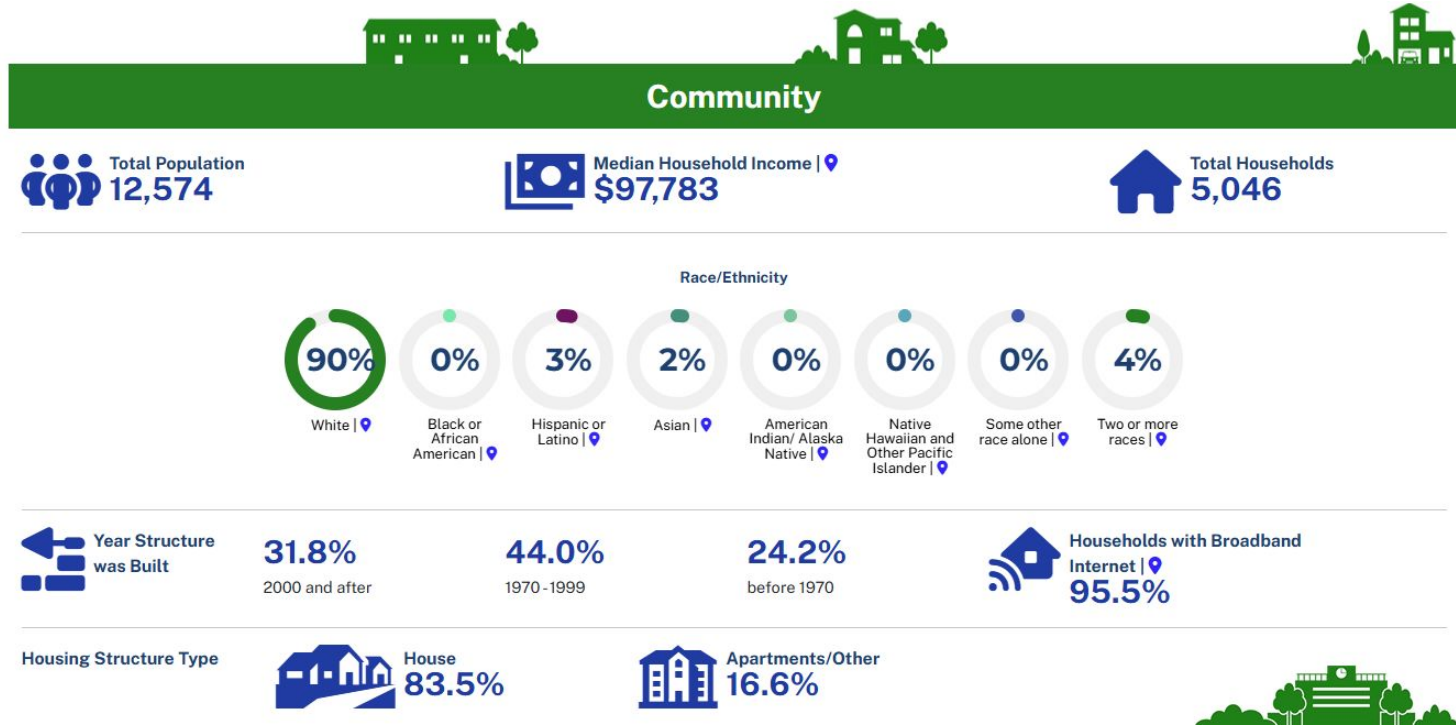
Enrollment Projections

Year	4k	CEPS	WIS	IMMS	MHS	Total
2018-19	162	506	553	568	736	2,525
2019-20	143	545	522	571	732	2,513
2020-21	104	485	538	560	766	2,453
2021-22	132	482	507	552	769	2,442
2022-23	125	465	542	531	784	2,447
2023-24	120	463	514	546	759	2,402
2024-25	138	443	490	534	745	2,350
2025-26	106	432	486	557	725	2,306
2026-27	104	409	470	531	738	2,252
2027-28	105	388	464	518	732	2,207
2028-29	105	353	448	515	732	2,154
2029-30	105	352	424	499	744	2,124
2030-31	105	354	403	491	702	2,055

Open Enrollment Available Seats for 25-26

- **96 4k-5th Grade**
 - Only 25% of slots taken
- Not all available seats filled for 24-25
- Every Dane County District has space

Some Demographics...



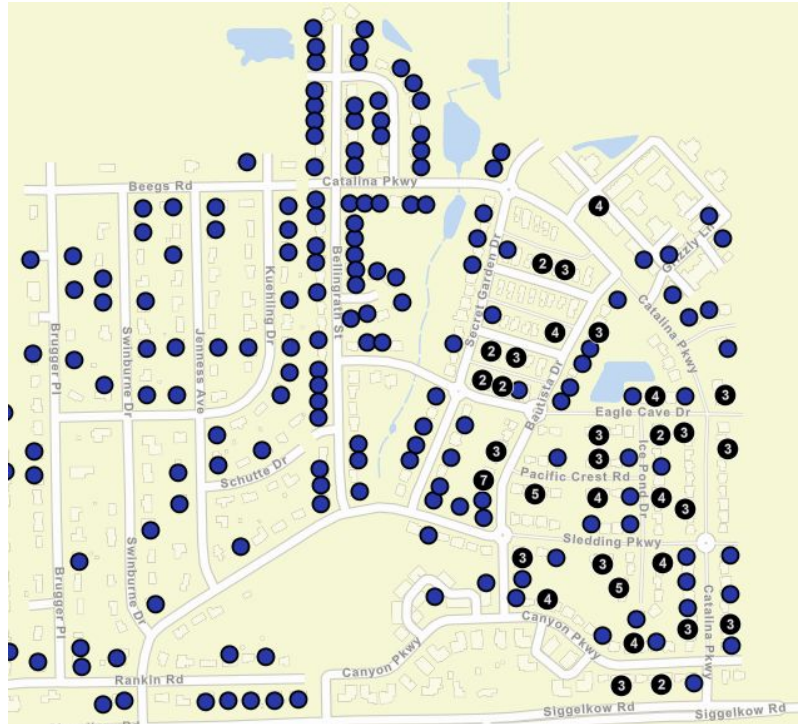
Where do the kids live or could live?

- Our District Comprises of multiple Municipalities
 - McFarland
 - Madison
 - Dunn
 - Cottage Grove
 - Pleasant Springs
- Growth Opportunities
 - City of Madison
 - North of Dane County Landfill
 - Developments near Buckeye Road/AB have stalled
 - Initial residential base was estimated at 7,000 plus residents
 - Village of McFarland
 - East
 - Revitalization Areas

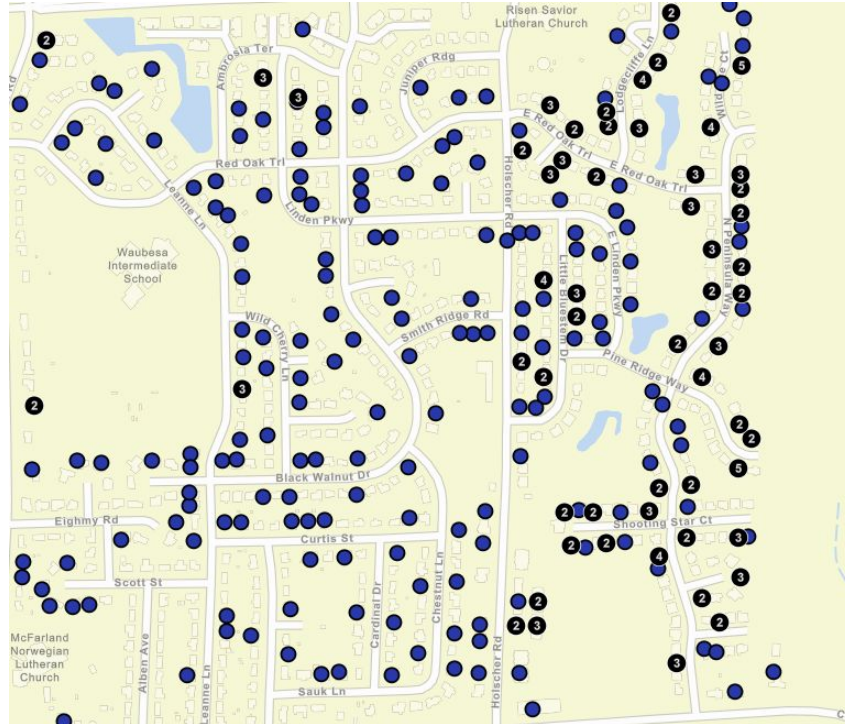
Some resident district statistics....

- 12,574 Population of School District Residents
 - 17.6% are students
- 9,460 Population of Village of McFarland
 - 15.3% are students
- 3,114 Other Area
 - 24.5% are students
- 2,213 Resident students
 - 1,450 V. McFarland
 - 65.5%
 - 400 C. Madison/T. Blooming Grove
 - 363 Towns
- 5,046 Dwellings in district
- 1,337 Student Dwellings in district
 - 26.5% Student Occupied
- 537 Dwellings Secret Places/April Hills
 - 74.5% Student Occupied

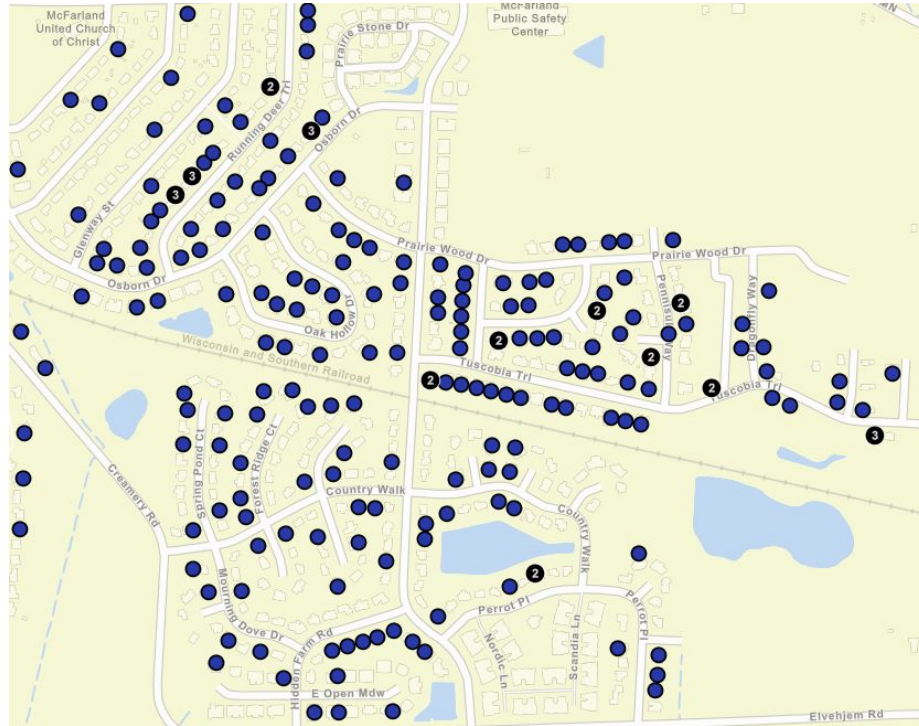
Where do they live....



Where do they live...



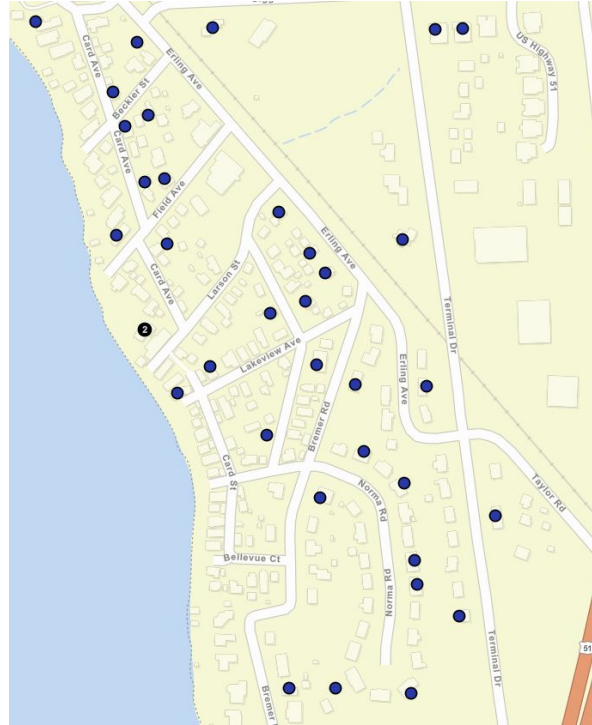
Where do they live...



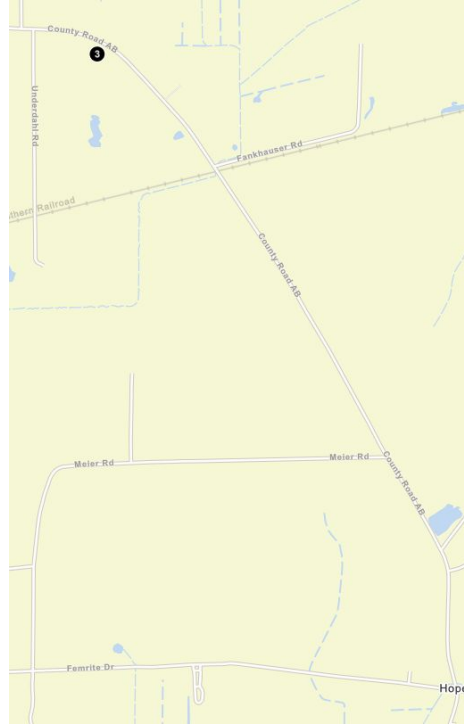
Where don't they live...



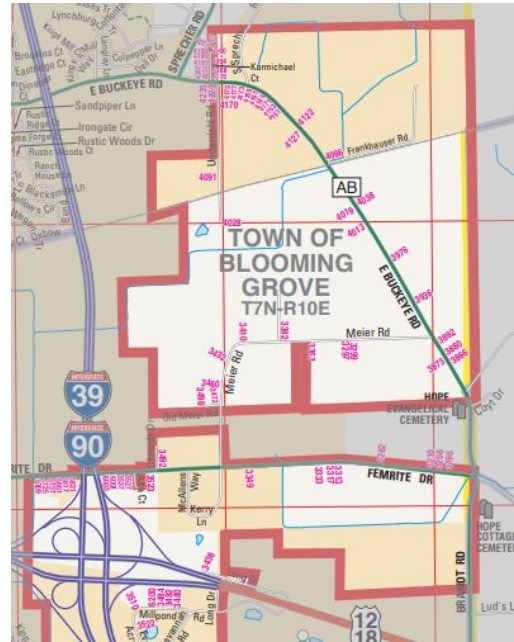
Where don't they live...



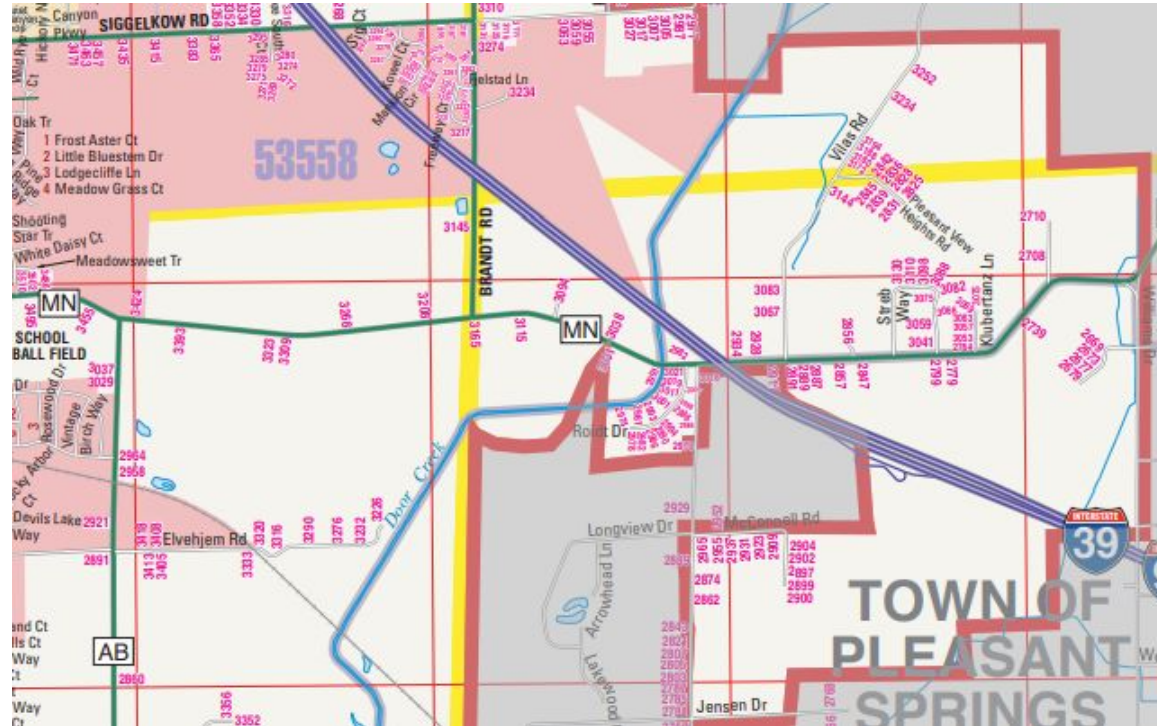
Where don't they live...



Growth Opportunities



Growth Opportunities



Key District Takeaways

- Open enrollment can help stabilize, but cannot solve declining residential enrollment
- Resident enrollment in decline not only reduces number of core homerooms, but cannot support full-time related arts, pupil services, operational services nor administrative support.
- Our peak residential enrollment in 2019 was due to housing in City of Madison (Secret Places)

Key District Takeaways

- Buildings are not at capacity as of 24-25 and there continues to be an increase in available space
 - CEPS 74%
 - WIS 82%
 - IMMS 89%
 - MHS 93%
- Residential enrollment is dropping fast
 - 20 fewer K students compared to outgoing 12th Grade

Key District Takeaways/Observations

- Need growth in residential opportunities for
 - Young Adults,
 - For staff and move-ins
 - Young Families,
 - To offset graduating seniors and empty nesters
 - Older Adults
 - To Allow existing housing stock to turnover

Key District Takeaways/Observations

- Staff struggle to find affordable or available residences
 - Want variety such as apartment and multi-family
- Need revitalization to attract staff and younger age demographics (younger people like downtowns)
- Area communities are investing in residential growth and higher density downtown areas

Questions and Comments?

MappingSpecialists® McFarland School District Map

2022 Edition

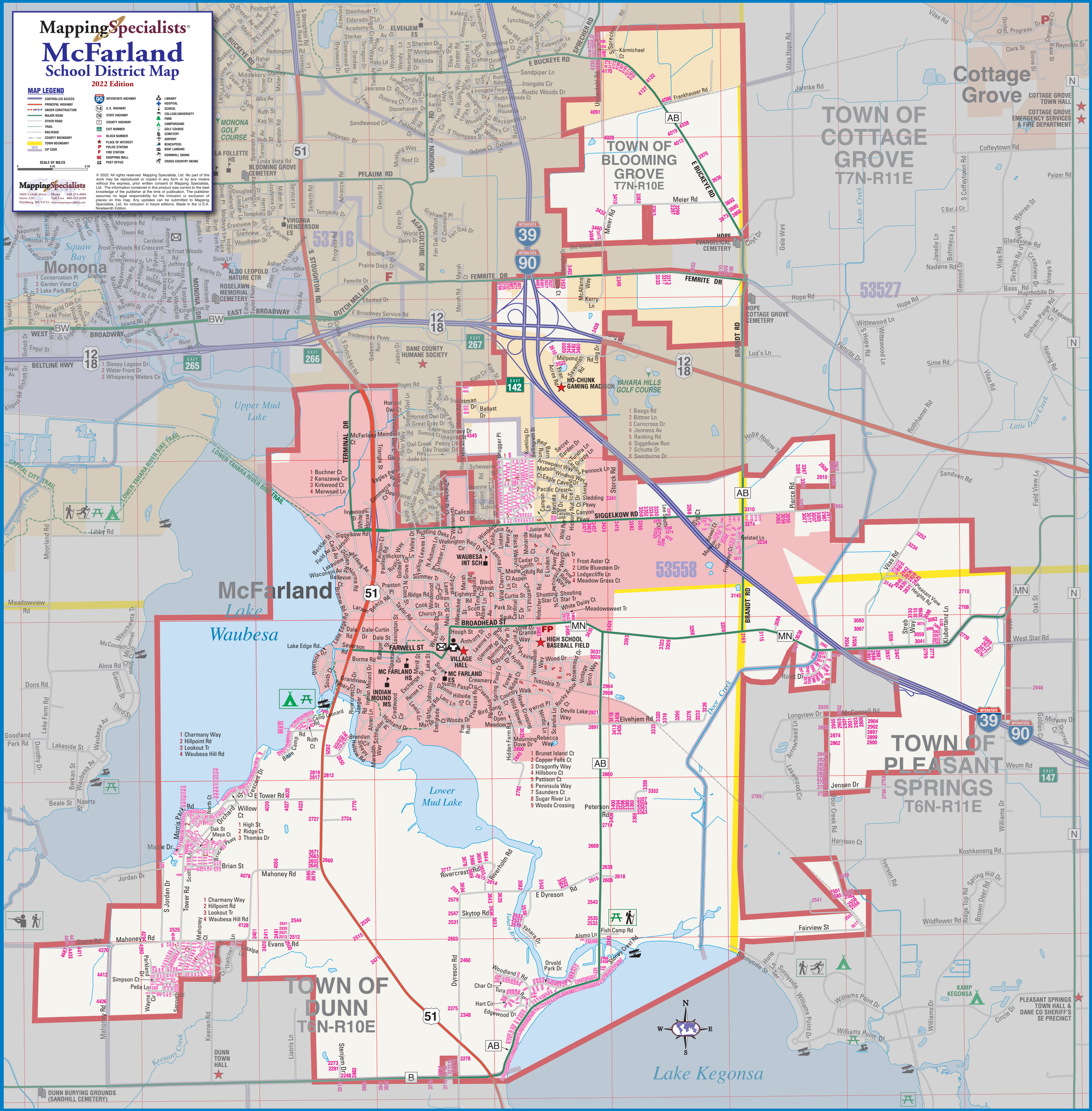
MAP LEGEND

- CONTROLLED ACCESS
- PRINCIPAL HIGHWAY
- UNDER CONSTRUCTION
- MAJOR ROAD
- OTHER ROAD
- TRAIL
- RAILROAD
- COUNTY BOUNDARY
- TOWN BOUNDARY
- ZIP CODE
- SCALE OF MILES
- LIBRARY
- HOSPITAL
- SCHOOL
- COLLEGE/UNIVERSITY
- PARK
- CAMPGROUND
- GOLF COURSE
- CEMETERY
- AIRPORT
- BOAT LANDING
- BEACH/POOL
- PLACED OF INTEREST
- FIRE STATION
- SHOPPING MALL
- POST OFFICE
- CROSS-COUNTRY SKIING

MappingSpecialists

3800 Cahill Main Phone 408.274.6004
Suite 220 Toll Free 866.525.2298
Folsom, CA 95758 www.mapping-specialists.com

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**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Wednesday, February 19, 2025

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and recommendation to the Village Board on a request by Veridian Homes Rosewood Fields, LLC for approval of Amendment No. 3 to the Rosewood Fields Development Agreement for Phase 4 construction.

PREVIOUS ACTION:

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

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

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

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

May 2, 2024. Village Board approval of Amendment No. 2 to the Development Agreement for Rosewood Fields for Phase 3 construction.

ISSUE SUMMARY:

Summary of Request

Veridian Homes has submitted an application to amend the existing Development Agreement with the Village for the Rosewood Fields subdivision. The existing Development Agreement provides for the construction of the subdivision in phases and requires the developer to obtain an amendment to the development agreement prior to initiating each phase. Approval of Amendment No. 3 to the Development Agreement allows the developer to obtain building permits and commence construction of homes in Phase 4 of the subdivision. Phase 4 consists of 14 single family units located along Rosewood Drive. Phase 4 is the last phase of the subdivision development.

Department Head Review

No comments or concerns from Department Heads.

Public Comments

No public comments received prior to the publication of the meeting packet.

FINANCIAL/BUDGET IMPACT:

The developer is responsible for the cost of construction including applicable building permit fees, impact fees, and MMSD sanitary sewer connection fees.



VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, and second, to recommend to the Village Board approval of Amendment No. 3 to the Rosewood Fields Development Agreement for Phase 4 construction.

ATTACHMENTS:

1. RF 4 - DA Submittal 2025.01.07

January 6, 2025

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

RE: Third Amendment to the Development Agreement for Rosewood Fields

Dear Andrew:

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

- Plan Commission Application (1 copy)
- Fee Check in the amount of \$400 will be dropped off by noon, 1/6
- Third Amendment to the Development Agreement (1 copy)

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

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



Thomas C. Fahl, P.E.

cc: Matt Brink, Veridian Homes
Dan Day, D'Onofrio, Kottke
Tom Wordell, D'Onofrio, Kottke

"U:\User\2405127\Engineering\Developer's Agreement\RF 4 DA App Cover letter.docx"



Plan Commission Application – 2025

~Application must be completed in full~

Applicant	VH Rosewood Fields, LLC	Applicant's Agent	D'Onofrio, Kottke & Associates, Inc.
Property Owner (if different)	c/o Matt Brink	Name	Thomas Fahl
Address	6801 South Towne Drive Madison, WI 53713	Address	7530 Westward Way Madison, WI 53717
Email	mbrink@veridianhomes.com	Email	tfahl@donofrio.cc
Phone #	608-226-3144	Phone #	608-833-7530

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

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus \$50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus \$40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus \$25.00 per lot for two or more lots.

Escrow Deposits
(covers costs for outside consultants;
e.g., engineers, attorneys, etc.)

☐ R-E, R-3 & PD (up to 50 acres)	\$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	\$10,000
☐ Site/Design Review (less than 2,000 sq. ft.)	\$1,000
☐ Site/Design Review (2,000 sq. ft. or more)	\$2,000
☐ All Plats including condominiums	\$5,000

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

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 2025 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 2025 Meeting date of:

December 10 (2024)-----	January 21
January 7-----	February 18
February 4-----	March 18
March 4-----	April 15
April 8-----	May 20
May 5-----	June 17
June 3-----	July 15
July 8-----	August 19
August 5-----	September 16
September 9-----	October 21
October 7-----	November 18
November 4-----	December 16
December 9-----	January 20, 2026

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 concerns can't be addressed during the hearing. 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

01/06/2025

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT FOR ROSEWOOD FIELDS

This Third Amendment to Development Agreement for Rosewood Fields (the "**Agreement**") is made as of the ____ day of _____, 2025, by and between the Village of McFarland, a Wisconsin Municipal Corporation ("**Village**") and VH Rosewood Fields, LLC, a Wisconsin limited liability company ("**Developer**").

WITNESSETH:

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

WHEREAS, Village and VH Rosewood Fields, LLC entered into the First Amendment to Development Agreement for Rosewood Fields dated April 19, 2023 (the "**Agreement**"); and

WHEREAS, Village and VH Rosewood Fields, LLC entered into the Second Amendment to Development Agreement for Rosewood Fields dated May 2, 2024 (the "**Agreement**"); and

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

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

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

2) **Phase 4.** Phase 4 of the Development is depicted and described in Exhibit "A", attached hereto and incorporated herein by reference. Developer may obtain building permits for, and commence construction of, homes in Phase 4 immediately upon Substantial Completion of public improvements, as that term is defined in Section 6 of the Agreement. The Surety for Phase 4 shall be in the amount of \$401,000. The Engineer's Estimate is attached hereto as Exhibit "B" and incorporated herein by reference.

3) **Parkland Dedication and Fees in Lieu of Dedication.** The fee in lieu of dedication is payable to the Village for Phase 4 in accordance with the terms of paragraph 5(a) of the agreement:

14 lots at 35.53% of the 2025 rate of \$4,775.24(\$ 1,696.64 per lot) is \$23,753.00.

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

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

[Signature page to follow]

Dated this _____ day of _____, 2025.

VILLAGE OF MCFARLAND

By: _____

Print Name: _____

Print Title: _____

Attest: _____

Print Name: _____

Print Title: _____

STATE OF WISCONSIN)
)ss>
COUNTY OF DANE)

Personally came before me, _____, notary public for the above State and County, this ____ day of _____, 2025, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Print Name: _____

Notary Public, State of Wisconsin

My Commission expires:

By: Forgewell Building Group, LLC, Its Sole Member

STATE OF WISCONSIN)
)ss>
COUNTY OF DANE)

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

EXHIBIT "A"

Page 1 Legal Description of Phase 4

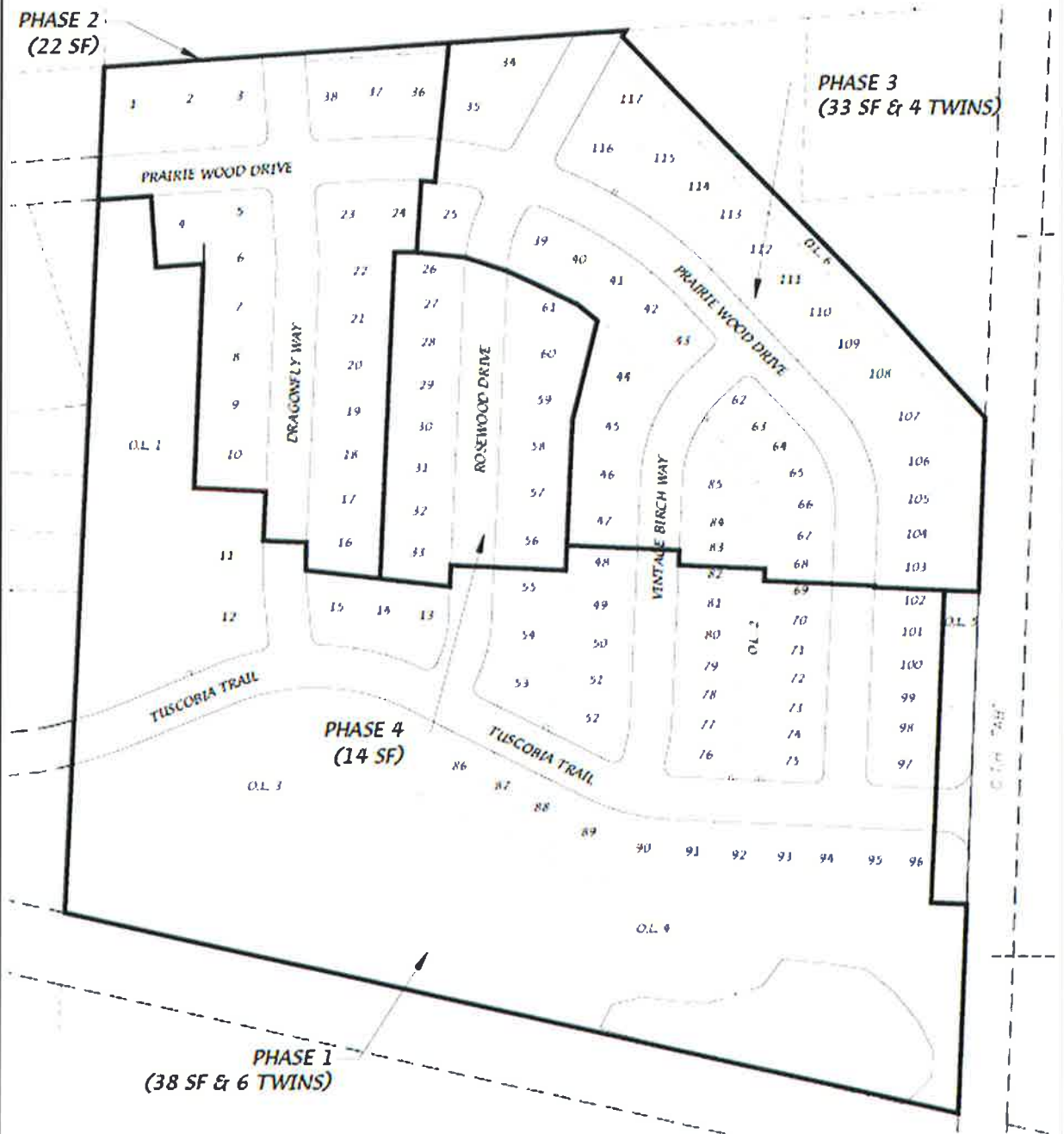
Lots 26-33 and 56-61, Rosewood Fields, recorded in Volume 61-048A of Plats on Pages 269-271 as Document No. 5750952, Dane County Registry.

Page 2
Phasing Plan

ROSEWOOD FIELDS

PHASE 2
(22 SF)

PHASE 3
(33 SF & 4 TWINS)



O'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



EXHIBIT “B”

Phase 4 Estimated Costs

Rosewood Fields - Phase 4

Engineer's Estimate

January 6, 2025

Item No.	Description	Est. Quantity	Unit	Unit Price	Amount
<u>Erosion Control</u>					
	Stone Tracking Pad	1	EA	\$1,850.00	\$1,850.00
	Earthen Berm	620	LF	\$2.85	\$1,767.00
	Silt Fence	323	LF	\$2.60	\$839.80
	Velocity Check	1	EA	\$465.00	\$465.00
	Stone Weeper w/Sump	3	EA	\$490.00	\$1,470.00
	Restoration - Residential Lots	9,800	SY	\$1.20	\$11,760.00
				subtotal	\$18,151.80
<u>Sanitary Sewer Construction</u>					
	8" PVC Sanitary Sewer	230	LF	\$56.00	\$12,880.00
	4" PVC Sanitary Lateral	520	LF	\$48.50	\$25,220.00
	4" Lateral Riser	13	EA	\$620.00	\$8,060.00
	Dewatering	1	LS	\$2,060.00	\$2,060.00
	Trench Undercut	25	CY	\$55.00	\$1,375.00
	Tracer Wire and Terminal Box	13	EA	\$425.00	\$5,525.00
	Standard Sanitary Manhole	1	EA	\$4,850.00	\$4,850.00
	Extra Manhole Depth	5.0	VF	\$235.00	\$1,175.00
	Internal Chimney Seal	1	EA	\$600.00	\$600.00
	Sanitary Sewer Trench Compaction	750	TF	\$6.20	\$4,650.00
	Televise Sanitary Sewer	230	TF	\$3.35	\$770.50
				subtotal	\$67,165.50
<u>Water Main Construction</u>					
	8" Water Main	348	LF	\$82.50	\$28,710.00
	6" Water Main	13	LF	\$82.50	\$1,072.50
	8" Valve and Box	1	EA	\$4,850.00	\$4,850.00
	6" Valve and Box	1	EA	\$3,610.00	\$3,610.00
	1" Copper Services	13	EA	\$2,165.00	\$28,145.00
	Remove and Salvage Fire Hydrant	1	EA	\$2,060.00	\$2,060.00
	Relocate Existing Fire Hydrant	1	EA	\$2,575.00	\$2,575.00
	Styrofoam Insulation	6	EA	\$235.00	\$1,410.00
	Water main Trench Compaction	361	TF	\$4.15	\$1,498.15
				subtotal	\$73,930.65
<u>Storm Sewer Construction</u>					
	12" RCP Storm Sewer	295	LF	\$61.80	\$18,231.00
	Catch Basin	1	EA	\$3,500.00	\$3,500.00

Item No.	Description	Est. Quantity	Unit	Unit Price	Amount
	Curb Inlets - Street	4	EA	\$3,100.00	\$12,400.00
	Storm Sewer Trench Compaction	295	LF	\$2.10	\$619.50
	Inlet Protection	4	EA	\$310.00	\$1,240.00
				subtotal	\$35,990.50
	<u>Street Construction</u>				
	Mobilization	1	LS	\$14,500.00	\$14,500.00
	Finish Grade Streets	4.5	STA	\$775.00	\$3,487.50
	Adjust Castings	6	EA	\$490.00	\$2,940.00
	Sawcut	56	LF	\$10.30	\$576.80
	Undercut & Backfill w/ Crushed Stone	225	CY	\$38.10	\$8,572.50
	10" Crushed Stone Base	1,685	SY	\$10.30	\$17,355.50
	30" Concrete Curb & Gutter	861	LF	\$19.85	\$17,090.85
	2-1/4" Binder Asphalt Binder	1,340	SY	\$11.85	\$15,879.00
	1-3/4" Surface Asphalt Binder	1,340	SY	\$8.75	\$11,725.00
	Clean & Tack	1,340	SY	\$1.30	\$1,742.00
	5" Concrete Sidewalk	4,300	SF	\$4.90	\$21,070.00
	Terrace Restoration	720	SY	\$5.40	\$3,888.00
				subtotal	\$118,827.15
	<u>Street Trees</u>				
	Street Trees	26	EA	\$775.00	\$20,150.00
				subtotal	\$20,150.00
				Total	\$334,215.60
				Engineer's Estimate	\$334,200.00

Amount of Surety (120% of Engineers Estimate) =

\$401,000.00

EXHIBIT "C"

Release of Declaration

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

Document Number

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

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

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

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

Dated this _____ day of _____ 2025.

VILLAGE OF MCFARLAND

By: _____

Print Name: _____

Print Title: _____

Record this document with the Register of Deeds

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

See Exhibit "A"
(Parcel Identification Number)

Approved As To Form:

Allen Reuter, Village Attorney

STATE OF WISCONSIN)
) SS.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2025, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Notary Public, Dane County, WI
My Commission Expires:

DRAFTED BY:
Thomas C. Fahl

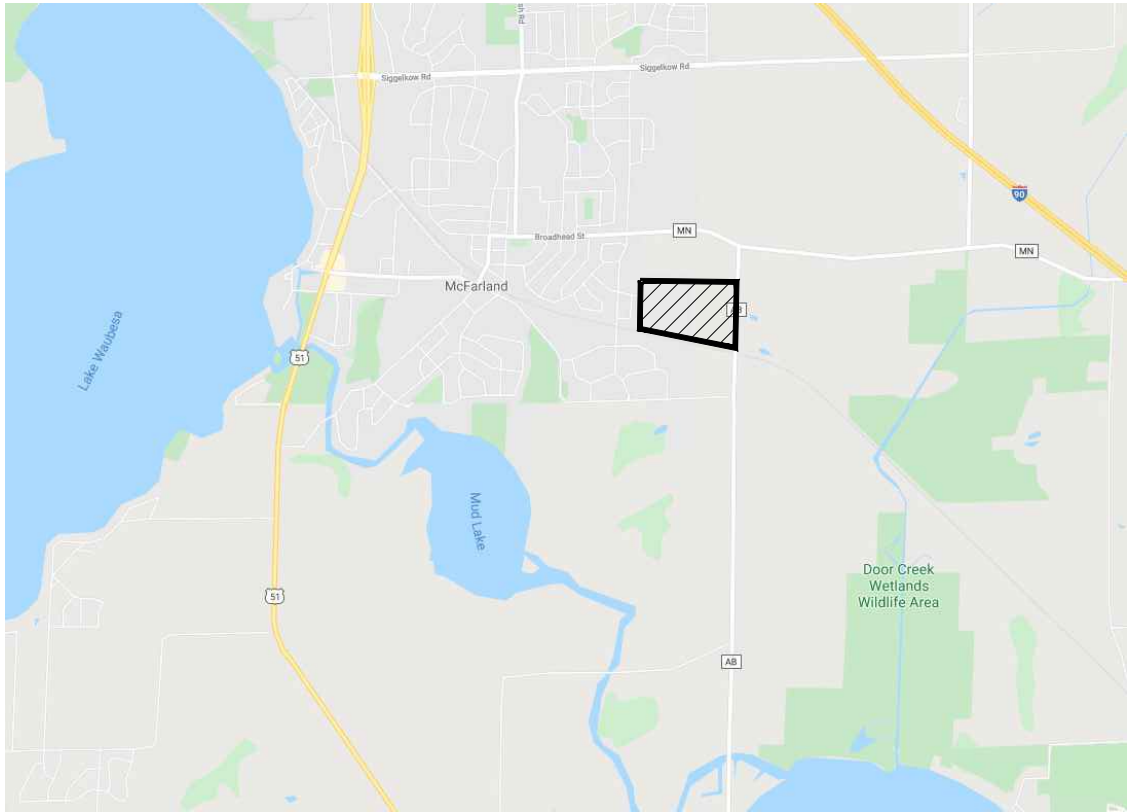
EXHIBIT "A"

Legal Description – Rosewood Fields – Phase 4

Lots 26-33 and 56-61, Rosewood Fields, recorded in Volume 61-048A of Plats on Pages 269-271 as Document No. 5750952, Dane County Registry.

26	0610-024-0265-1
27	0610-024-0276-1
28	0610-024-0287-1
29	0610-024-0298-1
30	0610-024-0300-1
31	0610-024-0310-1
32	0610-024-0321-1
33	0610-024-0332-1
56	0610-024-0565-1
57	0610-024-0576-1
58	0610-024-0587-1
59	0610-024-0598-1
60	0610-024-0600-1
61	0610-024-0610-1

ROSEWOOD FIELDS - PHASE 4
ENGINEERING PLANS
VILLAGE OF MCFARLAND
DANE COUNTY, WISCONSIN



PROJECT LOCATION

Sheet List Table	
Sheet Number	Sheet Title
1 OF 6	COVER
2 OF 6	GRADING & EROSION CONTROL PLAN
3 OF 6	DETAILS
4 OF 6	UTILITY DETAILS
5 OF 6	UTILITY SCHEMATIC
6 OF 6	ROSEWOOD DRIVE

BENCHMARKS		
NUMBER	ELEVATION	DESCRIPTION
BM #1	880.10	TOP OF HYDRANT AT THE DRAGONFLY WAY & PRAIRIE WOOD DRIVE INTERSECTION
BM #2	872.51	TOP OF HYDRANT ON PRAIRIE WOOD DRIVE BETWEEN LOTS 102 & 103



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PLANS ISSUED
FOR REVIEW

FN: 24-05-127

ISSUE DATE: 12/20/2024

SHEET 1 OF 6



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

COVER

ROSEWOOD FIELDS - PHASE 4

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

DATE: 12/20/2024
REVISED:

DRAWN BY: TCF

FN: 24-05-127

Sheet Number:
1 OF 6



NOTE:
PROJECT SITE WAS GRADED TO SUBGRADE IN PHASE 3.

GRADING & EROSION CONTROL NOTES

1. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PER THE VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS.
3. EROSION CONTROL IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. EROSION CONTROL MEASURES AS SHOWN ON THE APPROVED PLAN SHALL BE CONSIDERED MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING EROSION PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES.
4. INSPECTIONS, REPORTING AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE PER THE VILLAGE OF MCFARLAND REQUIREMENTS TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE OR DOWNSTREAM OF SILT FENCE.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. INSTALL INLET PROTECTION IN ALL STORM SEWER INLETS AND CATCH BASINS THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS.
9. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1
10. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING.
11. ALL INCIDENTAL MUD TRACKING OFF-SITE ONTO ADJACENT PUBLIC THOROUGHFARES SHALL BE CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
14. VELOCITY CHECKS SHALL BE PLACED AS SHOWN WHEN THE ROAD SUBGRADE IS ESTABLISHED. CHECKS SHALL BE BUILT PER DETAIL PROVIDED AND MAINTAINED THROUGH STABILIZATION. NUMBER AND LOCATION OF CHECKS SHOWN ON PLANS IS MINIMUM REQUIRED. FIELD CONDITIONS MAY WARRANT ADDITIONAL VELOCITY CHECKS AS REQUIRED BY VILLAGE INSPECTOR OR ENGINEER.
15. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 1/2 POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST. THE INFILTRATION AREA SHALL BE SEEDED WITH A SEED MIX TOLERANT OF FLUCTUATING WATER CONDITIONS.
16. DEWATERING, IF APPLICABLE, SHALL BE CONDUCTED PER WDNR STORM WATER MANAGEMENT TECHNICAL STANDARD 1061.
17. ADDITIONAL EROSION CONTROL MEASURES AS REQUESTED BY THE DNR, VILLAGE ENGINEER OR THE OWNERS REPRESENTATIVE SHALL BE INSTALLED WITHIN 24 HRS.
18. ANY CHANGES TO THIS EROSION CONTROL PLAN MUST BE APPROVED BY THE VILLAGE OF MCFARLAND.
19. CONSTRUCTION EQUIPMENT SHALL AVOID OPERATIONS IN INFILTRATION AREAS.

LEGEND	
	2025 GRADING LIMITS
	PHASE LIMITS
	PLAT LIMITS
	RIGHT-OF-WAY
	LOT LINE
	EXISTING FENCE
	PROPOSED CONCRETE CURB & GUTTER
	EXISTING PAVEMENT
	EXISTING INDEX CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED STORM SEWER
	SILT FENCE
	VELOCITY CHECK
	EARTHEN BERM
	STONE WEEPER
	EROSION MAT
	INLET PROTECTION

GRADING & EROSION CONTROL PLAN

ROSEWOOD FIELDS - PHASE 4

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN



SCALE: 1" = 100'
(PAGE SIZE: 11x17)

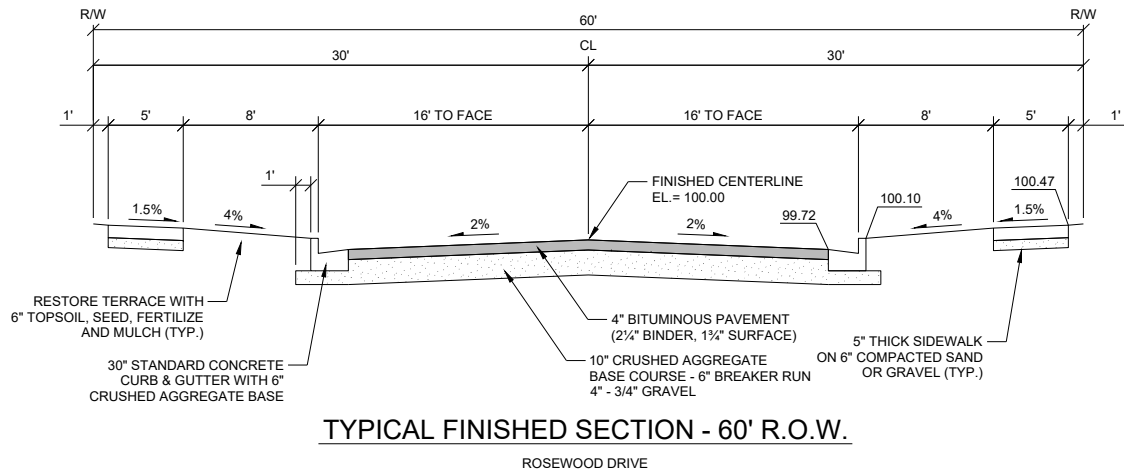
DATE: 12/20/2024
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DRAWN BY: TCF

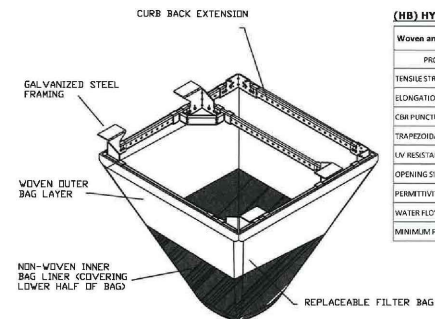
FN: 24-05-127

Sheet Number:

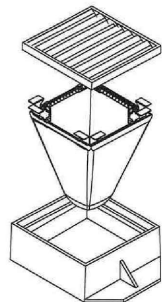
2 OF 6



LEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



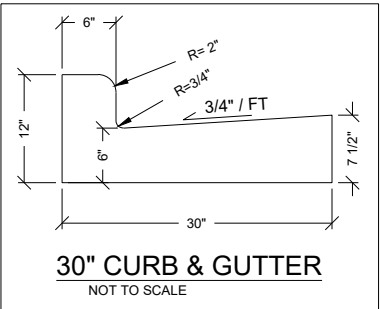
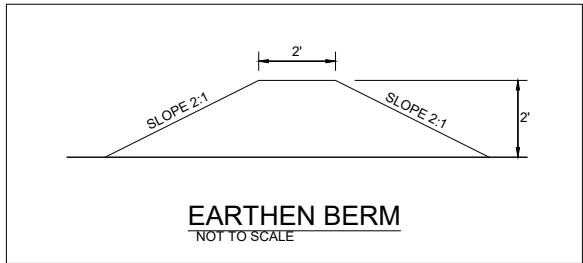
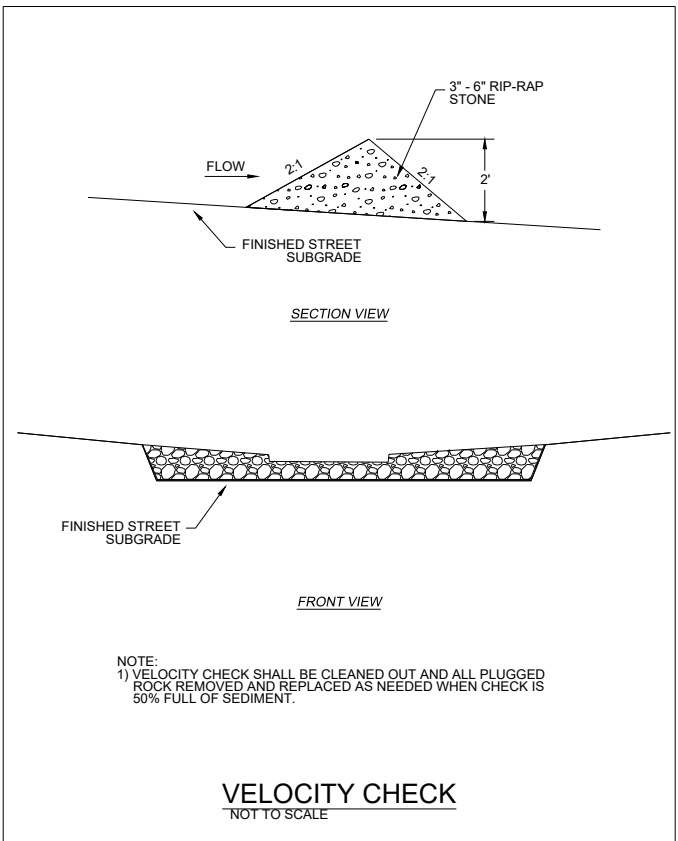
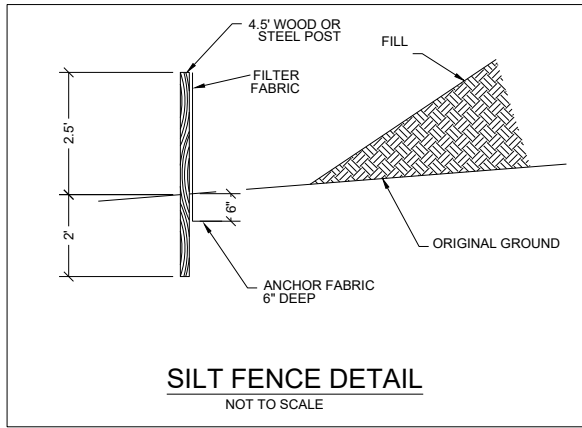
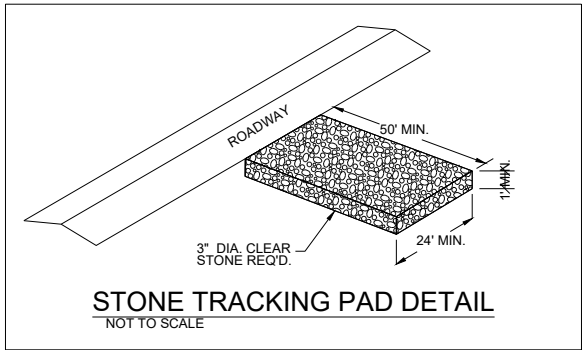
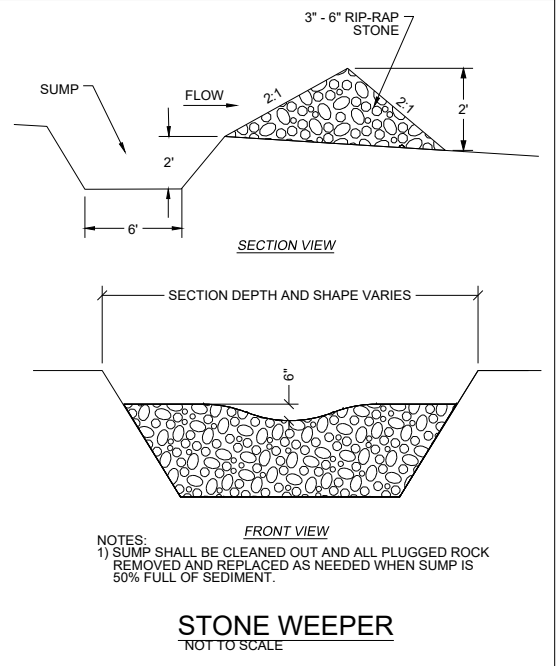
(HB) HYBRID FILTER BAG SPECIFICATIONS:			
Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)			
PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4632	350 x 225 Lbs	100 Lbs
ELONGATION	ASTM D4632	20% x 15%	50%
COM PUNCTURE	ASTM D4242	1000 Lbs	60 Lbs
TRAPEZOIDAL TEAR	ASTM D4533	110 x 75 Lbs	45 Lbs
UV RESISTANCE	ASTM D4355	90%	70%
OPENING SIZE (AOS)	ASTM D4751	20 US STD SIEVE	40 US STD SIEVE
PERMEABILITY	ASTM D4891	1.5 Sec ⁻¹	2.0 Sec ⁻¹
WATER FLOW RATE	ASTM D4891	200 gal./min./ft ²	140 gal./min./ft ²
MINIMUM FILTER BAG VOLUME		2 CUBIC FT	



CATCH-IT INLET FILTER (Temporary Inlet Protection)							
Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft ²)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCB2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	~26	~24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

- Installation Instructions:**
1. Remove grate from the drainage structure
 2. Clean stone and dirt from ledge (lip) of drainage structure
 3. Drop the inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
 4. Replace the grate and confirm it is not elevated more than 1/8"

- Maintenance Guidelines:**
1. Empty the sediment bag if more than half filled with sediment and debris
 2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
 3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
 4. Alternatively, an industrial vacuum can be used to collect sediment from filter bag



D'ONOFRIO NOTTKE AND ASSOCIATES, INC.
7530 Westland Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

ROSEWOOD FIELDS - PHASE 4

DETAILS

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

DATE: 12/20/2024
REVISED:

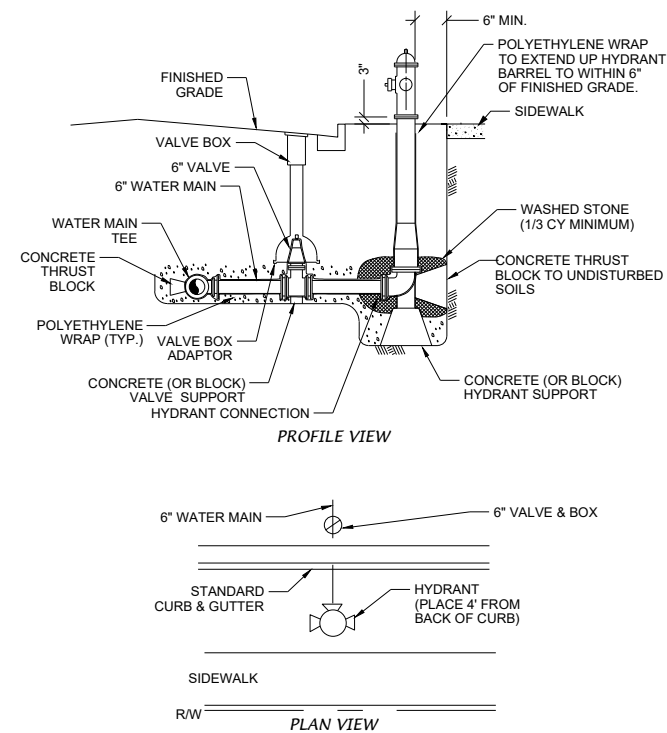
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FN: 24-05-127

Sheet Number:

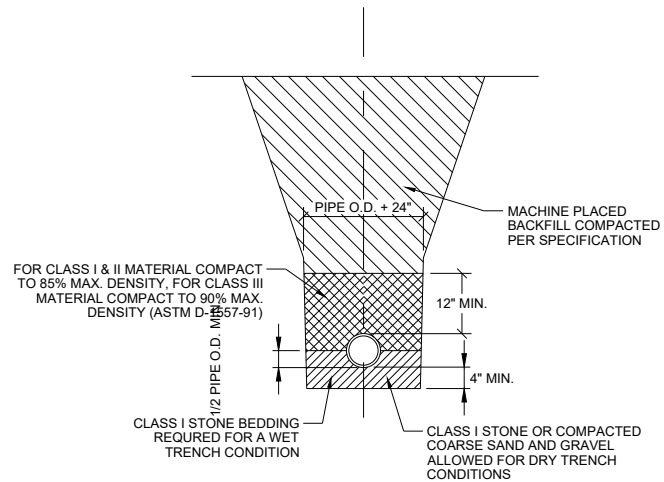
3 OF 6

- NOTES:
1. HYDRANT SHALL BE WATEROUS PACER MODEL WB-67 OR MUELLER SUPER CENTURIAN A423.
 2. HYDRANT BURY TO BE 7'-0".
 3. HYDRANT TO BE LOCATED 4' FROM BACK OF CURB.
 4. ALL JOINTS BETWEEN THE HYDRANT CONNECTION & WATER MAIN TEE TO BE RESTRAINED WITH MEGA-LUGS OR LOCKING GASKETS. HYDRANT CONNECTION TO BE MEGA LUGGED TO WATER MAIN.



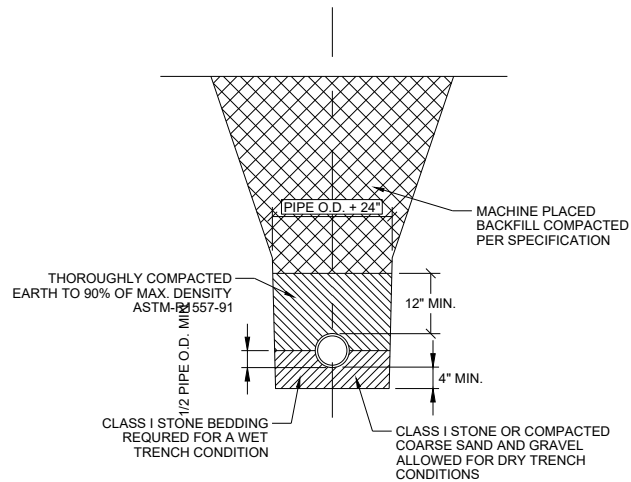
HYDRANT SETTING
NOT TO SCALE

- NOTES:
- CLASS I MATERIAL: ANGULAR 1/4" TO 3/4" GRADED STONE
- CLASS II MATERIAL: COARSE SANDS AND GRAVELS
- CLASS III MATERIAL: FINE SAND AND CLAYEY GRAVELS, INCLUDING FINE SANDS, SAND-CLAY MIXTURES AND GRAVEL-CLAY MIXTURES



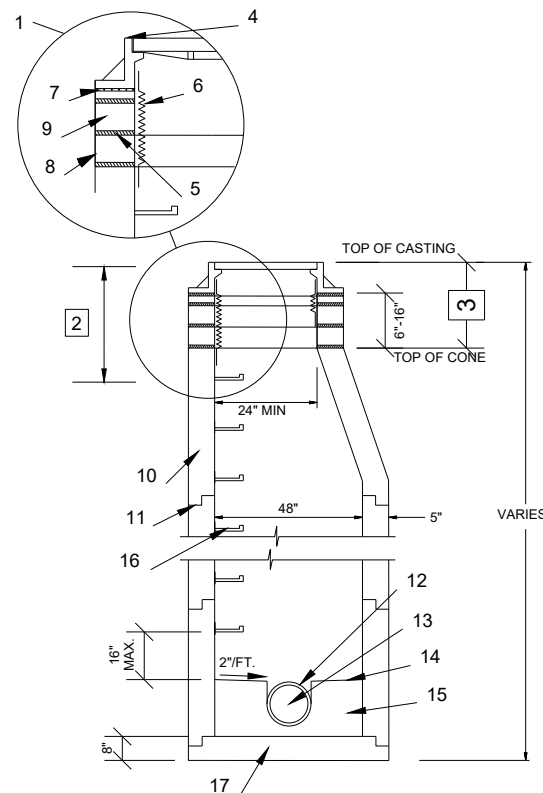
CLASS I, II & III BEDDING DETAIL
FLEXIBLE PIPE - PVC, ABS, HDPE. - ASTM D-3321
NOT TO SCALE

- NOTES:
- CLASS I MATERIAL: ANGULAR 1/4" TO 3/4" GRADED STONE
- CLASS II MATERIAL: COARSE SANDS AND GRAVELS
- CLASS III MATERIAL: FINE SAND AND CLAYEY GRAVELS, INCLUDING FINE SANDS, SAND-CLAY MIXTURES AND GRAVEL-CLAY MIXTURES



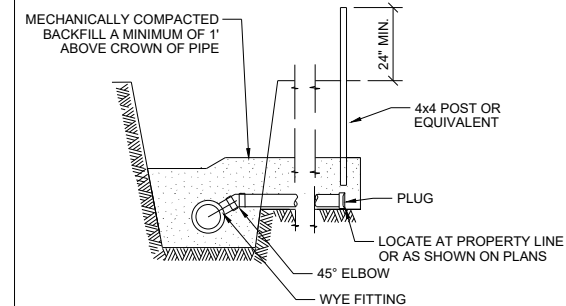
CLASS 'C' BEDDING DETAIL
RIGID WALL PIPE - RCP, D.I., ETC. - ASTM C-12
NOT TO SCALE

1. WHEN MANHOLES ARE LOCATED UNDER PAVEMENTS, THE TOP OF THE MANHOLE FRAME SHALL BE ADJUSTED TO WITHIN 1/4" BELOW THE PAVEMENT GRADE. THE FINAL ADJUSTMENT SHALL BE MADE BY SHIMMING THE FRAME TO GRADE AND SETTING THE FRAME IN THE BED OF MORTAR.
2. TOP MANHOLE STEP SHALL BE PLACED IN THE CONE AT A MAXIMUM OF 28" FROM THE TOP OF THE FRAME.
3. ADJUST AS NECESSARY TO MEET PLAN GRADE, MAXIMUM HEIGHT OF CHIMNEY AND CASTING SHALL BE 24" AND THE MINIMUM HEIGHT SHALL BE 12" (A MINIMUM OF ONE ADJUSTMENT RING SHALL BE USED)
4. MANHOLE FRAME & LID - SEE SPEC.
5. PRE-MOLDED BUTYL BASE SEALANT PLACED CONTINUOUSLY AROUND ENTIRE PERIMETER OF THE RINGS REQUIRED COMMENCING BETWEEN EACH RING AND TERMINATING BETWEEN BOTTOM RING AND TOP OF CONE.
6. INTERNAL FRAME CHIMNEY SEAL.
7. SET MANHOLE FRAME WITH MORTAR.
8. COVER OUTSIDE OF CHIMNEY FROM FRAME TO CONE WITH TROWEL GRADE BUTYL BASED SEALANT. OVERLAP CONE SECTION A MIN. OF 4".
9. CONCRETE ADJUSTMENT RING SHALL HAVE A MAXIMUM THICKNESS OF 6" AND A MINIMUM THICKNESS OF 2". RINGS SHALL BE SUPPLIED IN 1/2" INCREMENTS (THICKNESS) TO ALLOW ADJUSTMENT OF THE FRAME TO WITHIN 1/4" OF PLAN GRADE. ADJUSTMENT RINGS SHALL BE REINFORCED AS REQUIRED IN ASTM C-478. THE OUTSIDE DIAMETER OF RINGS SHALL BE UNIFORM AND EQUAL TO OR LESS THAN THE TOP OF THE CONE. THE WALL THICKNESS OF THE RINGS SHALL BE EQUAL THE WALL THICKNESS OF THE MANHOLE SECTIONS. WHEN ASSEMBLED, THE TOP OF THE CONE, THE RINGS, AND THE FRAME SHALL BE ALIGNED VERTICALLY WITH NO PROTRUSIONS.
10. PRECAST CONCRETE MANHOLE SECTIONS, TYPICAL, CONFORMING TO ASTM C-478.
11. WATERTIGHT JOINT, TYPICAL, WITH GASKETS CONFORMING TO C-443, OR JOINTS SEALED WITH MASTIC JOINTING COMPOUND.
12. PRESS SEAL GASKET, KOR-N-SEAL GASKET OR EQUAL.
13. SANITARY SEWER-SIZE, NUMBER OF CONNECTIONS TO MANHOLE, ORIENTATION, AND ELEVATION SHOWN ON PLAN.
14. BENCH SLOPE 2 IN/FT.
15. STANDARD MANHOLE INVERT TO CROWN OF THE PIPE, SEE FILE NO. 13 OF "STANDARD SPECIFICATIONS".
16. MANHOLE STEP, TYPICAL, SEE FILE NO. 15 "STANDARD SPECIFICATIONS".
17. PRECAST BASE.



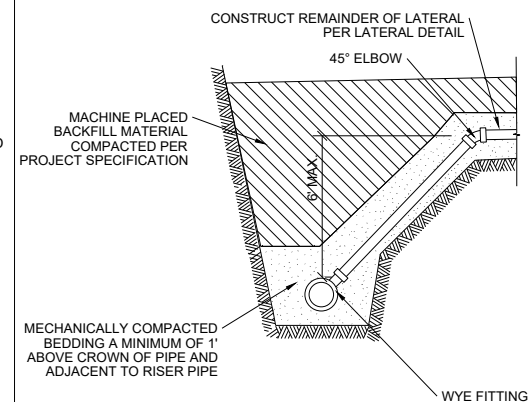
SANITARY SEWER MANHOLE
NOT TO SCALE

- NOTES:
1. SEWER LATERAL TO BE PLACE AT 1/8 TO 1/4 INCH PER FOOT SLOPE.
 2. SEWER LATERAL MATERIAL TO BE THE SAME AS THE MAIN LINE MATERIAL.
 3. RISERS ARE REQUIRED WHERE SEWER LATERAL IS GREATER THAN 10 FEET DEEP.
 4. TRACE WIRE IS REQUIRED. TRACE WIRE TO TERMINATE IN TRACE WIRE TERMINAL BOX LOCATED AT THE 4X4 TIMBER POST.



SANITARY SEWER LATERAL
NOT TO SCALE

- NOTES:
1. SEWER LATERAL WYE TO BE PLACED AT A 45° ANGLE FROM HORIZONTAL.
 2. RISER TO BE CONSTRUCTED AT 45° ANGLE FROM HORIZONTAL TO THE PROPOSED ELEVATION OF THE SEWER LATERAL.
 3. SEWER RISER MATERIAL TO BE THE SAME AS THE MAIN LINE MATERIAL.
 4. TRACE WIRE IS REQUIRED. TRACE WIRE TO TERMINATE IN TRACE WIRE TERMINAL BOX LOCATED AT THE 4X4 TIMBER POST.



SANITARY LATERAL RISER
NOT TO SCALE

UTILITY DETAILS

ROSEWOOD FIELDS - PHASE 4

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN

DATE: 12/20/2024
REVISED:

DRAWN BY: TCF

FN: 24-05-127

Sheet Number:

4 OF 6

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, February 19, 2025

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding a preapplication concept plan submitted by Lakestone Properties for a proposed 166 unit residential subdivision at the northwest intersection of Elvehjem Road and CTH AB, parcel #061002496911.

PREVIOUS ACTION:

January 21, 2026 - Plan Commission preapplication meeting

ISSUE SUMMARY:

Lakestone Properties have requested to appear before the Plan Commission for a voluntary preapplication meeting to discuss a preliminary concept for a 166-unit multi-phased residential subdivision which includes 12 buildings. The applicant has an option to purchase the property contingent on obtaining necessary subdivision and zoning permits from the Village. Within the packet is an updated concept from Lakestone that incorporates feedback received at the January 21, 2025 Plan Commission preapplication meeting. Major changes include:

- A reduction of four units (from eastern apartment),
- Adding a park,
- Shifting the eastern apartment building further south away from the single family home at 2921 CTH AB (side setback increased from 18.1' to 42.2')
- The addition of speed bumps in the apartment parking drive lanes.

Lakestone's design team is also looking at other improvements such as the additional bike/ped paths along Elvehjem Road and CTH AB previously recommended by staff. The updated concept in the packet is not intended to illustrate a final design. In addition, Lakestone has reached out to traffic engineers at SRF Consulting to provide an initial review of the potential traffic from the proposed development. A preliminary review memo from SRF is included in the packet. Village Staff and staff from the Dane County Highway Department are in the process of reviewing this material to provide further guidance related to the traffic study.

The purpose of the February 19th Plan Commission meeting is to provide an update on their on-going concept planning. In addition, Lakestone has rescheduled their February 12th neighborhood meeting to Wednesday, February 26th at 6PM at the Municipal Center. Their meeting is open to the public, but is not an official Plan Commission or Village meeting. Developer lead neighborhood meetings are not required but are encouraged within the Village's



Comprehensive Plan (Figure 4.2) as another way for a developer to meet with neighbors to present the concept and hear and consider comments.

The following information was presented at the January 21, 2026 Plan Commission meeting with updates to reflect the revised concept dated February 11, 2025.

Purpose of a Preapplication Meeting

This is a pre-application meeting for discussion only. No official permit application has been submitted to the Village and no permit approval action will be taken at the meeting.

Preapplication meetings are voluntary and provide an opportunity for the developer to share their initial concept plans for a property to receive non-binding feedback from the Plan Commission and interested residents. Pre-application meetings are encouraged within the Village's Comprehensive Plan (Figure 4.2) and within the Village's Zoning Ordinance. The pre-application meeting provides an opportunity for the Plan Commission to ask questions of the development team and to provide non-binding feedback regarding the proposed use of the property, permitting requirements, conceptual site and building designs including parking and vehicle circulation, roadway improvements, park dedication, pedestrian and bicycle amenities, site amenities, stormwater management, erosion control, sewer and water utilities, building orientation, building massing, building setbacks, building materials, lighting, and landscaping. Per Sec. 62-67(c), the Plan Commission is under no obligation to give a response to such submittals at the same meeting as they are presented. The Plan Commission is entitled to seek outside assistance and sources of critique. No responses by the Plan Commission or by individual Plan Commissioners shall bind the Plan Commission or the Village unless the response is on behalf of the Plan Commission, is in writing and is expressed as a binding response.

Proposed Development Characteristics

The concept includes 12 buildings with a variety of housing types composed of four duplexes, one three unit building, one four-unit building, townhomes, and multifamily apartments totaling 166 units. The property is 17.92 acres in size including right-of-way along Elvehjem Road and CTH AB. The gross density of the proposed development is 9.3 dwelling units per acre.

Excluding existing and proposed ROW and outlots, the estimated net acreage is 10.12, or 16.4 dwelling units per acre. The concept labels 8 lots made up four duplexes, one three-unit building, one four-unit building, two 11-unit townhouse buildings (two-story), one 13-unit townhouse building (two-story), two 40-unit and one 36-unit garden style apartment buildings (three-story). The concept includes 324 off-street parking stalls for a ratio of 1.95 parking stalls per unit. The concept continues the existing right of way from Devil's Lake Way east connecting through the property then exiting south towards Elvehjem Road. The location of buildings on Lots 2 through 7 all appear to meet the minimum 75 feet setback from wetlands, as indicated in orange on the plan. The concept includes two detention pond systems adjacent to the identified wetlands located on the property. The developer anticipates the townhouses and apartment buildings will be rental properties while the duplexes could be zero lot line duplexes to provide some owner occupied units, to be determined. All units are anticipated to be market rate at this time. The developer anticipates construction over multiple phases and years.

Existing Property & Neighborhood Conditions



- Property Size: 15.6 acres (680,186 square feet), excluding Elvehjem Road and CTH AB right-of-way. The property is within the Village's urban service area.
- Current Use: Undeveloped farmland
- Current Zoning: A1 Agricultural Transition
- Existing Features: An existing bike and pedestrian trail border the property's perimeter along the west and north lot lines. The parcel is entirely used as farmland and surrounds 2921 County Highway AB, a separately owned ~0.9-acre lot with a single-family home located in the Town of Dunn.
- Natural Features: Separating the bike and pedestrian trail from the property along this same border are wetlands and a treeline.
- Adjacent Uses:
 - North - Parcel #061002495301 is a 15.7-acre lot, used as farmland and open space. The parcel is zoned A1 Agricultural Transition. Further north is the Rosewood Fields Subdivision, currently in the final phase of its construction. The subdivision is zoned PD Planned Development and includes 117 dwelling units. The subdivision is 36.25 acres and has a gross density of ~3.23 dwelling units per acre. The net density (subtracting outlots and ROW dedications) is ~6.94 dwelling units per acre. This subdivision includes 100 detached single-family homes and 10 duplex units.
 - East - The parcel wraps around 2921 County Highway AB, a separately owned ~0.9-acre lot with a single-family home located in the Town of Dunn, zoned SFR-1 under the Dane County Zoning Code. East of CTH AB is 3418 and 3408 Elvehjem Road, located within the Village of McFarland. The property is mostly undeveloped open space. The 22.3-acre lot is zoned A1 Agricultural Transition.
 - West - Properties to the west include a variety of residential properties in the Park View Estates subdivision, separated by a 50-foot wide Village parcel containing an existing recreational trail that connects to the Lower Yahara Trail to the Rosewood subdivision to the north. The existing residential properties are composed of single-family homes, duplexes and townhomes. The mentioned properties include zoning within districts: R1, R-1A, R-2, R-3, and PD Planned Development. West of Perrot Place is the Skaalen Village Condominiums include 57 dwelling units, at ~10 acres with a density of ~5.7 units per acre, 1-story senior residential properties, buildings include 3- and 4-unit townhomes with a shared clubhouse building.
 - South - To the south are two lots, 2891 County Highway AB, a 3.4-acre lot with a single-family home zoned RR-2 (Dane County) and a 36.6-acre lot used for farmland zoned FP-35 (Dane County). Both lots to the south are located in the Town of Dunn and privately owned.

Review of Comprehensive Plan, 2017

The Village Comprehensive Plan Future Land Use Map identifies the proposed development site for future "Neighborhood" uses and wetlands. Page 33 of Volume 2, describes that *areas planned for "Neighborhood" development include a range of housing choices compatible with*



the Village's current and desired character are permitted, along with parks and smaller-scale institutional uses like senior housing and churches....see the Village's separate East Side Neighborhood Plan for further conceptual guidance for future land uses in this area. Figure 4.1 lists the Typical Implementing Zoning Districts in Neighborhood areas include R-1 Residence District, R-2 Single- and Two-Family Residence, R-3 General Residence, R-E Elderly Residence, PD, PD-I Planned Development

Comprehensive Plan Review - Figure 4.1 (page 35)

Figure 4.1 (page 35) includes the following development policies for the Neighborhood and DNR Wetlands and Potential Wetland Indicators. Staff comments on the proposed conceptual development are included.

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.* Additional comments on the integration of East Side Plan are provided in the following section. The concept includes a variety of housing types among the lots indicated, working to preserve environmentally sensitive areas and offer a range of housing options.
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.* The housing types presented do not include single-family residences but offer a range of housing choices. In 2023, the Village amended the Comprehensive Plan to adopt and incorporate the policies of the 2023 East Side Plan and the need for single-family dwelling units should be viewed through the lens of the East Side Plan policies. The applicant is not required to provide details of housing costs estimates or construction details for a preapplication meeting. This detail may be presented at later points of the planning process as concept plans are revised and the project progresses further.
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.* The concept includes sidewalks on both sides of Devils Lake Way extended. The concept has been updated to include an approximate 16,000 square foot park, which should be large enough to accommodate a neighborhood playground similar to other mini-parks in the Village. Other existing public parks are in close proximity including Urso Park within 100 feet to the southwest providing dog exercise equipment and passive recreational trails. This also includes the tail-end of Dane County's Lower Yahara River Trail. To the north is a recently added public park located in the Rosewood Field subdivision.
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.* Applicable future land use categories include Two Family and Townhouse Residential and Multiple Family Residential. Both development policies encourage dispersing housing uses throughout



the Village, avoiding clustering of similar or like buildings in one location. Along the west lot line, the concept includes smaller scale housing types to the existing neighborhood, transitioning to larger residential type buildings with higher units counts to the east along CTH AB consistent with the intent in the 2023 East Side Plan.

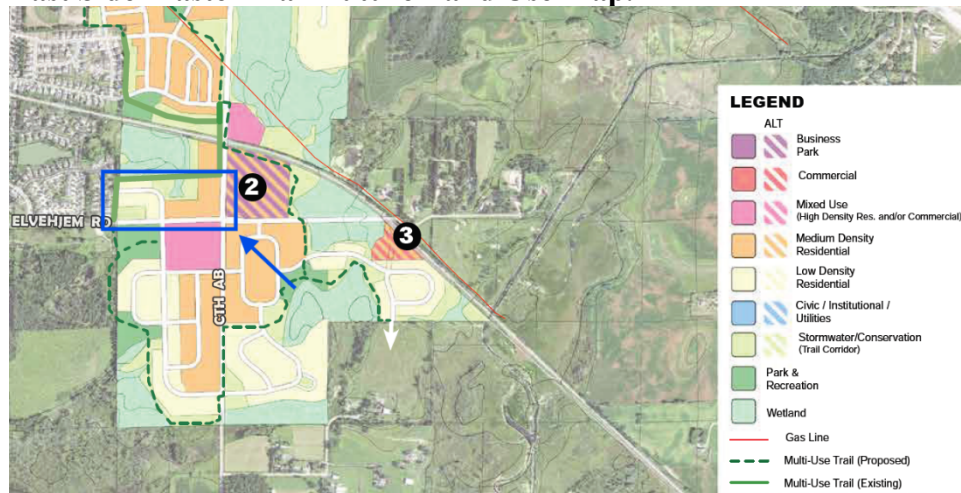
East Side Plan, 2023

The East Side Master Plan Concept ([Chapter 4](#)) identifies multiple uses for the property (see image below). The uses include Low Density Residential, Medium Density Residential, Stormwater/Conservation, and Wetlands. The following land use category descriptions are as provided. As stated, *"these policies shall be enforceable through the generalized future land map in the Village's Comprehensive Plan."*

- Stormwater & Conservation (SC) *areas includes conservation areas, cemeteries, stormwater management, greenways, major public trails, and land recommendations for preservation.* The location of wetlands shown in the 2023 East Side Plan was based on available WDNR aerial data. The property owners had a wetland delineation completed for the property in 2022 that showed considerable less wetland areas than the WDNR aerial data. The Village requires a minimum 75-foot building setback from wetland boundaries.
- Low Density Residential (LDR) *primarily consists of single-unit detached homes with strategically located 2-unit attached, 3-/4-unit buildings (triple and fourplex, respectively). Typical net densities should average 2-5 units per acre, with individual developments up to 10 units per acre. Three and 4 unit structures are most appropriate as a transition use when facing or next to more intensive institutional, residential or commercial uses.* Lots 2-7 have net densities ranging from 4.7-5.3 dwelling units per acre, with the exception of Lot 2 (3-plex) which is 10.7 DU/AC. The average net density of these lots is 6.0 DU/AC. While the concept does not include any single family homes, it does provide a transition from the single family homes and duplexes along Perrot Place. These existing residential buildings are more than 150 feet from Lots 2 and 3. Physical barriers from the existing bike and pedestrian path, existing tree line, wetlands, create added separation between the existing residential homes and the proposed dwelling units.
- Medium Density Residential (MDR) *includes detached single-unit homes and attached housing units such as duplexes, triplexes, townhomes, small and mid-sized multi-unit buildings. Developments in MDR areas should provide the greatest diversity of housing unit types, forms, and prices. Typical net densities should average 5-15 units per acre, with individual developments up to 20 dwelling units/acre...densities greater than 20 DU/AC for legally restricted affordable housing units.* The uses in Lot 1 and 8 provide net densities of 18.1 DU/AC and 21.1 DU/AC, with an average net density of 19.6 DU/AC. While the location of Lot 1 appears to be within the LDR area of the map below, page 62 of Chapter 4 of the East Side Plan states that *while the general pattern of land uses and major streets shown in this concept should be reflected in actual development, it is recognized that more detailed elements within the concept, such as the locations of minor streets, location/sizing of stormwater management areas, precise boundaries of land uses, or the specific dimensions of blocks, are only concepts."* In

Staff's opinion the concept provides a consistent layout with the intent of the Master Plan Concept from the East Side Plan.

East Side Master Plan Future Land Use Map.



Preliminary Department Head Comments

Included in the packet are the letters from Department Heads on the preliminary concepts.

Below is a summary of the comments received by topic. These comments cover a range of topics that the Plan Commission may want to discuss as part of the preapplication meeting.

Please remember these are only preliminary comments. As more detailed plans are developed additional staff review will be required.

- **Elvehjem Road.** Elvehjem Road is scheduled for reconstruction in 2030 within the Village's Capital Improvement Plan. This would reconstruct the road from a rural to urban cross section (i.e. curbs installation, pavement replacement, etc.). The construction date for this project is adjustable and likely would be timed with the conclusion of the last phase on the Lakestone project if approved to avoid construction traffic damaging the new road.
- **CTH AB.** Refer to preliminary Dane County Highway Department comments below. During platting a chamfered right-of-way corner should be provided similar to the parcel across Elvehjem Road. In addition, consideration should be given to removing the jog in the Elvehjem Road intersection. This may occur through land dedication for properties east of CTH AB. Costs associated with this potential improvement would not be the sole responsibility of Lakestone, but proportional escrowed costs should be considered. There is no scheduled date for this improvement.
- **Devils Lake Way Extended.** The existing stub of Devils Lake Way is a 60-foot right-of-way with 32 feet curb to curb, and on-street parking on both sides. The developer's concept assumes a similar design; however, given the number of driveways on the north side of the proposed road between Lots 3-7, on-street parking will be challenging on this side of the street. This may provide an opportunity to restrict parking to the south/west side of the road. This may include an opportunity to narrow the roadway to reduce the



amount of impervious surfaces that contribute to stormwater runoff, while still meeting fire access requirements. Place fire hydrants on the north/east side of the road is further recommended to avoid conflicts with parked cars.

- **Utilities.** Water main is currently available at the end of Devils Lake Way and near the SW corner of the property. The concept includes conceptual locations for water mains through Devils Lake Way. This is expected to be looped between the existing Devils Lake Way and Elvehjem Road. Additionally, two mains are to extend east along Elvehjem Road then north along CTH AB. This will help serve the three apartment buildings in Lot 8. Sanitary sewer main is expected to connect to the existing main at the end of Devils Lake Way. Details regarding utilities will be considered when the development progresses into preliminary and final platting.
- **Stormwater Management.** The concept includes conceptual locations for new stormwater and infiltration ponds. Final design of these ponds will be considered when the development progresses into preliminary and final platting. The development will be required to meet the Village's new 200-year flood design standards.
- **Bicycle and Pedestrian Improvements.** The concept includes sidewalks along both sides of the extended Devil's Lake Way. The addition of a bike path along the south and east side of the property to connect with existing trails is recommended by staff.
- **Parks.** A designated park area is identified between Lot 7 and Lot 8 on the east side along the curve of Devils Lake Way. The conceptual park is approximately 16,000 square feet, comparable to Ridgeview Tot lot. Previously, this was the location for an infiltration pond, which has since been relocated north of the eastern wet pond.
Consideration for recreational amenities was a concern raised by members of the Commission and the public at the January 21 Plan Commission meeting.
- **Parking.** The concept includes 324 off-street parking stalls for a ratio of 1.95 parking stalls per unit across the entire development. Traditional zoning requirements are two spaces for one- and two-bedroom units, and 2.5 for three-bedroom units. Using PD Planned Development zoning provides an opportunity to adjust the off-street parking to meet the needs of the development.
- **Public Safety.** Refer to Chief Dennis' letter dated January 10, 2025, regarding initial comments for required fire suppression systems in buildings with 3 or more units, fire hydrant placement, Knox key boxes, emergency responder radio coverage, etc. Many of these comments relate to final building designs but it is good to make applicants aware of these requirements early in the concept phase. For example, the Fire Chief recommends a second emergency access only driveway from Elvehjem Road to the eastern apartment building. No additional comments or concerns from the Interim Police Chief at this time.
- **Building Layout and Design.** The packet includes some representative images of the unit types as provided by the developer based on similar developments they have completed. Details regarding building materials and colors is not required at this stage of the project. The applicant is encouraged to review the site and building design guidelines found in Chapter 2 of the 2023 East Side Plan as the project progresses deeper into the design phase.
- **Landscaping and Lighting.** Details regarding landscaping and lighting are not required at this stage of the project.



- **Unit Affordability.** Information on monthly rental ranges for various types of units is not available at this time in the planning process but the developer anticipates market rate units. Some discussion could include the feasibility of developing one of the apartment buildings as a Low Income Housing Tax Credit project to provide legally restricted affordable units. Under the policies of the East Side Plan the Village could consider a density bonus and waiving or reducing impact fees to provide an incentive for this type of development.
- **Zoning.** Staff anticipate a request for a rezone changing the designation from A1 Agricultural Transition to PD Planned Development District to best achieve the scope of the concept. Considerations for the use of traditional zoning districts (e.g. R-2 and R-3) was analyzed; however, traditional density and bulk standards became difficult to apply as some lots could not meet the maximum density a conditional use permit could provide at 15 dwelling units per acre (DU/AC) under R-3 zoning. In addition, some of the buildings do not meet traditional setback requirements within the R-2 and R-3 districts, in part due to the required 75' wetland setbacks along the north and west lot line. Below are some examples for several conflicts within traditional R-2 and R-3 zoning that merit consideration for PD Planned Development zoning. PD zoning is allowed as a typical implementing zoning district for this area and provides an opportunity for the developer and Village to agree to the layout, uses, density, and setback standards within the development.
 - Lot 1. The lot is 1.93 acres and includes 35 units for a density of 18.1 DU/AC, which would exceed the traditional R-3 CUP maximum of 15 DU/AC. Minimum R-3 front setback standards of 25 feet would impact the building on the northeast corner along Devil's Lake Way. Minimum lot size for a PD Planned Development (non-infill) is 3 acres of contiguous land under the same owner. Alone, this property would not have been able to be rezoned as PD Planned Development.
 - Lots 2 - 7. Adjustments to meet minimum wetland setbacks created limitations to utilize R-2 and R-3 zoning as the minimum front yard setbacks are 30 feet for R-2 and 35 for R-3 (buildings with snout garages which is applicable given the proposed building designs). As proposed, front setbacks for Lots 2-6 range from 22-28 feet. Lot 7 would appear to meet the 35-foot minimum front setback.
 - Lot 8. The lot is 5.51 acres and includes 116 units for a density of ~21.1 DU/AC, over the 15 DU/AC for a R-3 CUP. The eastern apartment building was reduced by 4 units adding to the side yard setbacks to the existing single-family home at 2921 CTH AB. As shown the setback is 42.2'.

Preliminary Dane County Highway Department Comments

The property abuts County Highway AB, therefore the preliminary plat will be referred to the Dane County Highway for review. Village staff have provided the County Highway Department with a copy of the initial concept. Initial County Highway staff comments:

- When a new access point is approved and the expected trip generation in the peak hour is >100 then a Traffic Impact Analysis (TIA) is required to help determine the expected increase in traffic at nearby intersections and if any geometric alterations are needed at



the intersection to accommodate the new development.

- If the conclusion from the TIA is that a right-turn lane is required, then a 5-foot bike lane through the intersection should be constructed.
- With the review of the CSM, we ask that the highway easement be expanded to 40-feet from centerline
- Provide a Vision triangle at the intersection following WisDOT FDM 11-10 Attachment 5.10
- Evaluate intersection sight distance and determine if any vertical curve corrections are needed

Public Comments

Notices to adjacent property owners are not required under Village ordinance for a preapplication meeting. The Department provided notice of the pre-application meeting to all property owners within 300 feet of the property. The Department also included notice of the preapplication meeting within the monthly subscribed department email announcement regarding pending projects. The packet includes the prior written comments submitted to the Department for the January 21, 2025 meeting. No additional public comments were received prior to publication of the February 19 meeting packet.

Permit Requirements & Next Steps

Assuming the project progress further, the followings official zoning applications will be required. There is no specific timeline for submittal of official applications at this time.

However, the process as described below is typically a minimum of six months, spanning multiple public meetings.

- Rezoning (Zoning Map Amendment). The applicant will be required to petition the Village to rezone the property from A1 Agricultural Transition to PD Planned Development. The rezone petition will require a public hearing by the Plan Commission, recommendation to the Village Board, and approval by the Village Board. A General and/or Detailed Plan is to be submitted and considered. Detailed Plans may be submitted individually for each phase of the development.
- Site Design Review Permit. The process for a site design review permit will be included in the review of the Detailed Plan submitted.
- Preliminary Plat. The division of land into five or more lots requires approval of a Preliminary and Final Plat. A preliminary plat requires a public hearing by the Plan Commission, recommendation to the Village Board, and approval by the Village Board. If the preliminary plan is approved, the final plat requires Plan Commission recommendation and Village Board approval.

FINANCIAL/BUDGET IMPACT:

Estimated construction costs for the project have not been provided as part of the preapplication to calculate potential property tax revenues from the proposed development. The developer would be responsible for all project costs, including payment of applicable building permit and impact fees.



VILLAGE PLAN REFERENCE:

[Comprehensive Plan, 2017](#)

The following chapters from the Comprehensive Plan (Volume 2) relate to the concept presented.

- Chapter 2 - Natural and Agricultural Resources of the Comprehensive Plan includes Initiative 3, Refine and Protect Environmental Corridors stating, *"The layering of areas and building limitations comprise environmental corridors. Corridors serve multiple stormwater management, groundwater protection and recharge, erosion control, wildlife habitat, passive recreation, and scenic functions. McFarland's easterly expansion will be characterized by a thoughtfully protected and connected environment corridor network."* Previously mentioned, the concept includes wetland areas along the west and north lot lines with Lots 3 through 7 appearing to be beyond 75 feet of the wetland boundary. Additional wetlands identified are located at the parcel's southwest corner and adjacent to the northcentral retention pond.
- Chapter 6 - Housing and Neighborhoods provides guidance on new housing and neighborhood development, while maintaining existing homes and neighborhoods. Policies 3, *"Integrate two and multiple family developments into the fabric of neighborhoods and the community, rather than isolating and concentrating them."* and Policy 5, *"Promote affordable housing through allowing modest lot sizes and higher suburban densities, revisiting certain public improvement requirements (e.g., street widths), appropriately planned and located multiple family housing, incentives where practical, and continued participation in County and State housing programs"*. The mentioned policies encourage the development for a variety of affordable housing and growth opportunity. Initiative 2 from Chapter 6 includes the following statement, *"Encourage Neighborhood Development on the Village's East Side."* This is further expanded in Staff comments in the East Side Plan Summary.

[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 170 new units, ranging from duplex, townhomes, and multifamily buildings. 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." It is unknown at this time if some buildings will be owner-occupied. There were no new apartments built in McFarland in 2023 or 2024.

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.

East Side Plan, 2023

Other applicable policies within the East Side Plan include policies and site and building design guidelines in [Chapter 2](#):

- Chapter 2, Policy 1.1. *Ensure that a variety of housing types are included within the East Side growth area, including requiring each subdivision to consider 2-4 housing types/forms and encouraging every development to provide a unit mix that supports varying household sizes.*
- Chapter 2, Policy 1.2. *Use the design guidelines in this Plan to encourage building and site design that provides transition and compatibility between low-intensity residential development and more intensive multi-unit residential, office, and mixed-use developments.*
- Chapter 2, Policy 1.4. *Encourage site and building design strategies that provides comfortable, safe and attractive waling environments (e.g. decreased setbacks, front porches, balconies, etc.)*
- Chapter 2, Policy 1.5. *The Village encourages developments that incorporate "missing*



middle" (3-8 unit buildings) development types supporting both rental and homeownership.

ORDINANCE REFERENCE:

Sec. 56--35 Preliminary Plat Consultation

Sec. 62-67(c) PD Planned Development District Preapplication Procedures

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for discussion only.

ATTACHMENTS:

1. Lakestone Elvehjem Road Concept_02.11.2025
2. 18939.PP Lakestone TIA_Initial Development Memo
3. Lakestone Properties Elvehjem Road Land Concept_01.03.25
4. Lakestone Representative Images
5. Lakestone Elvehjem Concept Site-Design Review - Public Works Comments 01.11.2025
6. Lakestone Elvehjem Concept Site-Design Review - Fire Rescue Comments 01.10.2025
7. McFarland Future Land Use Map_04.25.2023
8. Pease_Lakestone Comments_01.15.2025
9. Morris_Lakestone Comments_01.19.2025
10. Ellis_Lakestone Comments_01.20.2025



Lot #	Lot Area (sq.ft.)	Proposed Impervious Area	Percent Impervious	Units	Parking Stalls
1	84345	53653	63.61	35	73
2	12238	6048	49.41	3	6
3	16422	5017	30.55	2	4
4	16624	5134	30.88	2	4
5	16649	5131	30.82	2	4
6	17377	5379	30.95	2	4
7	37323	11694	31.33	4	16
8	239915	88804	37.01	116	213
Outlot 1	70451	0	0.00	0	0
Outlot 2	14377	0	0.00	0	0
Outlot 3	106347	0	0.00	0	0
Street ROW	50030	35859	71.68	0	0
TOTALS	682099	216719	31.77	166	324
Avg. # Parking Stalls per Unit				1.95	

LAKESTONE PROPERTIES – VILLAGE OF MCFARLAND
CONCEPT PLAN
PAGE: 1 OF 1
DATED: FEBRUARY 11, 2025

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

To: Brett Riemen, CCIM
Lakestone Properties

From: Jeff Knudson, PE, PTOE
Noah Leonard, EIT

Date: February 10, 2025

Subject: Lakestone Properties Development Traffic Impact Analysis Initial Review – McFarland, WI

OVERVIEW

Approximately 15 acres of agricultural land west of County (CTH) AB and north of Elvehjem Road in McFarland, Wisconsin is proposed for redevelopment (see Figure 1). The proposed development consists of 170 residential units: 15 townhomes, 35 duplexes, and 120 apartment units. The development site proposes to extend Devils Lake Way, which is an existing roadway along the west side of the proposed site. It is currently proposed that this extension of Devils Lake Way continues through the site, realigning north-south and terminating at its proposed intersection with Elvehjem Road.

TRIP GENERATION

Based on trip generation estimates provided by the Institute of Transportation Engineers (ITE) TripGen Web-Based App¹ (ITE 11th Generation) and Wisconsin Department of Transportation (WisDOT) guidance for selecting average rate or fitted curve equation², trip generation estimates are provided (see Table 1).

Table 1: Trip Generation Fitted Curve Equation Estimate - ITE 11th Generation

Land Use			Description	Weekday Morning Peak			Weekday Evening Peak		
ITE Code	Size	Unit		IN	OUT	TOTAL	IN	OUT	TOTAL
215	15	Dwelling Units	Townhomes	1	1	2	3	2	5
215	35	Dwelling Units	Duplexes	3	10	13	10	7	17
220	120	Dwelling Units	Apartments	14	46	60	45	27	72

ITE Code Key:

215: Single-Family Attached Housing

220: Multi-Family Housing (Low-Rise)

¹ <https://itetripgen.org/Query>

² <https://wisconsindot.gov/dtsdManuals/traffic-ops/manuals-and-standards/tiaguide.pdf>

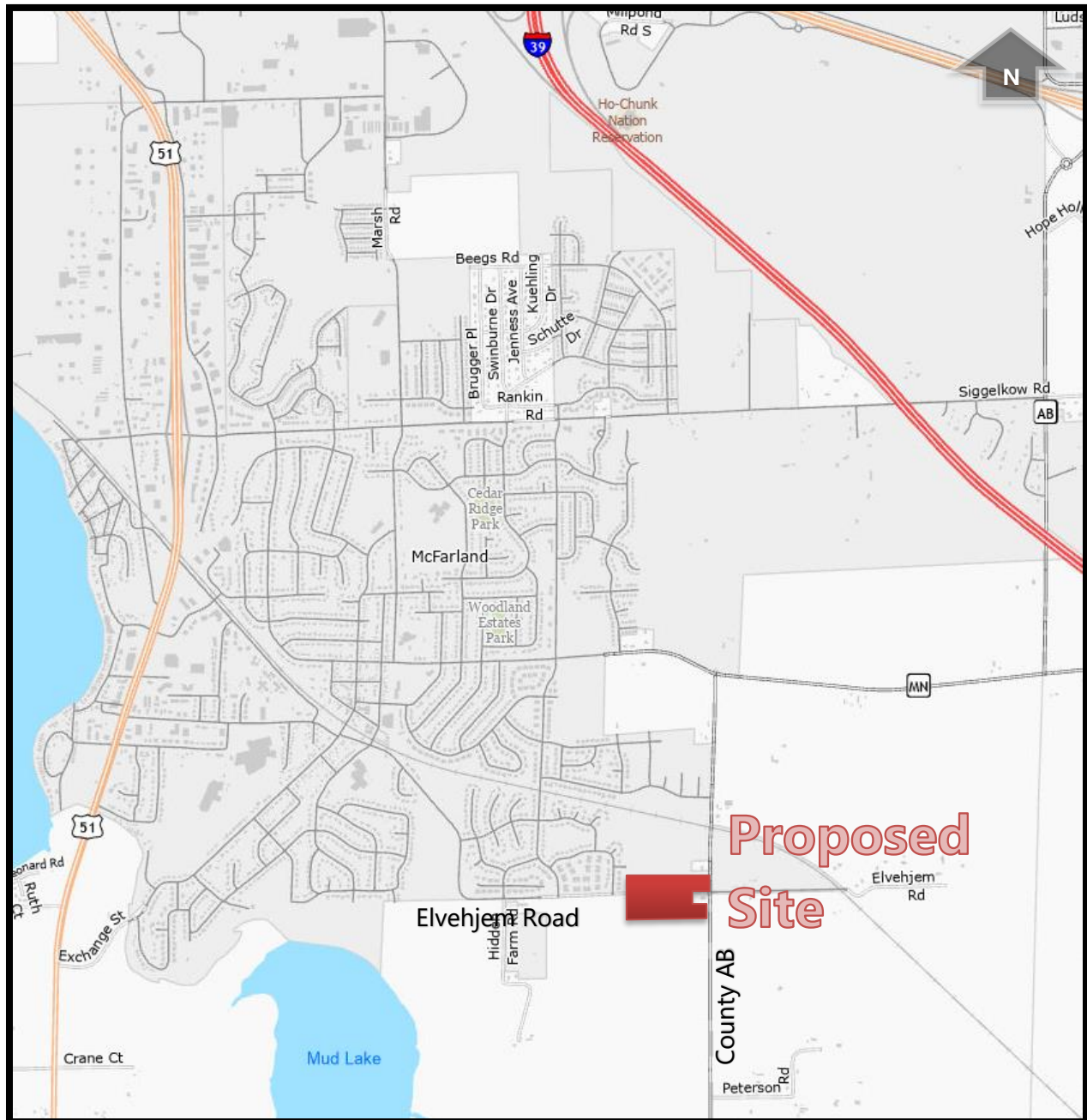


Figure 1: Project Location Map

ADDITIONAL ANALYSIS

Based on the review of the proposed development site plan (see Figure 2) and the WisDOT Facilities Development Manual (FDM) procedure 7-35-10.2³, this proposed development does not necessitate a full TIA prepared to WisDOT specifications and guidelines as the proposed development anticipates to produce only 94 peak hour trips, less than the threshold of 100 peak hour trips (see Table 1).

The City of Middleton, Wisconsin, another municipality within Dane County, has their own local TIA guidelines that are used for developments impacting their local roadway system. These guidelines provide additional analysis instructions for developments producing less than 100 peak hour trips.

While this proposed development does not require a full TIA prepared to WisDOT specifications and guidelines based on trip generation estimates (see Table 1), a reduced intensity site-specific or customized TIA may be appropriate to gauge the impacts of this development on a localized scale. Since neither Dane County nor the Village of McFarland have traffic study guidelines, the following options could be considered:

Option 1

To replicate an analysis like those in Middleton, Wisconsin for this development, the team would use the City of Middleton TIA guidelines⁴ for a development producing 50 – 99 peak hour trips (small development).

Study Intersections:

- Elvehjem Road and Hidden Farm Road
- Elvehjem Road and Holscher Road
- Elvehjem Road and Perrot Place
- County AB and Tuscobia Trail
- County AB and Elvehjem Road
- Proposed Access Road and Elvehjem Road

Option 2

The development team would meet with the Village of McFarland and develop an outline and scope for a small, customized TIA that reviews the most significant TIA elements. This analysis would be organized in a brief memorandum, likely titled "Traffic Operations Review", that summarizes results and findings.

Study Intersections:

- Elvehjem Road and Holscher Road
- County AB and Elvehjem Road
- Proposed Access Road and Elvehjem Road

³ <https://wisconsindot.gov/rdwy/fdm/fd-07-35.pdf#fd7-35-10.2>

⁴ <https://www.cityofmiddleton.us/DocumentCenter/View/293/Traffic-Impact-Analysis-Guidelines?bidId=>



Figure 2: Proposed Development Site Plan

January 3, 2025

Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558

RE: Land Development

Dear Mr. Bremer:

Lakestone Properties is excited to discuss the potential development located at the corner of County Highway AB and Elvehjem Road. We have the property under contract and have received some initial direction from village staff. We are currently working with an architect and engineer on potential site designs.

Location details

- Tax Parcel 0610-024-9691-1
- 17.92 acres

Project details

- Mix of different housing options.
- Construction of public road connecting Devils Lake Way to Elvehjem Road
- Approximately 170 units
- Construction would be phased based on market demand. Estimated timeline would be 3-5 years.
- No TIF (tax incremental financing) is being requested
- This plan follows the Village of McFarland's master plan for this location.

Low Density (Lots 2-7)

- 4 duplexes, 1 Three Unit, 1 Four Unit
- Total Units = 15
- 2 – 4 bedrooms homes
- Could be sold as zero lot line condominiums or as market rate rentals. To be determined at a later date.

Low / Medium Density (Lot 1)

- 2, Two story, 11 unit apartments complexes
- 1, Two story, 13 unit apartment complex
- 1 - 2 bedrooms
- Total Units = 35
- Private entrances & private garages

Medium Density (Lot 8)

- 3, Three Story, 40 unit apartments complexes
- Studio, 1 & 2 bedrooms
- Total Units = 120
- Underground parking garage, community & fitness rooms
- Potential to construct another building (see site plan “future building”)

Potential Phasing

- **Phase I**
 - 2 duplex lots
 - 2, 11 units
 - 1, 40 unit
- **Phase II**
 - Remaining duplex lots, 3 unit, 4 unit
 - 1, 13 unit
 - 1, 40 unit
- **Phase II**
 - 1, 40 unit

McFarland Market

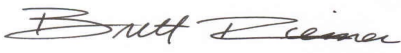
- Apartment vacancy in McFarland is at 2%. Lakestone vacancy is 0%
- Additional units are needed to support the growth of the Village.

Attachments

- Site Plan
- Building Examples
 - Duplex, 2 Story, 3 Story

We are looking forward to the discussion and feedback from the community and Plan Commission members.

Sincerely,

By: 

Brett Riemen, CCIM
Lakestone Properties & Management LLC

By: 

Brian Spanos
Lakestone Properties & Management LLC



Lot #	Lot Area (sq.ft.)	Proposed Impervious Area	Percent Impervious	Units	Parking Stalls
1	76781	46485	60.54	35	70
2	13787	5991	43.45	3	6
3	16422	5017	30.55	2	4
4	16624	5134	30.88	2	4
5	16649	5131	30.82	2	4
6	17377	5379	30.95	2	4
7	37323	11602	31.08	4	8
8	346262	84696	24.46	120	219
Outlot 1	76497	0	0.00	0	0
Outlot 2	14377	0	0.00	0	0
Street ROW	50030	35836	71.63	0	0
TOTALS	682129	169434	24.84	170	319
			Avg. # Parking Stalls per Unit		1.88

LAKESTONE PROPERTIES – VILLAGE OF MCFARLAND

CONCEPT PLAN

PAGE: 1 OF 1

DATED: JANUARY 3, 2025

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







January 11, 2025

Re: Concept Site Design Review of Lakestone Properties Elvehjem Road

Public Works has completed their review of the site / design plan of the Lakestone Properties concept plan. The following are items that we would like to see considered with the development during the project design.

1. Looped water main, down Elvehjem and west of the property back to Devils Lake Way. Or some other configuration that achieves the same thing, preventing the water line from dead ending at Elvehjem.
2. Addition of a bike path on the south and east side of the property, making connections with the existing path on southwest and northeast corners of the property.
3. We recommend the restriction of on-street parking with the narrow width of the road and high density. We would not support a variance of off-street parking requirements.
4. With the high density and proximity to other parks, we recommend a private playground or minimum a green space be added to the site, or high and dry land dedicated to the Village in lieu of park fees.
5. Further Utility review will be needed when more details are provided. I.e. Water meters, fire hydrants, etc.

January 10, 2025

Re: Concept Site Design Review of Lakestone Properties Elvehjem Road

We completed our review of the site/design plan of the Lakestone Properties Elvehjem Road Concept dated 12/12/2024. We recognize that the project is in the conceptual phase of development and many aspects are subject to change. We hope that our review provides insight into what may or may not be a concern as the project moves forward. Below is a list of items that we noted that aren't displaying compliance with applicable codes or should be considered during the design of the project.

- Roadways appear to be 24' in width which meets the standard fire department access road width requirements, but not for aerial fire apparatus roads (buildings exceeding 30' in height) or within 20' of a fire hydrant location.
- With the width of the roadway being near the minimum, on-street parking will be prohibited, and signage will be required to ensure compliance.
- The four-unit building on Lot 8 will be required to be provided with an automatic fire sprinkler system. The riser will need to be readily accessible and not located within an individual unit. Additionally, the current access to the building doesn't comply with the 150' hose pull requirement of the IFC.
- While reviewing the buildings on Lots 1 and 9 we are assuming access for the 150' hose pull will be available from Elvehjem Road and County Highway AB. The percentage of grade of the east of Lot 9 appears to be significant and may not support access to the building.
- When considering the Lot 9 units as a multi-family development the IFC requires (2) separate access roads unless all buildings are equipped with approved automatic fire sprinkler systems. It would be preferable to add a second access road to Elvehjem between the two east (40) unit apartment buildings. If not

added, any building on the lot will require approved automatic fire sprinklers including a shed or an accessory building that is constructed in the future.

- Additionally, fire hydrants have not been indicated on the plans but will be required. There shall be a hydrant located within 400' of any exterior point of any building. For buildings equipped with approved automatic fire sprinkler systems the distance can be increased to 600'.
- The required turning radius for fire department access roads is 28' for turns greater than 60 degrees and 26' for turns of 60 degrees and less (Based on IFC figure D103.1. The entrances to Lot 1 and Lot 9 don't appear to meet the requirement.
- Any buildings with 3 units or more will require a Knox key box. It is encouraged to provide Knox key boxes on all buildings and especially any buildings that are rented.
- The buildings will need to comply with IFC section 510 for emergency responder radio coverage.
- Any building that is deemed to require an aerial access road, the aerial access road will be required to be located within 15 to 30 feet of the building.

SPS 362.0903 (5)(a) Except as provided in pars. (b) to (cm), an automatic sprinkler system installed in accordance with IBC section 903.3 shall be provided throughout all buildings with a Group R fire area.

IBC 509.1 Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

IBC 916.1 Emergency responder radio coverage shall be provided in all new buildings in accordance with Section 510 of the International Fire Code.

IFC 503.1.1 Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

IFC 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

IFC 503.2.4 The required turning radius of a fire apparatus access road shall be determined by the fire code official.

IFC 503.3 Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

IFC 504.1 Exterior doors and openings required by this code or the International Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.

IFC 507.5.1 Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route

around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

IFC D105.1 Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

IFC D105.2 Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

IFC D105.3 At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

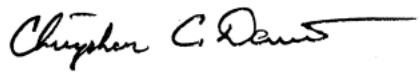
IFC D106.1 Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

VOM 26-146 (a) Required. Newly constructed commercial buildings and residential buildings containing three or more dwelling units, or when access to

or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for lifesaving or firefighting purposes, the Fire/EMS Chief may require that a key box be installed in an accessible location. The key box shall be a type approved by the Fire and Emergency Medical Services Department and shall contain those keys found to be necessary to provide emergency access.

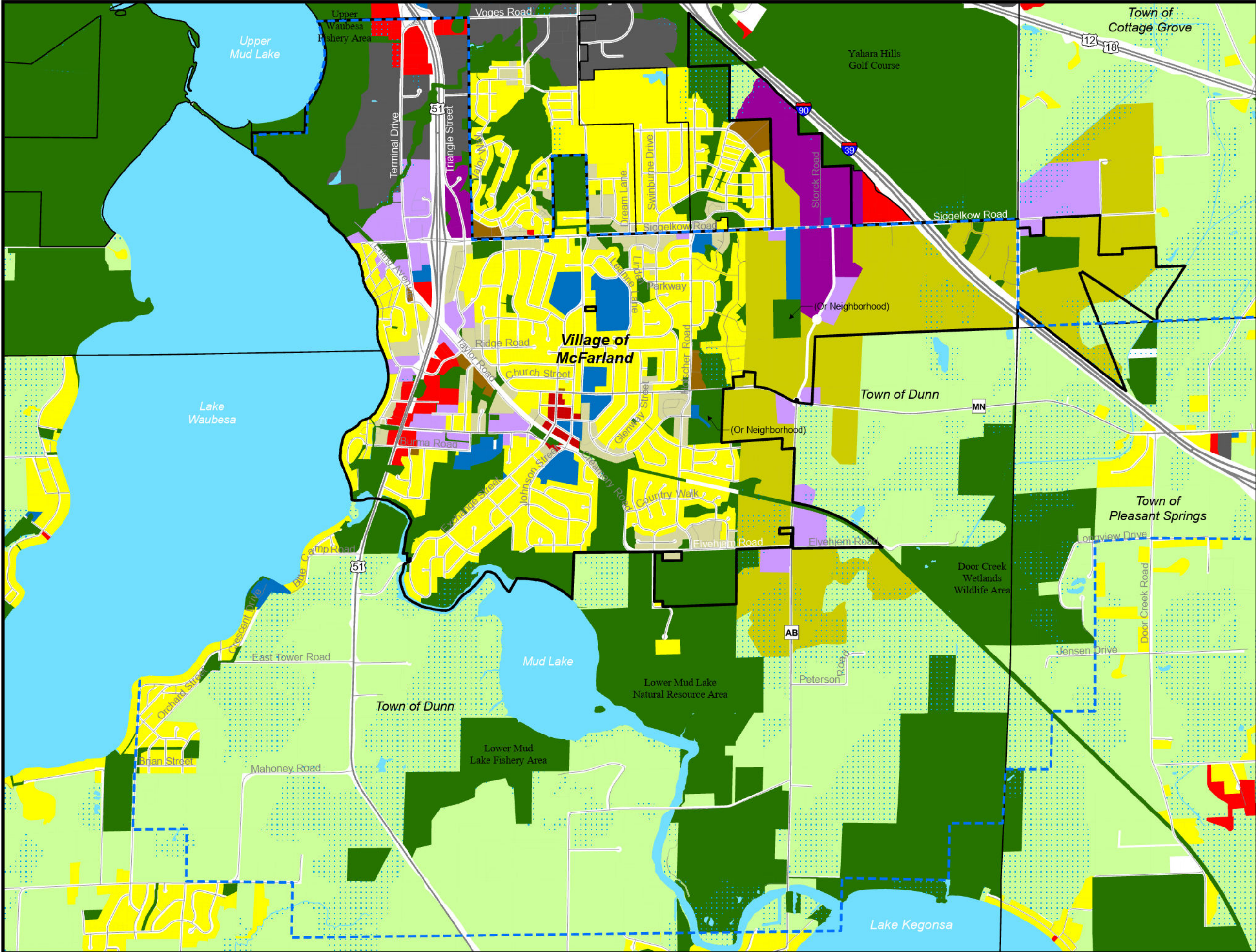
Please note that the Village of McFarland is a delegated agent for the State Wisconsin to perform fire protection and fire alarm systems reviews. Before installation of any fire protection system a work permit is required to be issued by McFarland Fire & Rescue.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher C. Dennis", with a long horizontal flourish extending to the right.

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

CC:
McFarland Fire & Rescue Department Prevention



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

E

S

From: [Katharine Pease](#)
To: [Andrew Bremer](#)
Cc: [Carolyn Clow](#); [Stephanie Brassington](#); [Scott Peters](#); [Matt Schuenke](#)
Subject: Elvehjem Road Development
Date: Wednesday, January 15, 2025 8:11:31 PM

To McFarland Plan Commission,

Since I cannot attend the Plan Commission meeting January 21 due to our being out of town, I am writing in regard to the proposed development at the NW corner of County AB and Elvehjem Roads. I have concerns as follows:

1. While most of us agree more housing in McFarland is needed, I think more AFFORDABLE housing is needed. I would like to know if these units will be affordably priced for single income persons/families, the elderly who are retired, those on Medicaid or other public assistance, or will they be priced way over the incomes of these potential buyers/renters? We don't need any more \$400,000+ "starter" homes or monthly rents in the thousands.

2. The East Side is lacking in any services for those who live at this end of McFarland—no small restaurant, coffee shop, hair salon/barber, laundry, pharmacy, dry cleaning, gas station or convenience store. I know small businesses like these are in the plans, but have not materialized in the 20+ years we have lived here. This space may not be best suited for these businesses, but high density housing will certainly create a greater demand for them. Where and when will these services be built? Presently, anyone wanting any services has to drive through McFarland to get to the other side of the village. With 170 units proposed for this corner, and no mass transit options in the village, that's 170 - 250 more vehicles if everyone has 1 car and half the households have 2(which is common these days). That's way too many vehicles to funnel through the village via Elvehjem Road or onto County AB. Building some services on this side of town may take some of the traffic pressure off other village roads.

Therefore, regardless of the merits of the development, I feel it cannot be considered alone without also considering the direct effects on Elvehjem Road and County AB, pedestrians, and cyclists. Once those units are built, the village will be forced to widen/improve/change these roadways. We should not be considering the development alone but should also have a traffic plan and needed services built into it.

3. Elvehjem Road has many pedestrian crossings—to the dog park, to the bike path entrance across from the dog park, to Orchard Ridge Park and the disc golf course, to Lower Mud Lake Natural Resource Area and it's hiking paths, and to Grandview Conservancy's foot and bike paths. There is also a lot of bike traffic on Elvehjem Road itself as well as on the bike path.

As Elvehjem morphs into Creamery Road, it then passes Egner Park where I frequently have to brake suddenly for errant basketballs and young kids chasing them across the street. It then passes the elementary and preschool campuses where traffic is already a nightmare during drop off and pick up as is the intersection of Exchange, Main, Farwell, Bashford. Beyond the 4 way intersection is Gingerbread Preschool and the high school. I think it is problematic and unsafe to funnel more traffic into this already congested pedestrian/bike corridor where there are many pedestrian crossings, bikes, and small children. It is not a good road for a main corridor.

4. County Trunk AB via Elvehjem Road is currently the only bike route from McFarland to the Lower Yahara River Trailhead at Fish Camp Park. Even now AB is not a safe place to bike and will be less safe with even more vehicles. If more traffic is to be funneled onto this road, then a dedicated bike path needs to be established off road, either by the village or by the village working with the county to speed up completion of Phase 4 of the Lower Yahara River Trail. This should be completed now, before any more traffic occurs. Painting a white line on a busy road and calling it a bike path is not adequate. Drivers are free to ignore it and often do.

So the bottom line is—how will these corridors be made safe for pedestrians and bikers with the increased number of vehicles, keeping in mind that this will not be the sole development beyond the current residential end of Elvehjem Road?

5. If this development proceeds, widening of Elvehjem Road will almost certainly be asked for. How will the village accomplish this without taking down the 10 - 11 oak trees, the majority being over a hundred years old, that currently line Elvehjem Road? Even if the road is widened to only go close to these trees, they will surely be affected by the stress of soil compaction, machine digging, and damaging of roots. At least 2 huge oaks succumbed to disease at the corner of Elvehjem and Creamery after that corner was dug up for placement of a new culvert. If

increased development means cutting down or damaging these trees, I cannot support it.

I am open to more residential units in this area, but as currently proposed, I feel it is too ambitious and too dense and needs to be scaled back considerably. This will still not eliminate the safety and environmental concerns, but may make them more manageable. I hope the village will seriously consider these concerns before proceeding and will incorporate a plan to address them at the time of development. We need to know what the entire package entails which includes management of increased traffic.

Sincerely,
Kathy Pease

From: [Laurie Morris](#)
To: [Andrew Bremer](#)
Cc: [Carolyn Clow](#); [Stephanie Brassington](#); [Matt Schuenke](#)
Subject: Concerns Regarding Proposed Development at CH AB/Elvehjem
Date: Sunday, January 19, 2025 1:19:32 PM

To Community & Economic Development Director, Plan Commission and Village Administrator,

I am writing regarding the proposed development at the NW corner of County Highway AB and Elvehjem roads. My concerns are as follows:

1. With 170 units as proposed, there is the potential for 170-250+ additional vehicles, cyclists and pedestrians on and along County Hwy AB, Elvehjem, Creamery, Farwell, and Siggleskow roads. Currently, there is either no bike/pedestrian path or a limited bike/pedestrian path along these roads. Some of the existing bike/pedestrian paths are unsafe due to being too close to the road, not having a curb, having loose gravel and being too narrow to safely pass. An increase of vehicles on these roads will further impact the safety of cyclists and pedestrians.
2. Having 170 units as market rentals does not seem to compliment nearby neighborhoods. While the development is not high-density, it strays from being a rural low-density neighborhood. With the number of market rate units, it appears as an isolated multi-unit area and is not a well-mixed area of single-family homes, duplexes and 2-story apartments/condos.
 - 3-story apartments of 120 units
 - 2-story apartments of 35 units
 - Duplexes/Multi-unit of 15 units
3. This development should not be considered without a comprehensive plan in place with adequate infrastructure for vehicles, cyclists, pedestrians, services and businesses. Without a comprehensive plan, the increased traffic will create more congestion on the roads that are the main corridor to services on the west side of the village.

Over the past 8 months, the community has expressed concerns about the pace at which proposed developments are occurring, the lack of input from the community and lack of fiscally responsible development plans. I encourage you to host drop-in sessions for the community to provide input on this proposed development, and to not rush voting on the proposed development. How will the village fund the necessary infrastructure upgrades to support increased traffic from future development on the east side of the village?

I am not opposed to further development in this area, however I feel this proposed development contains too many market rate units and would better compliment nearby neighborhoods and the village by having a well-mixed area of single-family homes, duplexes and 2-story apartments/condos. I hope the Plan Commission, Community & Economic Development Director, and the Village Administrator will seriously consider

these concerns before proceeding further with this development plan.

Sincerely,

Laurie Morris

From: [Carolyn Clow](#)
To: [Andrew Bremer](#)
Subject: FW: Letter in opposition of the redevelopment of the land at AB and Elvehjem Road
Date: Tuesday, January 21, 2025 9:09:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

From: Kristin Ellis <kellis@fsc-corp.org>
Sent: Monday, January 20, 2025 1:16 PM
To: cassandra.suettinger@mcfarland.wi.us; Carolyn Clow <Carolyn.Clow@mcfarland.wi.gov>; andrew.bremmer@mcfarland.wi.gov; Stephanie Brassington <Stephanie.Brassington@mcfarland.wi.gov>
Subject: Letter in opposition of the redevelopment of the land at AB and Elvehjem Road

Please read at tomorrows meeting- I would come in person but have pneumonia and bronchitis.

Dear Members of the Village Board-

I am writing to strongly oppose the proposed development of apartments at the intersection of AB and Elvehjem roads in McFarland. McFarland is a vibrant, growing community that has attracted people from all walks of life because of its small-town charm and accessibility to the larger metro area. But as we continue to grow, it's essential that we prioritize the well-being of our current and future residents, particularly those who are struggling to find affordable housing.

McFarland is in dire need of both affordable family housing and affordable housing for seniors. Unfortunately, the current rental market in McFarland is dominated by one entity, Lakestone, whose pricing is pricing out many families. Their one-bedroom units rent for over \$1,300 a month for less than 800 square feet, and two-bedroom units soar to \$1,800. Their duplexes at Preston Place are listed at \$2,695 a month—astronomical for many. These sky-high rents not only make it nearly impossible for moderate- to low-income families to find a place to live, but they also stymie the aspirations of many young families who want to save for homeownership.

Many community members, including myself, are deeply concerned because we are being “taxed out” of our own homes. The current rental prices are simply out of reach for so many people who would love to remain in McFarland. But the gap between what is affordable and what is available is growing wider every day.

I am speaking from personal experience here. Having rented from Lakestone as a commercial tenant, I can attest to the substandard quality of their properties. The units are poorly constructed, and the management seems incapable of maintaining them properly. I could hear the tenants next door as clearly as if they were in my own unit—even over the sound of my own music and heat blasting. Every movement from the upstairs neighbors reverberated through the walls. Issues with broken garage doors, faulty electronic entry systems, and improperly installed fixtures were constant problems. The overall experience was frustrating and disheartening. This is not the kind of development that McFarland should be encouraging, especially at such a high price point.

As many of you know, my business was flooded on Christmas day two years ago. The restoration company let me know that a second pipe burst when they were trying to repair the damage in the bathroom – which Lakestone never informed me of. There are many business owners who are invested and care about the community of McFarland – Lakestone is not one of them. Similar to Interstate Partners, they only care about high profits – and not investing in the community of McFarland.

What McFarland needs is not another luxury apartment complex that further inflates rents and drives out residents. What we need is affordable, high-quality housing that allows families and seniors to stay in our community, contribute to its growth, and live with dignity. We need housing that fosters a sense of community, not just a place for investors to make a profit.

I urge you to reconsider this proposed development and think long and hard about the future of McFarland. We have an opportunity to build a community where everyone, regardless of income, can find a place to call home. But that will only happen if we prioritize the needs of our residents over profit-driven development.

Thank you for your time and for considering the future of our village.

Sincerely,

Kristin Ellis

5903 Country Walk

McFarland Wisconsin 53558

Kristin Ellis (she/her/hers)

Senior Human Resources Generalist – Employee Relations

Forward Service Corporation

4600 American Parkway Suite 301 | Madison, WI 53718

P: 608-665-9072 F: 608-640-3520 E: kellis@fsc-corp.org W: www.fsc-corp.org



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