

Tuesday, March 18, 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 February 19, 2025 Plan Commission meeting.

4. PUBLIC HEARINGS.

- a. Public hearing on a Conditional Use Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel # 0710-354-8341-1.

5. BUSINESS.

- a. Discussion and action on a Conditional Use Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel # 0710-354-8341-1.
- b. Discussion and action on a Site Design Review Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel # 0710-354-8341-1.

- c. Discussion and action on a Site Design Review Permit for an accessory structure for a Food-Waste Compositing Bin Kiosk requested by Village Public Works located at 5115 Terminal Drive.
- d. 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.
- e. Discussion regarding the updated Village Comprehensive Outdoor and Recreational Plan.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, April 15, 2025 at 7:00PM.

7. ADJOURNMENT.

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

Plan Commission Minutes February 19, 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 7:00 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 January 21, 2025 meeting.

Clow moved to approve the minutes of the January 21, 2025, Plan Commission meeting. Brassington seconded the motion. Motion passed 6-0.

4. BUSINESS.

- a. Presentation from McFarland School District regarding projected enrollment.

Jeff Mahoney, McFarland School District, provided a presentation on the enrollment numbers of the school district. Discussion from the Commission with Mahoney included school district boundaries, school funding sources, housing trends, households with students and their residing location, and enrollment projections.

- 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.

Bremer provided a summary on the agenda item highlighting the subdivision's progress to date while answering Commission members questions on the housing types and general layout. Tom Fahl, Verdian Homes, was available for questions and comments.

Clow motioned to recommend to the Village Board approval of Amendment No. 3 to the Rosewood Fields Development Agreement for Phase 4 construction. Conrad seconded the motion. Motion passed 6-0.

- 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.

Bremer provided an opening summary of the project timeline and the upcoming future neighborhood meeting hosted by Lakestone Properties. Brett Reimen, with Lakestone Properties, provided a summary of the changes made on the most recent concept plan connecting the changes made to the feedback received from the January 21, 2025 Plan Commission meeting.

Discussion from the Commission and Staff included affordability of owner-occupied buildings, enrollment, public improvements, WHEDA, market vs workforce housing, comparable development types from other communities, details of housing mix included within the concept, dedicated public park, varying the architectural appearance of the buildings, and upcoming neighborhood meeting date and time.

5. SCHEDULE NEXT MEETING DATE.

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

6. ADJOURNMENT.

Peters motioned to adjourn; Conrad seconded the motion. Motion passed 6-0. Meeting adjourned at 8:23 P.M.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 18, 2025

SECTION: Staff Reports

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Public hearing on a Conditional Use Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel # 0710-354-8341-1.

PREVIOUS ACTION:

April 5, 2022 - Approximately 68 acres of farmland was listed for sale by owner consisting of one 60-acre parcel and another 8-acre parcel.

April of 2022 - Village Staff met with various representatives from Alliant Energy to discuss possible solar installation on an 8-acre property, for use within the Customer Hosted Renewables Program in which they will pay for the upfront costs to install solar infrastructure on municipal property and then provide an annual lease payment back.

April 11, 2022 - The Village Board approved issuing an offer to purchase parcel #154/0710-354-8341-1 with the intent of working with Alliant Energy to develop a small-scale solar installation on the property to offset the Village's municipal energy consumption through renewable resources.

June 28, 2022 - The Village Board approved Resolution 2022-18, a resolution ratifying and approving the purchase of property at or around 3454 Siggelkow Road (Parcel 0710-354-8341-1).

January 6, 2023 - The Village closed on the purchase of the 8-acre parcel that has been identified for the future installation of a small solar installation.

May 8, 2023 - S&NR recommends approval to Village Board of Vacant Land Lease Agreement with the McFarland School District for the purpose of subleasing parcel 154/0710-354-8341-1, near 3451 Siggelkow Road, to Wisconsin Power & Light Company for a solar photovoltaic generating facility

May 9, 2023 - Village Board approves lease agreements with McFarland School District and Alliant Energy for an 8-acre Community Hosted Solar Farm project.

November 17, 2023 - Plan Commission recommendation to Village Board to rezone property to A-1 Agriculture Transition.

November 28, 2023 - Ordinance 2023-14 approved by Village Board to rezone property to A-1.

ISSUE SUMMARY:

Wisconsin Power & Light, an Alliant Energy Company (agents Merjent and Westphal & Company, Inc.), is requesting a Conditional Use Permit for the installation of a Community Solar Energy Collection System. The request is for a proposed 1.4 kilowatt (kW) customer hosted solar collection system ("solar farm") located at 3443 Siggelkow Road (parcel # 154-



0710-354-8341-1). Noting, the address of the property was assigned after the applicant's submittal as it previously did not have an address as an undeveloped parcel. The property is owned by the Village of McFarland and zoned A-1 Agriculture Transition. Per Sec. 62-69 of the Zoning Code, "Solar Energy Collection Systems, Ground Mounted (Principal Use-Solar Farm)" is a conditional use in the A-1 District. The project will include a security fence along the exterior of the property, relocation of the gate along the driveway heading south towards Hope Rod and Gun Club, and approximately 3,100 solar photovoltaic panels and subsequent inverters.

SUMMARY OF LEASE AND RENEWABLE ENERGY CREDITS (RECs)

Lease agreements between the McFarland School District and Alliant Energy were approved in May 2023. In order to stay within the broader parameters of the Customer Hosted Renewable Program, the Village was not able to enter into a contract directly, or jointly with the School District, and Alliant. To qualify under the program, the Village entered into an agreement with the School District to lease the property to the District. The District in turn subleased the property to Alliant under the Customer Hosted Renewable Program. Lease payments and the renewable energy certificates (RECs) generated from the site will be distributed from Alliant to the School District, which in turn will distribute a portion of the lease payments and RECs to the Village. The RECs will be transferred through Midwest Renewable Energy Tracking System, MRETS, an online platform used to track and retire renewable energy credits generated. Under the terms of the lease, the District will transfer 60% of the RECs to the Village, to be retired to meet Village renewable energy goals.

Refer to the [May 8, 2023, Sustainability & Natural Resources Committee meeting packet](#) for additional details.

EXISTING PROPERTY

The property is approximately 8.2 acres and is zoned A-1 Agricultural Transition. The property was previously owned with the adjacent 60-acre parcel to the east (Parcel #0710369111) and used as farmland. The property is mostly flat with low elevations near the southwestern part of the parcel.

- East. This property is parcel #0710369111 and zoned A1 Exclusive Agriculture, a Dane County zoning designation. This property is the 60-acre parcel previously mentioned.
- South. 3435 Siggelkow Road is owned and operated by the Hope Rod and Gun Club. This property includes an easement for a private driveway to Siggelkow Road along the entire length of the project property's east lot line.
- West. Parcel #071035482851, owned by the property owner located at 3457 Siggelkow Road (northwest). This property includes prairies and walking trails in its southern half, two accessory structures and garden beds in the northern half. The property is zoned RH-1 Rural Homes.
- North. 3451 Siggelkow Road is owned by Wisconsin Power and Light and is zoned A1 Agricultural Transition. The property is used as an electrical substation for Alliant Energy.

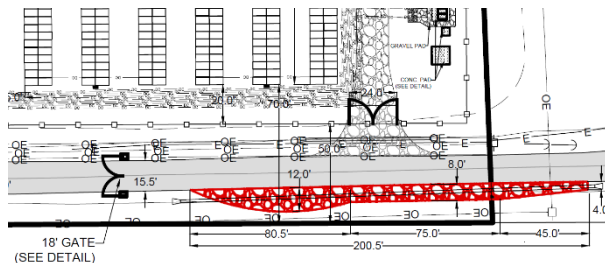
CONDITIONAL USE PERMIT REVIEW

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

The property is currently zoned A1 - Agricultural Transition. Sec. 62-68(a), Statement of Purpose, A1 Agriculture-Transition District, states, "*The purpose of the Agriculture-Transition District is to preserve in agricultural and related open space uses those lands generally located in proximity to developed areas within the Village where urban expansion is likely and in keeping with long-term plans for development. It is intended that urban development be deferred in such areas until the appropriate authorities determine that it is economically and financially feasible to provide public services and facilities. It is also intended that the status of all areas in this district be reviewed by the appropriate authorities periodically in order to determine whether, in light of current land development trends, there should be a transfer of all or any part of those areas to some other appropriate use district. Any such review will consider local and regional land use plans. Existing homes are grandfathered as are existing house lots. No new house lots can be created without rezoning.*"

In Staff's opinion, the applicant's responses to Sec. 62-111 are generally adequate. Staff note the following comments to the responses for questions (a) and (e) as provided by the applicant during Staff's review:

- (a) The Alliant Energy maintenance program includes a monthly visual inspection of the station. Any work done is to be completed by Alliant Energy staff should there be any maintenance required on site. This includes electrical and vegetation issues.
- (e) Coordination with Hope Rod and Gun Club on the gate location was determined to allow maintenance access for utility personnel while maintaining secure access to the Gun Club. The proposed gate location also helps drivers who may have mistakenly taken the road use the new west driveway bulb to perform maneuvers back towards Siggelkow Road. See image below.



62-210(e) SPECIFIC REQUIREMENTS REGARDING SOLAR ENERGY COLLECTION SYSTEMS

The project is subject to the review of the standards within this section of the Municipal Code. The following include staff comments on the standards.

1. Permits. This agenda item is the request for a conditional use permit. The business item



- in 5.a includes possible action on the request.
2. Foundations. This standard has been met.
 3. Power and Communication Lines. Electrical connections will converge at a drop on the north side of the site, connecting to the only overhead electric line, running parallel with the private driveway. All other lines and cables will be buried underground. This standard has been met.
 4. Maximum Heights. The proposed height of the panels does not exceed 11 feet and are angled at 25 degrees. The total height includes the channel post and panel height. Maximum height allowed is 30 feet. This standard has been met.
 5. Setbacks. The panels are setback a minimum of 70 feet from the adjacent west, south, and east lot lines. The panels are setback approximately 60 feet from the north lot line. Minimum setbacks required are 25 feet from the front lot line and 10 feet from the side or rear lot lines. This standard has been met.
 6. Stormwater Management and Erosion Control. An erosion control plan was submitted with the application. The project adds a 4,960-square-foot gravel access driveway and 300-square-feet of concrete electrical pads. Included in the packet is the Village Engineer's letter with suggested updates to the final stormwater management and erosion control plan, including:
 - a. The hydrologic soil group should be increased from C to D when examining the post-development conditions.
 - b. The Village Ordinance (and County ordinance) have recently been updated to also require modeling the 200-year storm for new construction.
 - c. A cost estimate for the erosion control and stormwater management should be provided, along with a surety for the proposed work.
 - d. A long-term maintenance plan for the vegetation cover and the down gradient buffer area.
 7. Ground Cover. The proposed ground cover details can be found on Sheet C501. The ground cover and seeding are selected to have minimal weed growth and maintenance, which includes eight different species of grass and prairie mix. The mix will cover all areas within the fenced area and some portions of the northeast corner. The standard states, "*Vegetation underground mounted solar energy collection systems should consist of native pollinator-friendly vegetation, or similar prairie grass seed mix, that will result in a short stature prairie with a diversity of forb or flowering plants that bloom throughout the growing season*". The proposed ground cover grass mix appears to meet this standard with grass and prairies. In addition, the applicant has stated there will be no changes to the existing tree line along the west and south lot lines.
 8. Fencing and Security. Fencing around the property is setback approximately 50 feet from the adjacent west, south, and east lot lines. Along the north lot line, the fence tapers from east to west, from approximately 10 feet down 1.5 feet. The height of the fence is 8 feet tall and consists of wood posts and woven wire. Refer to Sheet C600. On Sheet C602, the design of the proposed gate along the easement driveway extends 18 feet across, standing approximately 4 feet tall. The section standard requires the system equipment to be fully enclosed and secured with warning signs posted. Additionally, a Knox box should be provided at locked entrances for emergency personnel access. The Village Fire Chief's comments include recommendations for a Knox box. The submittal meets the standard for a fully enclosed fence but does not include details regarding the



- Knox box. As a condition of approval, one would be provided at the fenced entrance.
9. Decommissioning. The lease agreement details the plan for decommissioning of the site once the panels have reached the end of product life.

DEPARTMENT STAFF COMMENTS

Included in the packet are letters from the Village Engineer and Fire Chief. No comments or concerns from the Public Works Director or Interim Police Chief.

PUBLIC COMMENTS

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

FINANCIAL/BUDGET IMPACT:

The 2023 Capital Budget included \$300,000 for Village acquisition of the property completed in January 2023. Net revenue from the lease payments is stated to be \$31,051 per year. At this rate, the Village will be able to recoup its land acquisition in 10 years and the project is estimated to return \$1M in net income over the maximum 35-year term of the agreement.

Alliant will be responsible for the costs to install the solar energy collection system.

VILLAGE PLAN REFERENCE:

[Sustainability Plan, 2021](#). The Sustainability Plan's Energy section, page 14, includes a table detailing Energy Indicators and benchmark goals by 2030. The proposed project supports the following Village indicators through the Renewable Energy Credits generate from the property:

- *Decrease the total municipal energy consumption per year by 20% by 2030.*
- *Increase total properties with Solar & kW production per year.*
- *Increase Community-wide percentage of total energy consumed generated from renewable per year by 50% by 2040, and 100% by 2050. (This includes the school district).*
- *Increase municipal percentage of total energy consumed generated from renewable per year by 50% by 2030 and 100% by 2040.*

One near-term Energy action item states, "*Work with energy providers to develop a community-scale solar energy installation and/or develop a program for leasing municipal rooftops for solar*".

[East Side Neighborhood Plan, 2023](#). The property is identified as Civic/Institutional/Utilities within the future land use map, including the development of a community solar facility.

[Municipal Comprehensive Energy Plan, 2023](#). The plan includes a chapter detailing recommendations the Village can utilize to achieve 100% Net Zero. *Table 5: Energy Savings by Measure Type* identified 2,239,196 in total electricity savings/offset (kWh) if all recommendations were achieved. From VOM/Alliant RECs source alone, this includes 1,324,000 kWh (312,331 lbs in CO2 emission) approximately 59.1%. Further on page 14, the



plan states, "...the Alliant RECs would be 60% of the total project RECs, or approximately 1,324 MWH of RECs per year...From the baseline, CO2 emissions would be reduced 76% without the RECs and 90% with the RECs [by 2035]."

ORDINANCE REFERENCE:

62-111 Conditional Use Standards

62-210 Specific Requirements Regarding Solar Energy Collection Systems

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

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

ATTACHMENTS:

1. 3443 Siggelkow Road_CUP & Site Design Review App_02.04.25
2. 3443 Siggelkow Road_VE Letter_03.03.2025
3. 3443 Siggelkow Road_FR Letter_03.05.2025



andrew.bremer@mcfarland.wi.gov

2/3/2025

Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland

Subject: Conditional Use Permit Application for Customer Hosted Solar: McFarland School

Dear Mr. Bremer and Members of the Planning and Zoning Committee,

Merjent Inc. (Merjent) is submitting this application for a Conditional Use Permit (CUP) for the installation of a Customer Hosted Solar: McFarland School Project (Project). The Project has been prepared in collaboration with Wesphal & Company, Inc (Westphal) and Wisconsin Power and Light Company, an Alliant Energy Company (WPL). The Project is being proposed on parcel 154/0710-354-8341-1, which is zoned A1 Agricultural Transition, with a valuation classification of X-4 Other Exempt.

Attachments:

- Plan Commission Application – McFarland Solar
- Conditional Use Permit Application – McFarland Solar
- Site and Design Plans Checklist - McFarland Solar Application Notes
- Construction Documents – Customer Hosted Solar: McFarland School
 - o Racking Plan
 - o Connection Details
- Supporting Information and Examples
 - o Flyover Model-McFarland Solar
 - o Alta Title Commitment - Village of McFarland
- Erosion Control Cover Letter
 - o Erosion Control Application
- Stormwater Management Report

Thank you for your review of the Conditional Use Permit.

Kind regards,

Heather Deuth, PE
Deputy Project Manager



Plan Commission Application – 2025

~Application must be completed in full~

Applicant	Westphal & Company Inc.	Applicant's Agent	Merjent Inc.
Property Owner (if different)	Village of McFarland	Name	Heather Deuth
Address	14 Marsh Court, Madison, WI 53718	Address	1 Main Street SE, Suite 300 Minneapolis, MN 55414
Email	acarroll@westphalec.com	Email	heather.deuth@merjent.com
Phone #	608-416-2012	Phone #	920-242-5633

Parcel No(s). 154/0710-354-8341-1

Type of Proposal – Please check boxes below that apply

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

D = Any final plat which has been previously reviewed/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 papers if needed)

Wesphal & Company Inc., in collaboration with Wisconsin Power and Light Company, an Alliant Energy Company (WPL) and Merjent Inc., is requesting a conditional use permit for the addition of a community solar field at parcel number 154/0710-354-8341-1. This 8 acre parcel is currently zoned as A1 Agricultural Transition - X4 Other Exempt. See attached for legal description.

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.gov), 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

2/3/2025

Date

EXHIBIT 1
Legal Description of the Property

The land is described as follows:

The Land referred to herein below is situated in the County of Dane, State of Wisconsin, and is described as follows:

All that part of the East 1/2 of the Southeast 1/4 of Section Thirty-five (35), Township Seven (7) North, Range Ten (10) East, in the Village of McFarland, Dane County, Wisconsin lying East of an existing fence whose North end is 340.9 feet West of the East 1/4 corner of said Section 35 and whose South end is 327.9 feet West of the Southeast corner of said Section 35, reserving the North 33 feet for road purposes, EXCEPTING lands conveyed in the following:

1. Warranty Deed recorded January 31, 1962 in Volume 735 of Deeds, page 596 as Document No. 1041767.
2. Warranty Deed recorded September 17, 1969 in Volume 133 of Records, page 428 as Document No. 1250421.
3. Warranty Deed recorded February 3, 1970 in Volume 157 of Records, page 477 as Document No. 1258407.

APN: 154/0710-354-8341-1



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

Conditional Use Permit Application

Statement of Purpose

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

Submittal Requirements

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

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

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

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

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

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

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

Village of McFarland – Conditional Use Permit Application

Applicant/Owner	Applicant - Westphal & Company Inc (Westphal) in conjunction with Wisconsin Power and Light Company, an Alliant Energy Company (WPL) Property Owner - Village of McFarland	Applicant's Agent (If applicable)	Merjent Inc.
Applicant Address	14 Marsh Ct. Madison, WI 53718	Agent Address	1 Main Street SE, Suite 300 Minneapolis, MN 55414
Email	acarroll@westphalec.com	Email	heather.deuth@merjent.com
Applicant's Phone #	608-416-2012	Agent's Phone #	920-242-5633
Project Site Address	None (between 3451 SIGGELKOW RD and 3435 SIGGELKOW RD)	Project Site Parcel #	154/0710-354-8341-1
Current Zoning	A1 Agricultural Transition X-4 - Other Exempt	Proposed Zoning (If applicable)	
Current Lot Size (Square Feet)	357,192 square feet	Current Building Size (Square Feet)	None
Proposed Lot Size (If applicable)	No Change	Proposed Building Size (If applicable)	None
Proposed Use	Solar	Number of Residential Units (If applicable)	None
Describe the Proposed Operations (hours of operation, number of employees, truck delivery schedules, outdoor storage needs, etc.)	The solar site will operate continuously. There will be no set hours of operations, employees, truck deliveries or outdoor storage. Site will be maintained and checked on a regular basis.		
Describe any Proposed Changes to the Building Interior*	Currently no building on site		
Describe any Proposed Change to the Building Exterior or Site**	Currently no building on site		

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

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

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

Sec. 62-111, Conditional Use Standards

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

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

The solar site location is offset of a private road and behind a WPL Station. The site will be maintained by WPL, following all of their standard safety regulations. The solar site will provide community values by promoting sustainability and environmental responsibility. Plans include native vegetation and fencing has been designed to minimize wildlife impact.

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

During site design, the tree line on both the west and south sides of the property were considered to provide minimal visual impact to adjacent property owners. Contact has been made to pro-actively reach out for any questions or concerns with the proposed project.

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

The project site is designed to address storm water onto and off of the site to eliminate any changes to nearby parcels. The site will include fencing and natural pollinating vegetation to avoid impacts to the wildlife.

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

The electrical connection will be made at a drop on the north side of the site, where an overhead electric line runs parallel to the private road. The driveway connection will be located along the private road. Additionally, a temporary bump-out will be added on the east side of the private road, including a culvert, to accommodate construction deliveries to the site.

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

Driveway access to this site is located off of a private road and will have minimal traffic to the site. Per coordination with Hope Rod and Gun Club, the gate on the private road at Siggelkow will be relocated to south of the driveway access to the solar site.

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

The proposed project aligns with land use, environmental protection, construction standards, and traffic/access regulations. While yard setbacks may not apply, the project will still incorporate appropriate setbacks, buffering, and screening where necessary. The site plan is designed to meet all other zoning and operational standards, ensuring compatibility with the district's overall goals.

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

The proposed parcel is not within floodplain areas and therefore does not violate any regulations.

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

The solar project will meet all relevant local, state, and federal regulations, including zoning, building, environmental, and safety codes. It will obtain necessary permits, such as the Conditional Use Permit (CUP), and ensure compliance with utility interconnection and stormwater management requirements, with no violation of McFarland's municipal code or other laws.

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

No building currently on site and no building will be constructed on the site.

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

1. The maintenance of safe and healthful conditions.

The installation of solar panels provides a reduction in air pollution and minimizes greenhouse gas emissions. Natural landscape is planned to provide biodiversity support, soil health, water management and aesthetic appeal.

2. The prevention and control of water pollution including sedimentation.

During solar site construction sediment barrier (silt fence) will be utilized to prevent any sediment runoff of the site. Existing vegetation will be kept in place to stabilize soils. This project has followed the Wisconsin DNR Solar Guidance.

3. Existing topographic and drainage features and vegetative cover on the site.

Minimal grading is anticipated. Spoils from concrete pads and trenches will be placed in a temporary stockpile on the northwest corner of the site. Pollinator friendly ground cover will be planted to maintain a native habitat.

4. The location of the site with respect to floodplains and floodways of rivers and streams.

The project area does not contain or is near floodplains, floodways, rivers or streams.

5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.

Minimal grading will take place, resulting in the site staying the same degree and direction of slope and soil type. Existing vegetative cover will be kept to reduce erosion during construction. Once construction of the panels is complete, the vegetative cover will be replaced with mix on sheet 10.

6. The location of the site with respect to existing or future access roads.

The site is adjacent to an existing private road. After construction, minimal traffic is expected on the site.

7. The need of the proposed use for a shoreland location.

Not applicable for this site.

8. Its compatibility with uses on adjacent land.

The site will compliment the adjacent land through environmentally friendly energy production and pollinator friendly ground cover.

9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

The solar site will not produce liquid wastes.

DISCLAIMER

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

Applicant's Name (Print): Heather Deuth Date: 2/3/2025

Applicant's Signature: Heather Deuth

Site and Design Plans

Check List

Date received: _____

Subject property address: None (between 3451 Siggelkow Rd and 3435 Siggelkow Rd)

Landowner's name: Landowner - Village of McFarland

Landowner's address: PO Box 110
McFarland, WI 53558

Agent's name: Heather Deuth

Agent's address: 1 Main Street SE, Suite 300
Minneapolis, MN 55414

Agent's phone/fax: 920-242-5633

Agent's email: heather.deuth@merjent.com

Landowner's phone/fax: WESTPHAL & COMPANY, INC.
ANDY CARROLL-PROJECT MANAGER
14 MARSH CT.
MADISON, WISCONSIN
608-416-2012

WISCONSIN POWER AND LIGHT COMPANY, AN ALLIANT ENERGY COMPANY
BOB TANDY-STRATEGIC PROJECT MANAGER
200 1ST STREET SE
CEDAR RAPIDS, IOWA
319-786-4776

- _____ A. Title Block that indicates name and address of the current property owner.
Project Owner (Wisconsin Power and Light Company, an Alliant Energy Company (WPL) in conjunction with Wesphal & Company Inc. and location on cover. Location shown. Property currently does not have address.
- _____ B. Name and signature of the designer.
Engineering Firm - Merjent (Josh Petersen) on cover
- _____ C. Date of original plan and latest date of revised plan.
On cover sheet
- _____ D. North arrow and graphic scale. Said scale shall not be smaller than 1 inch equals 100 ft.
Arrows and scales on individual pages as pertains to page
- _____ E. Existing zoning _____ Proposed rezoning _____yes _____no
Existing Zoning - A1 Agricultural Transition, X4 Other Exempt
- _____ F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled. *All property lines shown, dimensioned and labeled. No existing or proposed right-of-way within project area.*
- _____ G. All required building setback lines.
Fence is set back 50' from property line. Panels are set back 20' inside of fence.
- _____ H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.
Access will be to/from private road south of Siggelkow Rd as shown on page 4.
- _____ I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.
See site plan on sheet 4 for layout and sheets 10, 11, 18, 19, and 20 for details
- _____ J. Existing and proposed site and building signage.
Proposed signs included in submittal package. Includes sites sign, warnings and identification signs.
- _____ K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.
Black reflective solar panel height of 10'4" Max. Sheet 14. Data sheet attached.
- _____ L. The location of all outdoor storage areas; including proposed screening materials and colors.
Perimeter of 8' tall game fence. Sheet 10. Photo of fence included in submittal.
- _____ M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
Sheet 8-9
- _____ N. The location and type of any permanently protected green space areas.
Entire site will be restored. See seed mix on sheet 9.
- _____ O. The location and elevation of any wetlands or floodplains.
No wetlands or floodplains.

- _____ P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.
- _____ Q. In the legend, data for the subject property: **Sheet 5 - Grading is not planned throughout the site. Stockpile will be located on the northwest corner of the site**
- (1) Lot area **8.2 Acres**
- (2) Building area **None**
- (3) Paved area **4,960 SF Gravel Access Drive, 300 SF Concrete Electrical Pads**
- (4) Total impervious area **1.1 Acres**
- (5) Landscaping points provided and required for building foundations, gross floor area, street frontage, and paved area. **Paved Area Specified**
- (5) Building height **Solar panel height 10' 4"**
- (6) Existing zoning, proposed zoning **Existing Zoning - A1 Agricultural Transition**
- (7) Number of parking stalls provided and required. **X4 Other Exempt No parking stalls provided or required for solar operation.**
- _____ R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.
- Sheet 10**
- _____ S. Hydrant locations and Fire Department Connection.
- No hydrants on the private road or near the intersection at Siggelkow Rd**
- _____ T. Lighting Plans including photometrics and description of fixture types, heights and orientation.
- No lighting planned for the site.**
- _____ U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.
- Sheet 5**
- _____ V. Existing or proposed easements.
- No existing or proposed easements**
- _____ W. A legal description of the subject property.
- Legal description on sheet 2**

General Comments: _____

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

CONSTRUCTION DOCUMENTS

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

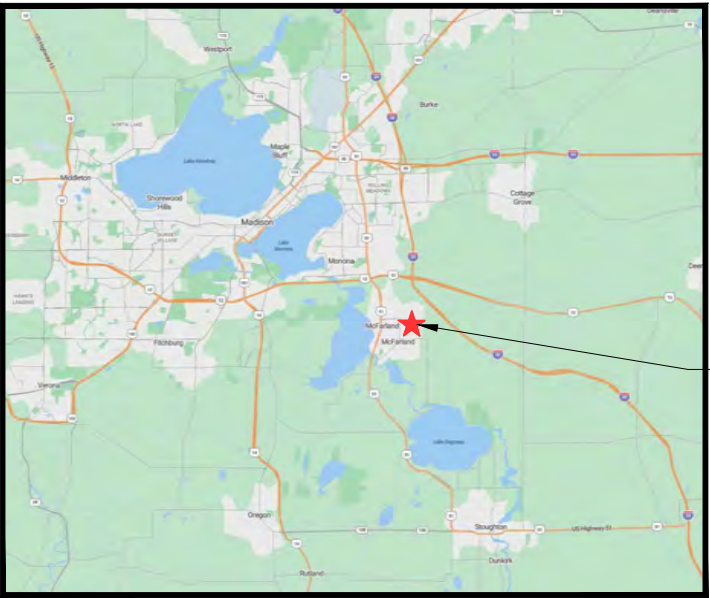
WESTPHAL & COMPANY, INC.

VILLAGE OF MCFARLAND, WI.



VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

SITE
LOCATION

INDEX	DRAWING NO.	PAGE NO.
TITLE SHEET	C000	1
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SITE PLAN	C200	4
GRADING PLAN	C300	5
FOUNDATION PLAN	C400	6
FOUNDATION PLAN	C401	7
FOUNDATION PLAN	C402	8
SWPPP & EROSION & SEDIMENT CONTROL PLAN	C500	9
SWPPP & EROSION & SEDIMENT CONTROL PLAN	C501	10
CIVIL DETAILS	C600	11
CIVIL DETAILS	C601	12
CIVIL DETAILS	C602	13
ELECTRIC UTILITY PLAN	E100	14
ELECTRIC DETAILS (ONE LINE DIAGRAM)	E101	15
ELECTRIC DETAILS (SCHEDULE OF MATERIALS)	E102	16
ELECTRIC DETAILS (SCHEDULE OF MATERIALS)	E103	17
ELECTRIC DETAILS (SCHEDULE OF MATERIALS)	E104	18
ELECTRIC DETAILS (SOLAR TRACKING PROFILE)	E105	19
ELECTRIC DETAILS (ELECTRICAL EQUIPMENT)	E106	20
ELECTRIC DETAILS (INVERTER DETAILS)	E107	21
ELECTRIC DETAILS (WIRE HANGER)	E107	22

* RACKING DETAILS	S1-S2
* RACKING CONNECTION DETAILS	C1-C2
* BY OTHERS	

OWNER REPRESENTATIVE:

WISCONSIN POWER & LIGHT COMPANY, AN
ALLIANT ENERGY COMPANY
BOB TANDY-STRATEGIC PROJECT MANAGER
200 1ST STREET SE
CEDAR RAPIDS, IOWA
319-786-4776

OWNER CONTACT:

WESTPHAL & COMPANY, INC.
ANDY CARROLL-PROJECT MANAGER
14 MARSH CT.
MADISON, WISCONSIN

ENGINEER CONTACT:

MERJENT, INC.
JOSH PETERSEN, P.E.
1 MAIN STREET SE, SUITE 300
MINNEAPOLIS, MINNESOTA 55414
612-746-3660



Know what's below.
Call before you dig.

SITE DATA

ZONING DISTRICT A1 AGRICULTURAL VALUATION CLASSIFICATION X4	X4-OTHER EXEMPT
TOTAL SITE AREA	8.2 AC.
EXISTING IMPERVIOUS	0.0 AC.
PROPOSED IMPERVIOUS	1.1 AC.
GRAVEL ACCESS DRIVE	4,960 SQ. FT.
CONCRETE ELECTRICAL PADS	300 SQ. FT.
PERIMETER FENCE	2,380 LIN. FT.
SOLAR MODULES	3,039
INVERTERS	11

DATE OF PLOT: 1/31/2025

95% DESIGN



Corporate Office:
1 Main Street SE, Suite 300
Minneapolis, Minnesota 55414
(612) 746-3660

Wisconsin Office:
N3764 Uni Drive,
Freedom, Wisconsin 54130
(920) 393-9198

REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

VILLAGE OF MCFARLAND, WI.

TITLE SHEET

DRAWING NO.

C000

SHEET 1 OF 22

CONSTRUCTION SEQUENCING:

1. CONTRACTOR TO MOBILIZE TO THE JOB SITE.
2. PROTECT EXISTING PUBLIC ROADWAY AND ALL POINTS OF THE JOB-SITE WITH EROSION CONTROL PRIOR TO WORK BEGINNING. SITE SHOULD BE COMPLETELY SURROUNDED IN EROSION CONTROL PRIOR TO ANY EXCAVATION TASKS COMMENCING.
3. MINIMAL GRADING IS EXPECTED BEYOND THE ACCESS ROADS, TEMPORARY STORAGE AREAS AND ELECTRICAL PADS.
4. WITHIN 7 DAYS OF COMPLETION OF GRADING, INSTALL EROSION CONTROL SILT FENCE, BIO LOGS, ROCK CHECK DAMS, EROSION CONTROL BLANKET AND OTHER EROSION CONTROLS TO PROTECT THE SITE DURING ELECTRICAL EQUIPMENT INSTALLATION.
5. INSTALL STORMWATER UTILITIES, PERIMETER FENCING, GRAVEL DRIVES, AND OTHER STRUCTURES AS OUTLINED ON THE CIVIL SITE PLANS.
6. DURING MECHANICAL COMPONENT CONSTRUCTION, REGULAR MAINTENANCE OF EROSION CONTROLS SHOULD BE MAINTAINED AT ALL TIMES, INCLUDING UPKEEP ON CONSTRUCTION ENTRANCE, REMOVAL OF SEDIMENTATION ON CHECK DAMS, SILT FENCE, BIO LOGS, AND INLET PROTECTION DEVICES.
7. ALL PROJECT GRAVEL ROADWAYS AND PARKING AREAS SHOULD BE RECONSTRUCTED AS DIRECTED BY THE OWNER AS DAMAGE TO THE ROADWAYS WILL OCCUR DURING CONSTRUCTION.
8. ALL EROSION CONTROL DEVICES SHOULD BE REPAIRED, SEDIMENT REMOVED AND CLEANED. POND SHALL BE MAINTAINED FROM ANY POTENTIAL UPSTREAM SEDIMENTS LEAVING THE SITE.
9. AREAS OF BARE SOILS OR INADEQUATE GROWTH SHOULD BE REINSTALLED WITH EROSION CONTROL BLANKET AND RESEED AS DIRECTED BY THE OWNER OR ENGINEER.
10. EROSION CONTROL DEVICES CAN BE REMOVED ONCE ENTIRE SITE HAS VEGETATION ESTABLISHMENT AND FREE FROM EROSION OR SEDIMENTATION CONCERNS.

LEGAL DESCRIPTION:

The land is described as follows:

The Land referred to herein below is situated in the County of Dane, State of Wisconsin, and is described as follows:

All that part of the East ½ of the Southeast ¼ of Section Thirty-five (35), Township Seven (7) North, Range Ten (10) East, in the Village of McFarland, Dane County, Wisconsin lying East of an existing fence whose North end is 340.9 feet West of the East ¼ corner of said Section 35 and whose South end is 327.9 feet West of the Southeast corner of said Section 35, reserving the North 33 feet for road purposes, EXCEPTING lands conveyed in the following:

1. Warranty Deed recorded January 31, 1962 in Volume 735 of Deeds, page 596 as Document No. 1041767.
2. Warranty Deed recorded September 17, 1967 in Volume 133 of Records, page 428 as Document NO. 1250421.
3. Warranty Deed recorded February 3, 1970 in Volume 157 of Records, page 477 as document No. 1258407

MCFARLAND SOLAR - BILL OF MATERIALS			
NOTES	ITEM DESCRIPTION	UNIT	QTY.
	SWPPP & EROSION & SEDIMENT CONTROL MANAGEMENT	LUMP SUM	1
	EXCAVATION - ACCESS ROAD	CU. YD.	135
	EXCAVATION - ELECTRICAL EQUIPMENT CONCRETE PADS	CU. YD.	15
	EXCAVATION - TEMPORARY LAYDOWN AREA	CU. YD.	280
	EXCAVATION - TEMPORARY ACCESS	CU. YD.	110
1	FOUNDATION DRILLING	EACH	403
2	AGGREGATE - DENSE GRADED (1-1/4")	TON	510
2	AGGREGATE - DENSE GRADED (3")	TON	500
3	GEOTEXTILE FABRIC	SQ. YD.	400
4	4" CONCRETE, DOT 501 GRADE "A"	CU. YD.	8
5	18" CULVERT	LIN. FT.	62
6	18" CULVERT - TEMPORARY	LIN. FT.	208
	18" CULVERT APRON	EACH	4
7	8' PERIMETER FENCING	LIN. FT.	2,380
	TEMPORARY CHAIN LINK FENCE (LAYDOWN AREA)	LIN. FT.	565
8	STEEL ACCESS GATE	LIN. FT.	20
9	CHAIN LINK ACCESS GATE	LIN. FT.	24
	4' ACCESS GATE	EACH	1
	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1
	SEDIMENT BARRIER (SILT FENCE OR BIO LOG)	LIN. FT.	1,610
10	EROSION CONTROL BLANKET	SQ. YD.	16,740
	SPECIAL ARRAY SEED MIX	LBS	250
	WISDOT SEED MIX 75	LBS	28
	PERMANENT SEEDING	ACRE	0.38

BILL OF MATERIAL NOTES:

1. SEE FOUNDATION PLAN FOR PREFERRED METHOD.
2. TO BE USED FOR ACCESS ROAD, TEMPORARY ACCESS ROAD, AND TEMPORARY LAYDOWN AREA.
3. TO BE USED FOR ACCESS ROAD.
4. TO BE USED FOR ELECTRICAL COMPONENT PADS.
5. TO BE USED FOR PERMANENT CULVERT UNDER ACCESS DRIVE.
6. TO BE USED FOR TEMPORARY CULVERT UNDER ROADWAY WIDENING AREA.
7. TO BE USED FOR PERMANENT FENCING AROUND FACILITY. (SEE DETAIL)
8. TO BE USED FOR GATE ALONG PRIVATE DRIVE TO GUN CLUB.
9. TO BE USED FOR PERMANENT ACCESS GATE TO THE FACILITY.
10. TO BE USED FOR PERMANENT STABILIZATION IN AREAS THAT WERE DISTURBED. QUANTITY INCLUDES ENTIRE PROJECT AREA, NOT ALL AREAS WILL BE IMPACTED.

95% DESIGN



Corporate Office:
1 Main Street SE, Suite 300
Minneapolis, Minnesota 55414
(612) 746-3660

Wisconsin Office:
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Freedom, Wisconsin 54130
(920) 393-9196

REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

VILLAGE OF MCFARLAND, WI.

GENERAL NOTES

DRAWING NO.

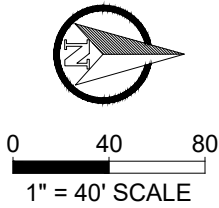
C001

SHEET 2 OF 22

EXISTING SURVEY NOTES:

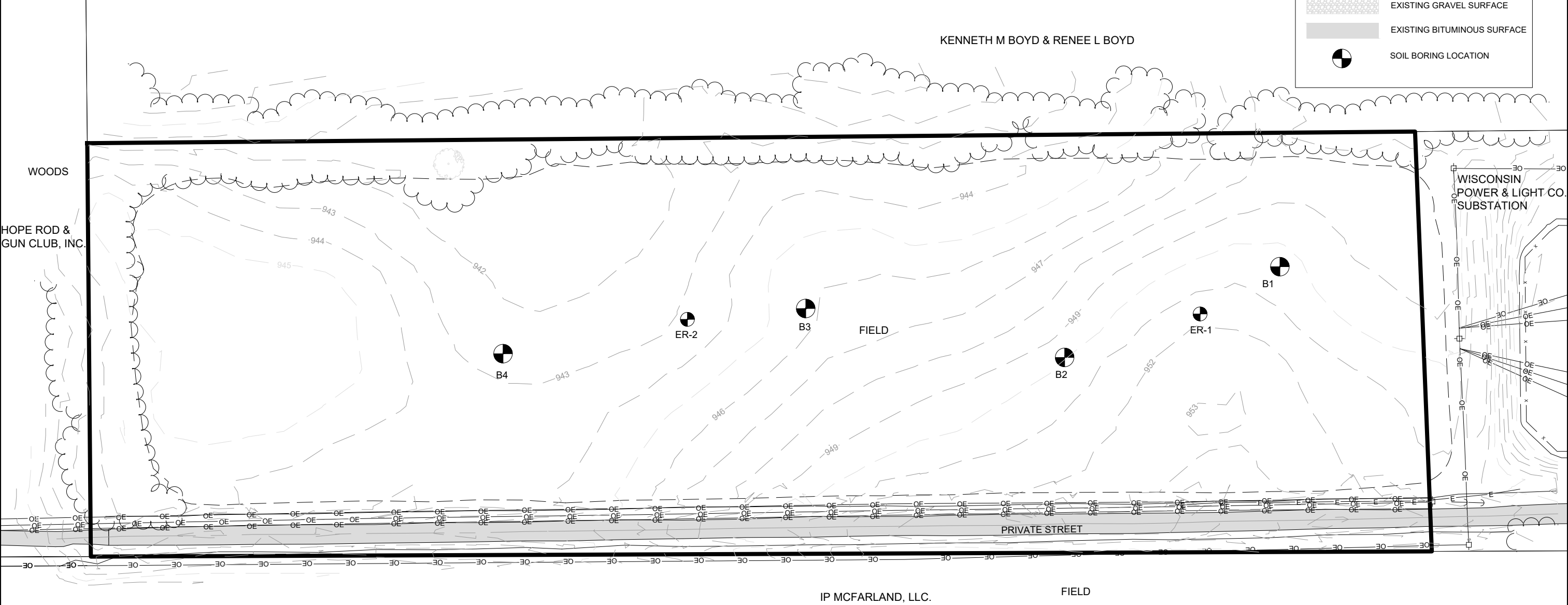
1. EXISTING SURVEY COMPLETED BY OTHERS. VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION. MERJENT AND THE ENGINEER CAN NOT AND DOES NOT ASSUME RESPONSIBILITY OF THE EXISTENCES OR LOCATION OF ANY STRUCTURE SUCH AS, BUT NOT LIMITED TO, UTILITIES, PIPELINES, SEWERS, AND/OR OTHER ITEMS FOUND ON-SITE.

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES AND/OR OWNERS TO VERIFY SURVEY INFORMATION PRIOR TO AND DURING CONSTRUCTION OF SITE PLAN. CONTACT THE ENGINEER IN THE EVENT OF ANY DISCREPANCY.



LEGEND

- PARCEL LINE
- EXISTING TREE LINE
- EXISTING GRAVEL SURFACE
- EXISTING BITUMINOUS SURFACE
- SOIL BORING LOCATION



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Wisconsin Office:
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Freedom, Wisconsin 54130
(920) 393-9196

REVISION RECORD					
NO.	DATE	DESCRIPTION	BY	CHKD	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

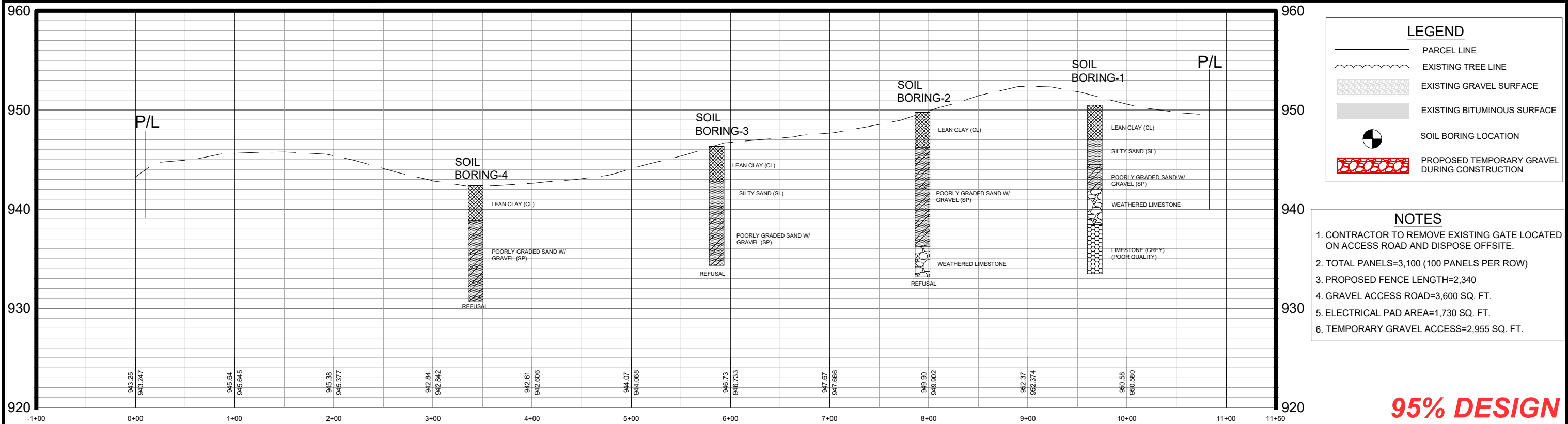
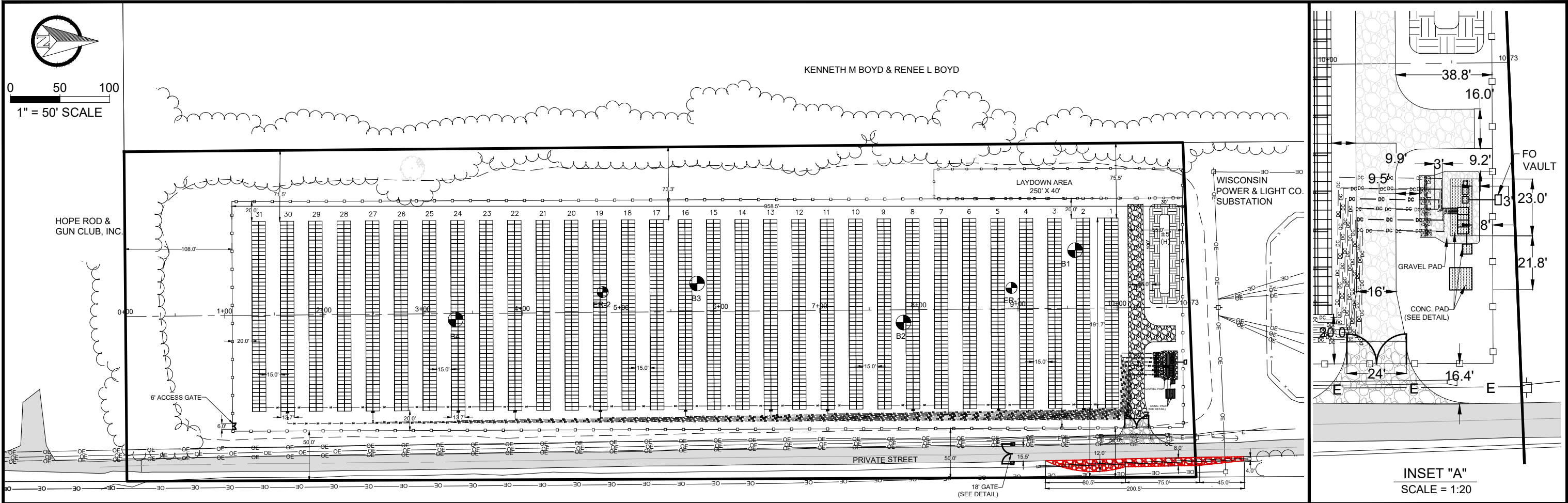
VILLAGE OF MCFARLAND, WI.

EXISTING CONDITIONS

DRAWING NO.

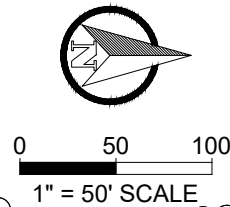
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SHEET 3 OF 22



 Corporate Office: 1 Main Street SE, Suite 300 Minneapolis, Minnesota 55414 (612) 746-3660 Wisconsin Office: N3764 Uni Drive, Freedom, Wisconsin 54130 (920) 393-9198	REVISION RECORD								WESTPHAL & COMPANY, INC.		DRAWING NO.
	NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D			CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL		C200
									VILLAGE OF MCFARLAND, WI.		
								SITE PLAN		SHEET 4 OF 22	

KENNETH M BOYD & RENEE L BOYD



LEGEND

- PARCEL LINE
- EXISTING TREE LINE
- PROPOSED GRAVEL SURFACE
- EXISTING BITUMINOUS SURFACE
- SOIL BORING LOCATION
- PROPOSED FOUNDATION LOCATION
- PROPOSED FENCE

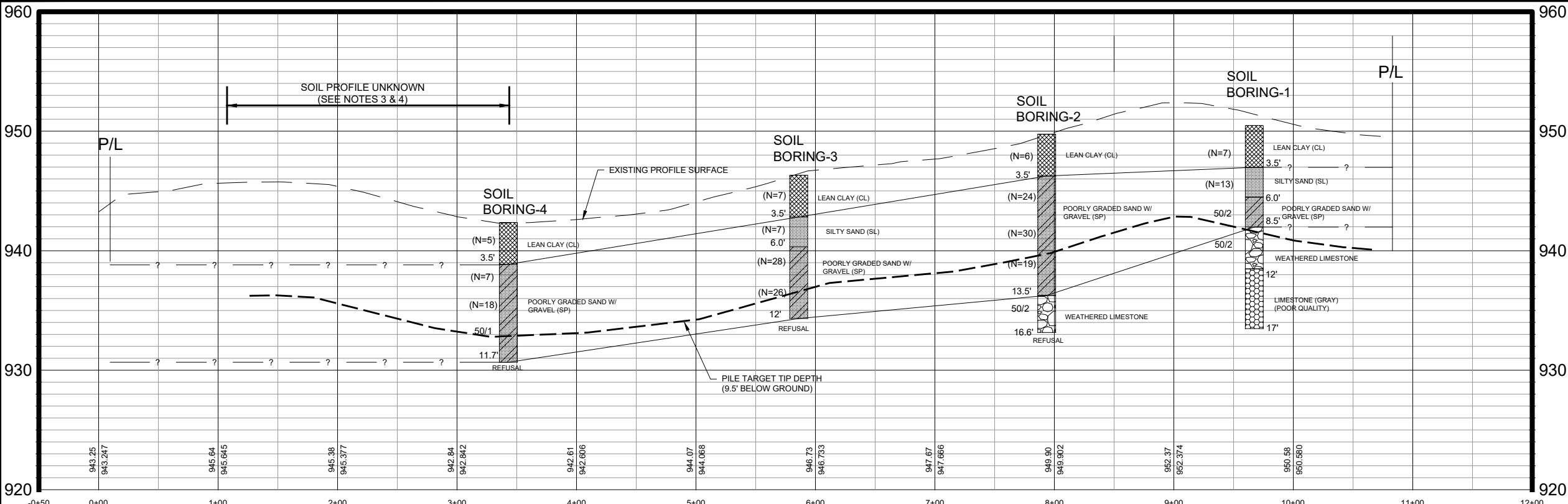
NOTES

- 403 FOUNDATIONS ARE PROPOSED
- A23 LOWEST FOUNDATION ELEV. = 941.45
- CONTRACTOR TO PERFORM PILE LOAD TEST PROGRAM ON SOUTH END OF SITE PRIOR TO INSTALLATION OF PRODUCTION PILES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO FOUNDATION CONSTRUCTION.
- CONTRACTOR TO PERFORM TEST PITS IN THIS AREA TO VERIFY SOIL FROST SUSCEPTIBILITY. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO FOUNDATION CONSTRUCTION.
- SOIL BORINGS AND GEOTECHNICAL CHARACTERIZATION PER MCFARLAND SCHOOL SOLAR GEOTECHNICAL ENGINEERING REPORT BY TERRASON, DATED AUGUST 9, 2024.
- SOIL STRATIGRAPHY LINES SHOWN IN PROFILE ARE LINEARLY INTERPOLATED BETWEEN BORINGS AND DO NOT DEFINE EXACT SUBSURFACE CONDITIONS ALONG THE SECTION CUT. ACTUAL SUBSURFACE CONDITIONS MAY VARY FROM WHAT IS DISPLAYED.

HOPE ROD & GUN CLUB, INC.

WISCONSIN POWER & LIGHT CO. SUBSTATION

PRIVATE STREET



95% DESIGN



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Wisconsin Office:
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Freedom, Wisconsin 54130
(920) 393-9196

REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHKD	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

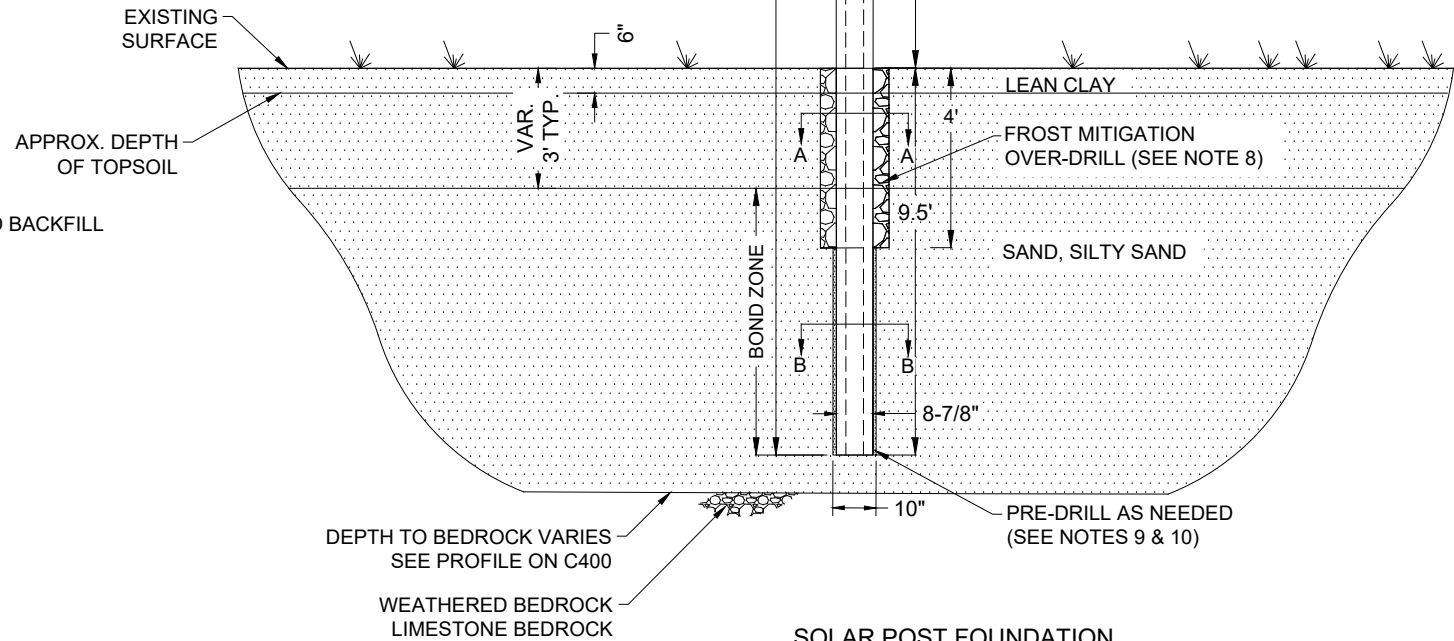
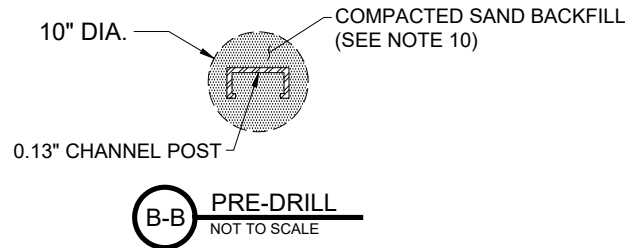
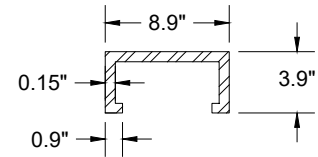
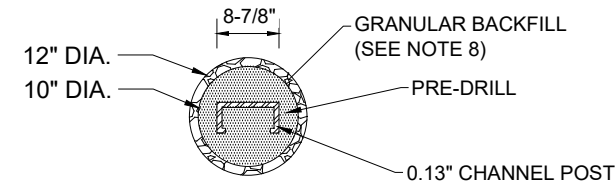
VILLAGE OF MCFARLAND, WI.

FOUNDATION PLAN

DRAWING NO.

C400

SHEET 6 OF 22



PILE INSTALLATION NOTES:

- WORK SHALL CONSISTS OF FURNISHING AND DRIVING FOUNDATION PILES OF THE TYPE AND DIMENSIONS DESIGNATED ON THIS DRAWING TO SUPPORT THE SOLAR PANELS AND ASSOCIATED RACKING STRUCTURE.
- CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DIMENSIONS ON SITE BEFORE COMMENCING THE WORK. ALIGNMENT AND CENTERING OF FOUNDATION PILE SHALL BE CHECKED BEFORE BEGINNING INSTALLATION.
- MINIMAL TO NO GRADING WORK WILL BE PERFORMED AT THIS SITE. FOUNDATION PILES SHALL BE INSTALLED TO TARGET GRADE ABOVE GROUND AND SHOULD GENERALLY FOLLOW THE NATURAL SLOPING GROUND SURFACE.
- PILES SHALL BE DRIVEN WITH A VARIATION OF NOT MORE THAN 1/2-INCH PER FOOT (1:25) FROM THE VERTICAL. AFTER DRIVING, THE PILE HEAD SHALL BE WITHIN 6 INCHES OF THE PLAN LOCATIONS FOR ALL PILES. PILES NOT WITHIN THE SPECIFIED TOLERANCE SHALL BE EVALUATED BY THE ENGINEER FOR ACCEPTANCE.
- RACKING MATERIALS AND DIMENSIONS SHALL BE IN CONFORMANCE WITH THE RACKING DETAILS/SPECIFICATIONS PROVIDED BY RACKING SUPPLIER. THE CHANNEL (C-SHAPE) PILE SHALL ALSO BE SUPPLIED BY RACKING SUPPLIER AND COMPATIBLE WITH THE RACKING.
- FULL-LENGTH PILES SHALL BE USED WHERE PRACTICAL. IF SPLICING IS DETERMINED TO BE UNAVOIDABLE, DETAILS AND METHOD OF SPLICING SHALL BE SUBJECT TO APPROVAL BY RACKING MANUFACTURER STRUCTURAL ENGINEER.
- A PILE TEST PROGRAM SHALL BE PERFORMED PRIOR TO START OF CONSTRUCTION TO VERIFY THE PREFERRED INSTALLATION METHOD CAN BE PERFORMED AND ACHIEVE THE SPECIFIED DESIGN LOADS. THE TEST PROGRAM CAN ALSO SERVE TO TEST THE APPLICABILITY OF PROPOSED ALTERNATIVE INSTALLATION METHODS AND FOUNDATION DESIGNS.
 - AT LEAST 2 TEST PILES SHALL BE CONSTRUCTED USING THE PREFERRED DESIGN. LOCATIONS FOR THE PILE TESTS SHALL BE PROPOSED BY THE CONTRACTOR PENDING SITE ACCESSIBILITY, SUBJECT TO APPROVAL BY THE ENGINEER. CONSIDERATION SHOULD BE GIVEN TO LOCATIONS WITH LIMITED GEOTECHNICAL INFORMATION, SUCH AS THE SOUTH END OF THE SITE. THE CONTRACTOR SHALL SUBMIT A TEST PROGRAM PLAN DETAILING THE PROPOSED TEST SETUP, EQUIPMENT, AND MEASUREMENT SYSTEMS FOR REVIEW AND APPROVAL BY THE ENGINEER.
 - ALL PILE DRIVING EQUIPMENT WILL BE FURNISHED BY THE CONTRACTOR AND SHALL BE APPROVED IN ADVANCE BY THE ENGINEER BEFORE DRIVING CAN TAKE PLACE. COMPRESSIVE DRIVING STRESS SHALL NOT EXCEED 90 PERCENT OF THE YIELD POINT OF THE PILE MATERIAL.
 - PILES SHALL BE DRIVEN TO THE REQUIRED MINIMUM TIP DEPTH AS SPECIFIED. THE PROCEDURE USED IN DRIVING THE PILES SHALL NOT SUBJECT THEM TO EXCESSIVE DEFORMATION OF THE STEEL. IF DEFORMATION OF THE PILE HEAD OCCURS, PILES SHALL BE CUT TO REMOVE THE DEFORMED SECTION.
- FROST HEAVE MITIGATION SHALL BE PERFORMED FOR ALL PILES AND CONSIST OF USING AN OVER-SIZED AUGER TO DRILL AND REMOVE FROST-SUSCEPTIBLE CLAY SOILS TO A DEPTH OF 4 FEET BELOW THE GROUND SURFACE. THE OVER-DRILLED SECTION SHALL BE BACKFILLED WITH A SOIL WITH NEGLIGIBLE TO LOW FROST SUSCEPTIBILITY, INCLUDING A PEA STONE OR CLEAN GRAVEL MATERIAL, OR EQUIVALENT AS APPROVED BY THE ENGINEER.
- WHERE SHALLOW BEDROCK IS PRESENT (SEE SOIL PROFILE ON C400) OR SPECIFIED TARGET DEPTHS CANNOT BE ACHIEVED, CONTRACTOR SHALL PRE-DRILL HOLES AT THE PILE LOCATIONS TO THE TARGET DEPTH AS SHOWN. PRE-DRILL HOLE SIZE SHALL BE AS LARGE AS NEEDED TO ACCOMMODATE THE SPECIFIED PILE SHAPE.
- PRE-DRILLED HOLES SHALL BE BACKFILLED WITH SAND OR OTHER EQUIVALENT MATERIAL AS APPROVED BY THE ENGINEER. BACKFILL SHALL BE PLACED AND COMPACTED IN LIFTS OVER THE FULL HEIGHT OF THE PILE. MATERIALS RESULTING FROM DRILLED HOLES SHALL BE DISPOSED OF OR USED AS NON-STRUCTURAL BACKFILL AS NEEDED AT THE SITE.
- IF PRACTICAL REFUSAL IS MET AT DEPTHS LESS THAN THE SPECIFIED TARGET PILE DEPTH, THE CONTRACTOR SHALL PERFORM A PROOF TEST TO VERIFY THE PILE MEETS THE REQUIRED DESIGN CAPACITY. PROOF TESTS SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D-3689 FOR AXIAL TENSILE LOADING AND WITH ASTM D-3966 FOR LATERAL LOADING. TARGET DESIGN LOADS FOR THE PROOF TESTING SHALL BE PROVIDED BY THE ENGINEER. CONTRACTOR SHALL SUBMIT A DETAILED LOAD TESTING PLAN TO DOCUMENT THE PROPOSED LOAD TEST EQUIPMENT AND METHODS. SUBJECT TO APPROVAL BY THE ENGINEER.
- FOR PILES THAT ARE SUCCESSFULLY DRIVEN TO TARGET DEPTHS, PROOF TESTING SHALL BE PERFORMED FOR 2 PERCENT OF THE NUMBER OF PILES.
- EFFORT SHALL BE MADE TO DRIVE THE PILES TO TARGET DEPTHS SUCH THAT PILE ABOVE GROUND MEETS TARGET ELEVATIONS FOR THE RACKING AND PANEL INSTALLATION. FOR PILES THAT RISE UP ABOVE TARGET ELEVATIONS, PILES SHALL BE CUT AT THE ELEVATIONS REQUIRED TO ANCHOR TO THE RACKING STRUCTURE.
- LOAD TESTING SHALL BE PERFORMED IN GENERAL ACCORDANCE WITH ASTM D-3966 AND ASTM D-3689. TEST LOADS SHALL NOT EXCEED 90 PERCENT OF THE STEEL YIELD IN TENSION. TARGET LOADS FOR THE TEST PROGRAM SHALL BE PROVIDED BY THE ENGINEER.

SEQUENCE - PILE INSTALLATION :

- PILE INSTALLATION CONTRACTOR MOBILIZE TO SITE.
- PERFORM LOAD TESTING PROGRAM.
- SURVEY PLANNED PILE LOCATIONS.
- FOR EACH PRODUCTION PILE:
 - AUGER TO OVER-DRILL TOP 4 FEET OF PILE TO REMOVE FROST SUSCEPTIBLE MATERIAL (CLAY).
 - ATTEMPT TO DRIVE PILE TO SPECIFIED TARGET DEPTHS.
 - IF PRACTICAL REFUSAL IS MET AT DEPTHS LESS THAN TARGET, PERFORM PROOF TEST TO VERIFY THE PILE MEETS THE REQUIRED DESIGN CAPACITY.
 - BACKFILL AROUND TOP OF PILE IN OVER-DRILL HOLE WITH NON-FROST SUSCEPTIBLE GRAVEL BACKFILL.
 - IF PROOF TEST IS UNSUCCESSFUL, OR IF PILE DEPTH IS LESS THAN 7'-9", PERFORM PREDRILLING TO FACILITATE DRIVING:
 - PRE-DRILL TO THE TARGET TIP DEPTH.
 - BACKFILL THE PRE-DRILL HOLE USING COMPACTED SAND MATERIAL (SEE NOTES).
 - DRIVE POST INTO THE BACKFILLED PRE-DRILL HOLE.
 - SURVEY PILE TOP ELEVATION FOR CONFORMANCE WITH RACKING SPECIFICATIONS. IF NEEDED, CUT AND FIELD FIT RACKING CONNECTIONS AT TOP OF PILE.
- PERFORM PROOF TESTING OF 2% OF PRODUCTION PILES THAT WERE DRIVEN TO TARGET TIP DEPTH ELEVATION.

SOLAR POST FOUNDATION
DRIVEN POST
D-1
NOT TO SCALE
PREFERRED FOUNDATION DESIGN

95% DESIGN



Corporate Office:
1 Main Street SE, Suite 300
Minneapolis, Minnesota 55414
(612) 746-3660

Wisconsin Office:
N3764 Uni Drive,
Freedom, Wisconsin 54130
(920) 393-9196

REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

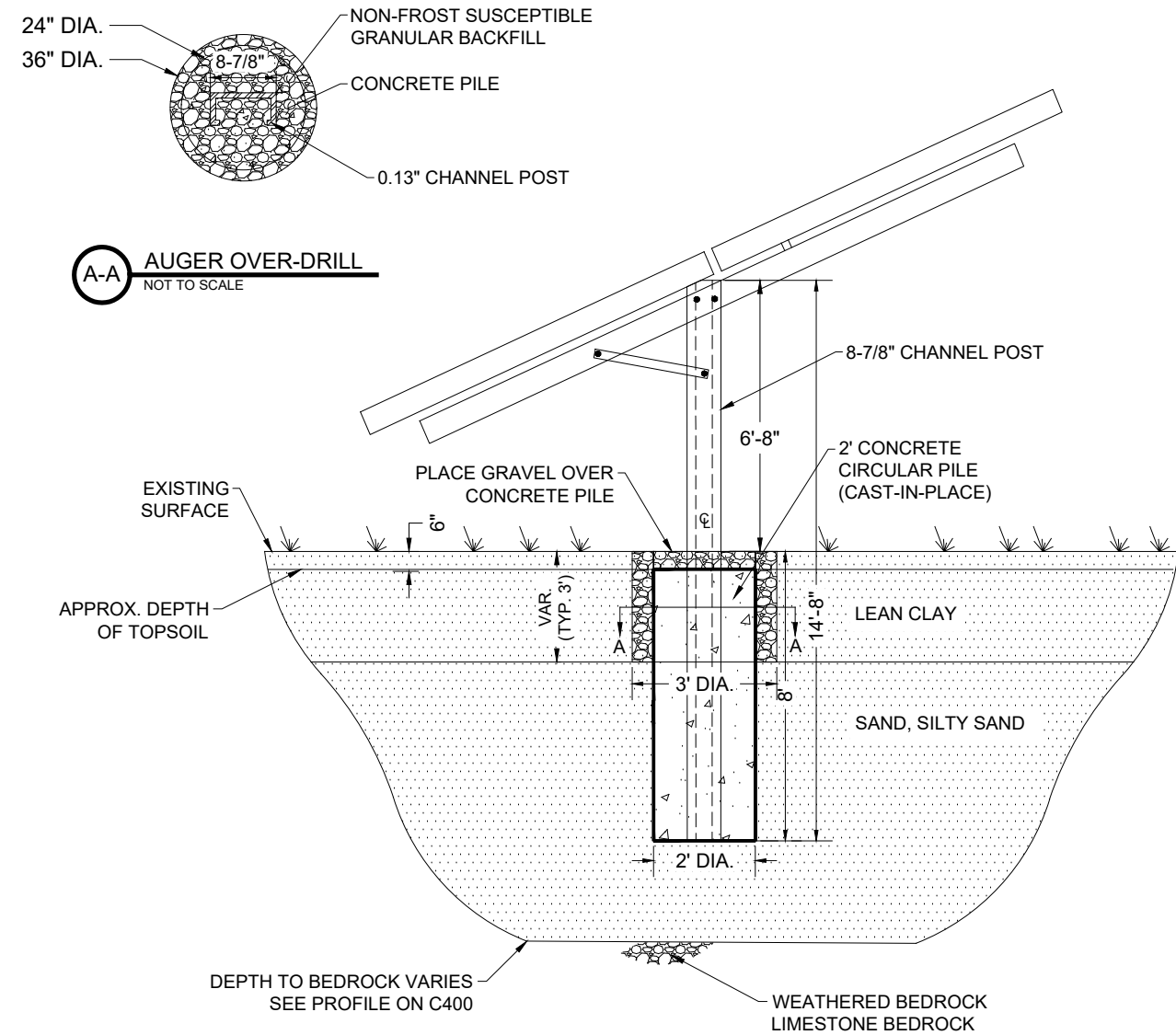
VILLAGE OF MCFARLAND, WI.

FOUNDATION PLAN

DRAWING NO.

C401

SHEET 7 OF 22

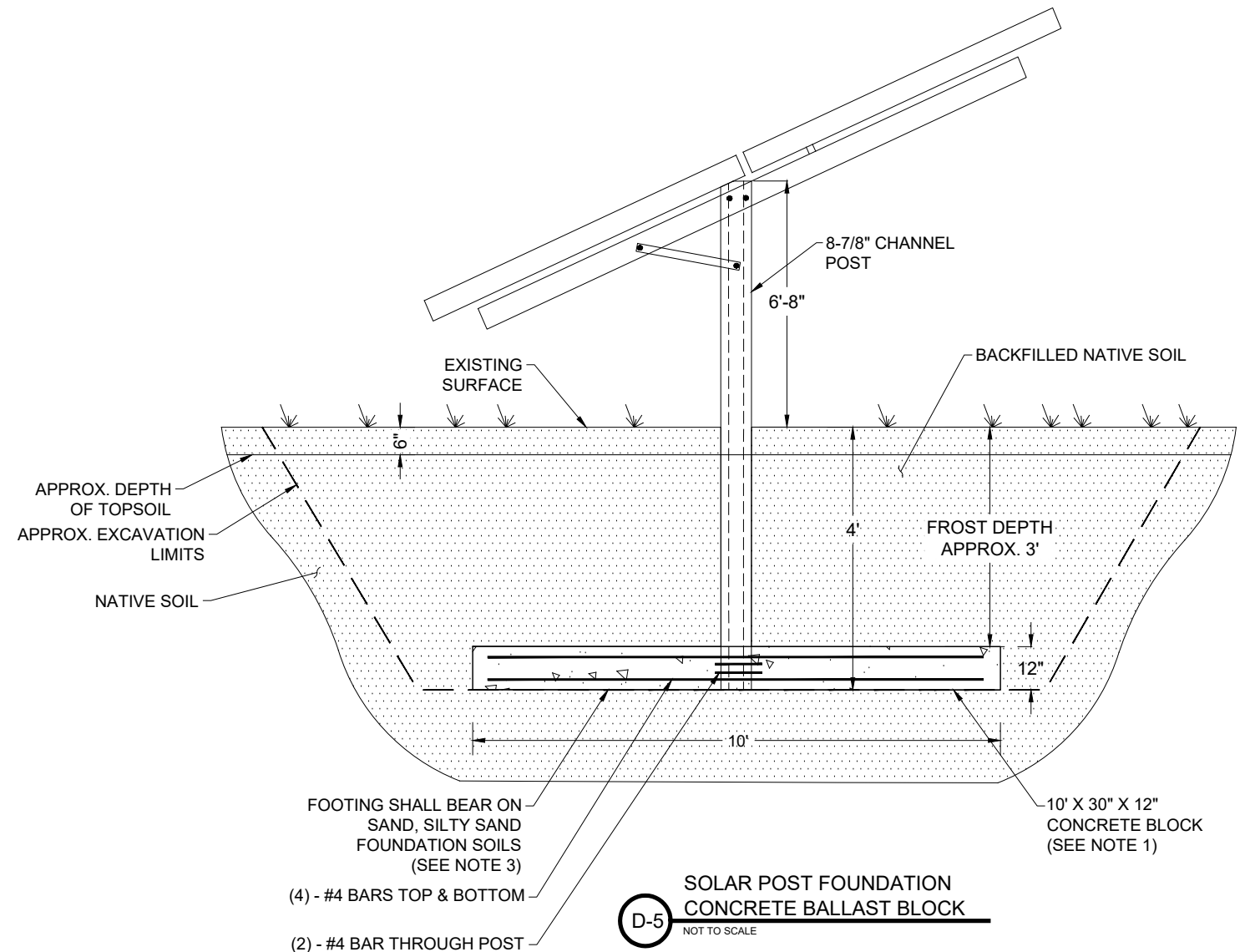


**SOLAR POST FOUNDATION
CONCRETE PILE**
D-4
NOT TO SCALE

ALTERNATE FOUNDATION DESIGN

CONCRETE PILE NOTES:

1. DRILLED PILES SHALL BE INSTALLED IN GENERAL ACCORDANCE WITH WISDOT BRIDGE MANUAL, CHAPTER 11 - FOUNDATION SUPPORT, AND FHWA PUBLICATION NHI-18-024, FHWA GEC 010 - DRILLED SHAFTS: CONSTRUCTION PROCEDURES AND DESIGN METHODS, UNLESS OTHERWISE SPECIFIED OR AS APPROVED BY ENGINEER.
2. DRILLED PILES SHALL BE INSTALLED BY UNCASSED, DRY CONSTRUCTION METHODS AS SITE CONDITIONS ALLOW. TEMPORARY CASING MAY BE USED IF CAVING SOILS OCCUR OR A DRY EXCAVATION CANNOT BE MAINTAINED. THE DRILLED SHAFT SHALL BE VISUALLY INSPECTED TO VERIFY ACCEPTABLE CONDITIONS PRIOR TO CONCRETE PLACEMENT.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH, $f_c = 4,000$ PSI, AND BE IN GENERAL ACCORDANCE WITH WISDOT SPECIFICATION 550 - DRIVEN PILES, AND 501 - CONCRETE. PROPOSED MIX DESIGNS SHALL BE SUBMITTED BY THE CONTRACTOR FOR REVIEW AND APPROVAL BY THE ENGINEER.
4. ALL STEEL REINFORCING SHALL BE ASTM A-615, GRADE 60, AND IN ACCORDANCE WITH WISDOT SPECIFICATION, SECTION 505 STEEL REINFORCEMENT, AND FHWA REQUIREMENTS, UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
5. ALL STEEL SHALL HAVE A MINIMUM 3" CLEARANCE FROM EDGE OF CONCRETE.



**SOLAR POST FOUNDATION
CONCRETE BALLAST BLOCK**
D-5
NOT TO SCALE

ALTERNATE FOUNDATION DESIGN

CONCRETE BLOCK NOTES:

1. FOUNDATION SPREAD FOOTING CAN BE EITHER PRE-CAST BLOCKS OR CAST-IN-PLACE CONCRETE, PENDING CONTRACTOR PREFERENCE AND COMPATABILITY WITH THE RACKING POST, PROVIDED BY THE RACKING SUPPLIER.
2. EXCAVATION SHALL BE LEVELED AND COMPACTED TO DENSIFY PRIOR TO CONCRETE BLOCK PLACEMENT.
3. IF NATIVE SAND FOUNDATION IS NOT IDENTIFIED AT THE SPECIFIED EXCAVATION DEPTH, EXCAVATE AND BACKFILL WITH STRUCUTRAL FILL OR LEAN CONCRETE EXTENDING TO THE SUITABLE NATIVE SAND.
4. FOOTING EXCAVATION SHALL BE FLAT IN ALL DIRECTIONS, WITH A MIN. DEPTH OF 4' FROM THE LOWEST ELEVATION ON THE SURFACE.

95% DESIGN

 Corporate Office: 1 Main Street SE, Suite 300 Minneapolis, Minnesota 55414 (612) 746-3660 Wisconsin Office: N3764 Uni Drive, Freedom, Wisconsin 54130 (920) 393-9198	REVISION RECORD								WESTPHAL & COMPANY, INC.		DRAWING NO.
	NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D			CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL		C402
									VILLAGE OF MCFARLAND, WI.		
								FOUNDATION PLAN		SHEET 8 OF 22	

PLOTTED SIZE: ANSI full bleed B (11.00 x 17.00 Inches)

THIS DOCUMENT WAS PREPARED IN ACCORDANCE WITH THE WI CONSTRUCTION STORMWATER GENERAL PERMIT NO. WE-S067831-6

RESPONSIBLE PARTY:
WESTPHAL & CO., INC. (WESTPHAL) : WILL BE RESPONSIBLE FOR ENSURING THAT THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND RELATED DRAWINGS ARE AVAILABLE TO FIELD STAFF THROUGHOUT CONSTRUCTION, PROVIDING AN ENVIRONMENTAL INSPECTOR TO MONITOR PERFORMANCE AND ENSURE COMPLIANCE WITH THIS PLAN, AND PROVIDING TRAINING RELATED TO PROJECT SEDIMENT AND POLLUTION CONTROL MEASURES.

NAME: XXXXXX
TITLE: ENVIRONMENTAL SPECIALIST
PHONE XXX-XXX-XXXX
E-MAIL: XXXXXXXXXX@XXXXXXX.COM

ENVIRONMENTAL CONSULTANT: , MERJENT, INC. (MERJENT) IS RESPONSIBLE FOR PREPARING THIS PLAN.

TITLE: MIKE BEHAN
PHONE: 320.444.2190
E-MAIL: MIKE.BEHAN@MERJENT.COM

CONTRACTOR & ON-SITE INSPECTOR: THE CONTRACTOR SUPERINTENDENT WILL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LABOR AND EQUIPMENT TO IMLEMENT AND MAINTAIN THE BEST MANAGEMENT PRACTICES (BMPs) IDENTIFIED IN THIS PLAN; CONDUCTING ADDITIONAL WORKFORCE TRAINING AS NECESSARY; AND PERFORMING REGULAR INSPECTION, MAINTENANCE, AND REPAIR OF BMPs. WESTPHAL WILL HIRE A PERSON WHO IS KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF SOIL EROSION AND SEDIMENT CONTROL (SESC) BMPs. THIS PERSON IS RESPONSIBLE FOR ENSURING THAT THIS PLAN WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION WORK IS COMPLETE, THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION. THE WORK INCLUDES BUT IS NOT LIMITED TO ONCE EVERY SEVEN CALENDAR DAYS AND AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24-HOUR PERIOD BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED AND NOTE THESE REPORTS WILL BE KEPT FOR 3 YEARS AFTER COMPLETION OF THE PROJECT.

NAME: _____
TITLE: _____
PHONE: _____
E-MAIL: _____

PROJECT NARRATIVE:

WESTPHAL INTENDS TO CONSTRUCT A SMALL SCALE SOLAR FACILITY. PRIOR TO EARTH DISTURBING ACTIVITIES, WESTPHALL WILL INSTALL EROSION AND SEDIMENT CONTROLS AND BMPs PER THE SITE-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN. UPON COMPLETION, WESTPHAL WILL RESTORE THE SITE TO PRE-CONSTRUCTION CONDITIONS WHERE APPLICABLE.

TOTAL EARTH DISTURBANCE ASSOCIATED WITH THIS PROJECT INCLUDING THE STRIPPING OF TOPSOIL, STOCKPILES, EXCAVATION, AND WORKSPACE AREA WILL NOT EXCEED 8.25 ACRES.

EXISTING SITE CONDITIONS:

EXISTING CONDITIONS AT THE PROPOSED SITE CONSIST OF RANGELAND AND A WOODED AREA. EXISTING GRADES AVERAGE APPROXIMATELY 6.6%. THE DRAINAGE AREA FOR THE SITE IS APPROXIMATELY 8.25 ACRES. THE PROJECT SITE IS MODERATELY SLOPED DOWN TO THE SOUTHWEST.

ADJACENT/OFF-SITE AREAS:

THE AREA IMMEDIATELY SURROUNDING THE PROJECT SITE CONSISTS OF FARM FIELD AND PASTURE LAND.

SOILS:

THE SOILS FOR THE PROJECT CONSIST OF DODGE SILT LOAM, 2 TO 6 PERCENT SLOPES, KIDDER LOAM, 12 TO 20 PERCENT SLOPES, ERODED, AND McHENRY SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED. SEE SOIL BOUNDARIES AND LEGEND ON EROSION AND SEDIMENT CONTROL PLAN.

CRITICAL AREAS:

THE MAJORITY OF THE PROJECT SITE DRAINS SOUTH/SOUTHEAST, TOWARDS DOOR CREEK. THE CREEK IS APPROXIMATELY 1.8 MI. AWAY.

THERE IS NO 100 YR. FLOODPLAIN ZONE A ON THE PROPERTY.

THERE ARE ALSO NO KNOWN WETLANDS ON THE SITE.

EROSION & SEDIMENT CONTROL:

THE SITE OWNER/OPERATOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS TO MINIMIZE THE DISCHARGE OF POLLUTANTS IN STORM WATER FROM CONSTRUCTION ACTIVITIES.

- 1.PROVIDE AND MAINTAIN NATURAL BUFFERS AND/OR EQUIVALENT EROSION AND SEDIMENT CONTROLS WHEN A WATER OF THE U.S. IS LOCATED WITHIN 50 FEET OF THE SITE'S EARTH DISTURBANCES.
 - A.COMPLIANCE ALTERNATIVES. FOR ANY DISTURBANCE WITHIN 50 FEET OF WATERS OF THE U.S. LOCATED ON YOUR PROJECT, YOU MUST COMPLY WITH ONE OF THE FOLLOWING ALTERNATIVES:
 - i. PROVIDE AND MAINTAIN A 50-FOOT UNDISTURBED NATURAL BUFFER; OR
 - ii. PROVIDE AND MAINTAIN AN UNDISTURBED NATURAL BUFFER THAT IS LESS THAN 50 FEET AND IS SUPPLEMENTED BY EROSION AND SEDIMENT CONTROLS THAT, IN COMBINATION, ACHIEVE THE SEDIMENT LOAD REDUCTION EQUIVALENT TO A 50-FOOT UNDISTURBED NATURAL BUFFER; OR
 - iii.IF INFEASIBLE TO PROVIDE AND MAINTAIN AN UNDISTURBED NATURAL BUFFER OF ANY SIZE, IMPLEMENT EROSION AND SEDIMENT CONTROLS TO ACHIEVE THE SEDIMENT LOAD REDUCTION EQUIVALENT TO A 50-FOOT UNDISTURBED NATURAL BUFFER.
 - B.EXCEPTIONS. SEE GENERAL PERMIT FOR ANY EXCEPTIONS.
2. DIRECT STORM WATER TO VEGETATED AREAS AND MAXIMIZE STORM WATER INFILTRATION AND FILTERING TO REDUCE POLLUTANT DISCHARGES, UNLESS INFEASIBLE.

3. INSTALL SEDIMENT CONTROLS ALONG ANY PERIMETER AREAS OF THE SITE THAT ARE DOWNSLOPE FROM ANY EXPOSED SOIL OR OTHER DISTURBED AREAS.
 - A. THE PERIMETER CONTROL MUST BE INSTALLED UPGRADIENT OF ANY NATURAL BUFFERS.
 - B. INSTALL SEDIMENT CONTROLS ALONG ANY PERIMETER AREAS OF THE SITE THAT WILL RECEIVE POLLUTANT DISCHARGES.
 - C. AFTER INSTALLATION, TO ENSURE THAT PERIMETER CONTROLS CONTINUE TO WORK EFFECTIVELY:
 - i. REMOVE SEDIMENT BEFORE IT HAS ACCUMULATED TO ONE-HALF OF THE ABOVE GROUND HEIGHT OF ANY PERIMETER CONTROL, AND
 - ii. AFTER A STORM EVENT, IF THERE IS EVIDENCE OF STORM WATER CIRCUMVENTING OR UNDERCUTTING THE PERIMETER CONTROL, EXTEND CONTROLS AND/OR REPAIR UNDERCUT AREAS TO FIX THE PROBLEM.
 - D. EXCEPTION. FOR AREAS AT LINEAR CONSTRUCTION SITES, WHERE PERIMETER CONTROLS ARE INFEASIBLE, IMPLEMENT OTHER PRACTICES AS NECESSARY TO MINIMIZE POLLUTANT DISCHARGES TO PERIMETER AREAS OF THE SITE.

4. MINIMIZE SEDIMENT TRACK OUT

- A.RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS.
- B. USE APPROPRIATE STABILIZATION TECHNIQUES AT ALL POINTS THAT EXIT ONTO PAVED ROADS.

EXCEPTION: STABILIZATION IS NOT REQUIRED FOR EXIT POINTS AT LINEAR UTILITY CONSTRUCTION SITES THAT ARE USED ONLY EPISODICALLY AND FOR VERY SHORT DURATIONS OVER THE LIFE OF THE PROJECT, PROVIDED OTHER EXIT POINT CONTROLS ARE IMPLEMENTED TO MINIMIZE SEDIMENT TRACK OUT.
- C.IMPLEMENT ADDITIONAL TRACK OUT CONTROLS AS NECESSARY TO ENSURE THAT SEDIMENT REMOVAL OCCURS PRIOR TO VEHICLE EXIT, AND

WHERE SEDIMENT HAS BEEN TRACKED OUT FROM YOUR SITE ONTO PAVED ROADS, SIDEWALKS, OR OTHER PAVED AREAS OUTSIDE OF YOUR SITE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK OUT OCCURS. REMOVE THE TRACK OUT BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL. YOU ARE PROHIBITED FROM HOISING OR SWEEPING TRACKED OUT SEDIMENT INTO ANY STORM WATER CONVEYANCE, STORM DRAIN INLET, OR WATER OF THE U.S.

5. MANAGE STOCKPILES OR LAND CLEARING DEBRIS PILES COMPOSED, IN WHOLE OR IN PART, OF SEDIMENT AND/OR SOIL.

- A.LOCATE THE PILES OUTSIDE OF ANY NATURAL BUFFERS AND AWAY FROM ANY STORM WATER CONVEYANCES, DRAIN INLETS, AND AREAS WHERE STORM WATER FLOW IS CONCENTRATED.
- B. INSTALL A SEDIMENT BARRIER ALONG ALL DOWN GRADIENT PERIMETER AREAS OF SEDIMENT OR SOIL STOCKPILES OR LAND CLEARING DEBRIS PILES. FOR PILES THAT WILL BE UNUSED FOR 14 OR MORE DAYS, PROVIDE COVER OR APPROPRIATE TEMPORARY STABILIZATION.
- C. YOU ARE PROHIBITED FROM HOISING DOWN OR SWEEPING SOIL OR SEDIMENT ACCUMULATED ON PAVEMENT OR OTHER IMPERVIOUS SURFACES INTO ANY STORM WATER CONVEYANCE, STORM DRAIN INLET, OR WATER OF THE U.S.

6. MINIMIZE DUST. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES TO CONTROL THE GENERATION OF POLLUTANTS THAT COULD BE DISCHARGED IN STORM WATER FROM THE SITE.

7.MINIMIZE STEEP SLOPE DISTURBANCES. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. (20% - AS DEFINED IN THE GENERAL PERMIT.

8. PRESERVE NATIVE TOPSOIL, UNLESS INFEASIBLE.

9. MINIMIZE SOIL COMPACTION. IN AREAS OF YOUR SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR OR WHERE INFILTRATION PRACTICES WILL BE INSTALLED:

- A.RESTRICT VEHICLE AND EQUIPMENT USE IN THESE LOCATIONS TO AVOID SOIL COMPACTION; AND
- B. BEFORE SEEDING OR PLANTING AREAS OF EXPOSED SOIL THAT HAVE BEEN COMPACTED, USE TECHNIQUES THAT REHABILITATE AND CONDITION THE SOILS AS NECESSARY TO SUPPORT VEGETATIVE GROWTH.

10. PROTECT STORM DRAIN INLETS.

11. CONTROL STORM WATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND TOTAL STORM WATER VOLUME, TO MINIMIZE CHANNEL AND STREAMBANK EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS.

12. IF YOU INSTALL A SEDIMENT BASIN OR SIMILAR IMPOUNDMENT:

- A. SITUATE THE BASIN OR IMPOUNDMENT OUTSIDE OF ANY WATER OF THE U.S. AND ANY NATURAL BUFFERS.
- B. DESIGN THE BASIN OR IMPOUNDMENT TO AVOID COLLECTING WATER FROM WETLANDS;
- C. DESIGN THE BASIN OR IMPOUNDMENT TO PROVIDE STORAGE FOR EITHER THE CALCULATED VOLUME OF STORM WATER FROM A 2-YEAR, 24-HOUR STORM OR 3,600 CUBIC FEET PER ACRE DRAINED;
- D. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE OF THE SEDIMENT BASIN OR SIMILAR IMPOUNDMENT, UNLESS INFEASIBLE;
- E. USE EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES TO PREVENT EROSION AT INLETS AND OUTLETS; AND
- F. REMOVE ACCUMULATED SEDIMENT TO MAINTAIN AT LEAST ONE-HALF OF THE DESIGN CAPACITY AND CONDUCT ALL OTHER APPROPRIATE MAINTENANCE TO ENSURE THE BASIN OR IMPOUNDMENT REMAINS IN EFFECTIVE OPERATING CONDITION.

- G.13. IF USING TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, COAGULANTS), INCLUDING PRE- APPROVED CATIONIC CHEMICALS. USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS BEFORE AND AFTER THE APPLICATION OF TREATMENT CHEMICALS. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORM WATER IS DIRECTED TO A SEDIMENT CONTROL BEFORE DISCHARGE;
- H. SELECT APPROPRIATE TREATMENT CHEMICALS. CHEMICALS MUST BE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION AND PRESENT IN THE DISCHARGE;
- I. MINIMIZE DISCHARGE RISK FROM STORED CHEMICALS. STORE ALL TREATMENT CHEMICALS IN LEAK-PROOF CONTAINERS THAT ARE KEPT UNDER STORM RESISTANCE COVER AND SURROUNDED BY SECONDARY CONTAINMENT STRUCTURES, OR PROVIDE EQUIVALENT MEASURES DESIGNED AND

MAINTAINED TO MINIMIZE THE POTENTIAL DISCHARGE OF TREATMENT CHEMICALS IN STORM WATER OR BY ANY OTHER MEANS (E.G., STORING CHEMICALS IN A COVERED AREA, HAVING A SPILL KIT AVAILABLE ONSITE AND ENSURING PERSONNEL ARE AVAILABLE TO RESPOND EXPEDITIOUSLY IN THE EVENT OF A LEAK OR SPILL);

- J. COMPLY WITH STATE/LOCAL REQUIREMENTS. COMPLY WITH APPLICABLE STATE AND LOCAL REQUIREMENTS REGARDING THE USE OF TREATMENT CHEMICALS;
- K. USE CHEMICALS IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES AND SPECIFICATIONS OF THE CHEMICAL MANUFACTURER/SUPPLIER. USE TREATMENT CHEMICALS AND CHEMICAL TREATMENT SYSTEMS IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER/SUPPLIER OF THE APPLICABLE CHEMICALS, OR DOCUMENT IN YOUR SWPPP SPECIFIC DEPARTURES FROM THESE SPECIFICATIONS AND HOW THEY REFLECT GOOD ENGINEERING PRACTICE;
- L. ENSURE PROPER TRAINING. ENSURE THAT ALL PERSONS WHO HANDLE AND USE TREATMENT CHEMICALS AT THE CONSTRUCTION SITE ARE PROVIDED WITH APPROPRIATE, PRODUCT-SPECIFIC TRAINING PRIOR TO BEGINNING APPLICATION OF TREATMENT CHEMICALS. AMONG OTHER THINGS, THE TRAINING MUST COVER PROPER DOSING REQUIREMENTS; AND
- M. PERFORM ADDITIONAL MEASURES SPECIFIED BY THE DNR OR OTHER PERMIT AGENCIES FOR THE AUTHORIZED USE OF CATIONIC CHEMICALS. YOU MUST PERFORM ALL ADDITIONAL MEASURES AS CONDITIONED BY YOUR AUTHORIZATION TO ENSURE THAT THE USE OF SUCH CHEMICALS WILL NOT CAUSE AN EXCEEDANCE OF WATER QUALITY STANDARDS.

14. STABILIZE EXPOSED PORTIONS OF THE SITE. IMLEMENT AND MAINTAIN STABILIZATION MEASURES THAT MINIMIZE EROSION FROM EXPOSED PORTIONS OF THE SITE.

BMP INSPECTION AND MAINTENANCE:

4.5.3.1 THE DATE, TIME AND EXACT LOCATION OF THE INSPECTION.

4.5.3.2 THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.

4.5.3.3 AN ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS.

4.5.3.4 A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION.

4.5.3.5 A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION AT THE SITE AND ANY SCHEDULE MODIFICATIONS THAT MAY INCREASE SEDIMENT DISCHARGE.

BASED ON THE RESULTS OF THE INSPECTION, THE SWPPP WILL BE REVISED, AND DEFICIENCIES CORRECTED WITHIN 24 HOURS FOLLOWING THE INSPECTION. WHERE AN INSPECTION DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT WILL CONTAIN A CERTIFICATION THAT THE SITE IS IN COMPLIANCE WITH THE SWPPP AND THE PERMIT. THE REPORT WILL BE SIGNED IN ACCORDANCE WITH THE SIGNATORY REQUIREMENTS FOR THE PERMIT. INSPECTION RECORDS WILL BE MAINTAINED AS PART OF THE SWPPP FOR THREE YEARS. INSPECTION REPORTS MUST BE MAINTAINED AT THE CONSTRUCTION SITE OR VIA AN INTERNET SITE. IF AN INTERNET SITE IS USED, PROVIDE THE INTERNET ADDRESS TO THE DNR PRIOR TO USE.

THE FOLLOWING MAINTENANCE PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS WILL BE INSPECTED FOR DEPTH OF SEDIMENT, DAMAGE TO MATERIAL, AND TO ENSURE CONTROL MATERIAL IS SECURELY ATTACHED TO POSTS OR STAKES AND IS FIRMLY IN THE GROUND.
- WHERE SILT FENCE OR EQUIVALENT SEDIMENT CONTROLS ARE IDENTIFIED WITH SEDIMENT LEVELS REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE, THE SEDIMENT WILL BE REMOVED FROM THE CONTROL, AND IF NECESSARY, THE CONTROL REPAIRED OR REPLACED.
- INEFFECTIVE OR DAMAGED EROSION AND SEDIMENT CONTROLS WILL BE REPAIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 24 HOURS AFTER IDENTIFIED. ALL SEDIMENT DELTAS AND DEPOSITS OFF-SITE WILL BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL WILL BE RE-STABILIZED.
- ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT WILL BE REMOVED FROM OFF-SITE PAVED SURFACES AT LEAST ONCE PER DAY, OR SOONER IF REQUIRED. SEDIMENT TRACKING WILL BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, SUCH AS A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFF-SITE PARKING AREA. THE CONTRACTOR WILL BE RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING TO PREVENT SEDIMENT BEING TRACKED OFF-SITE. OFF-SITE ACCUMULATION OF SEDIMENT WILL BE REMOVED IN THE MANNER AND FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
- IF A VEGETATED BUFFER IS SILT COVERED, CONTAINS RILLS, OR IS OTHERWISE RENDERED INEFFECTIVE, OTHER CONTROL MEASURES WILL BE IMPLEMENTED. ANY ERODED AREAS WILL BE REPAIRED AND STABILIZED.
- TEMPORARY AND PERMANENT SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH UNTIL THE SITE HAS REACHED FINAL STABILIZATION.

POLLUTION PREVENTION MEASURES

NON-STORM WATER DISCHARGES WILL BE ELIMINATED OR REDUCED TO THE EXTENT FEASIBLE.

THE PRIMARY POLLUTANT SOURCES WILL BE DISTURBED SOILS AND SUBSEQUENT POTENTIAL SURFACE WATER RUNOFF FROM THE PROJECT SITE. OTHER POTENTIAL POLLUTANT SOURCES MAY INCLUDE DEBRIS FROM CLEARING OPERATIONS AND PETROLEUM PRODUCTS REQUIRED FOR THE OPERATION OF CONSTRUCTION EQUIPMENT. NO SOLID MATERIALS SUCH AS BOARDS, WRAPPING MATERIALS, OR OTHER CONSTRUCTION DEBRIS WILL BE DISCHARGED TO WATERS OF THE STATE. WASTEWATER FROM WASHOUT TO INCLUDE FUELS, OILS, SOAPS, AND/OR SOLVENTS, WILL NOT BE DISCHARGED TO THE GROUND AT ANY TIME. THE FOLLOWING PRACTICES WILL BE FOLLOWED THROUGHOUT THE DURATION OF THE PROJECT FOR POLLUTION PREVENTION.

THE PERMIT REQUIRES TRAINING FOR PERSONNEL WHO ARE RESPONSIBLE FOR IMPLEMENTING ACTIVITIES IDENTIFIED IN THE SWPPP ON THE COMPONENTS AND GOALS OF THE SWPPP AND THE REQUIREMENTS OF THE PERMIT. ALL CONTRACTORS AND SUBCONTRACTORS WHO WILL BE INVOLVED IN THE IMPLEMENTATION OF THIS SWPPP WILL BE INFORMED OF THE REQUIREMENTS OF THIS SWPPP AND

THE TERMS OF THE PERMIT PRIOR TO CONSTRUCTION COMMENCEMENT. EMPLOYEE TRAINING WILL INFORM PERSONNEL OF THEIR RESPONSIBILITY IN IMPLEMENTING THE PRACTICES AND CONTROLS IN THIS SWPPP. SUCH AS GOOD HOUSEKEEPING, SPILL RESPONSE, AND EROSION AND SEDIMENT CONTROL PRACTICES. EMPLOYEE TRAINING WILL BE PROVIDED AT LEAST ANNUALLY, AS NEW EMPLOYEES ARE HIRED, AND/OR AS NECESSARY TO ENSURE COMPLIANCE WITH THE SWPPP AND THE PERMIT.

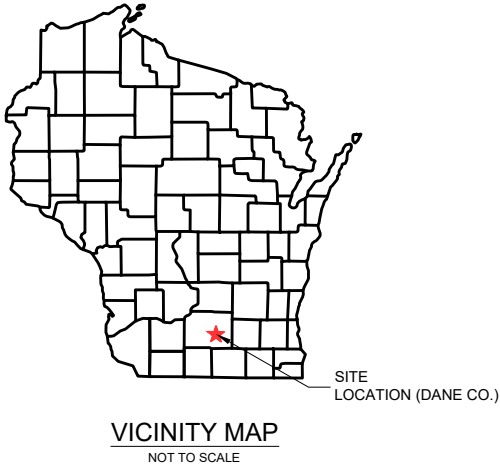
NON-HAZARDOUS CONSTRUCTION WASTES GENERATED WILL BE CONTAINERIZED AND PROPERLY DISPOSED OF OFF-SITE IN COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. STORM WATER CONTACT WITH WASTES WILL BE MINIMIZED. ALL WASTES NOT NATIVE TO THE CONSTRUCTION SITE WILL BE DISPOSED OFF-SITE. THE WEEKLY SITE INSPECTION WILL INCLUDE SURVEYING THE SITE FOR REFUSE, WHICH WILL BE DISPOSED OF AS SOON AS POSSIBLE. THE LOCATION OF WASTE DISPOSAL CONTAINERS WILL BE MARKED ON THE SITE PLAN BY THE CONTRACTOR. UPON FINAL STABILIZATION, ALL EXISTING ESCDS WILL BE REMOVED FROM THE PROJECT AREA.

NO HAZARDOUS WASTES ARE EXPECTED TO BE GENERATED DURING CONSTRUCTION ACTIVITIES. IN THE EVENT HAZARDOUS WASTES ARE GENERATED, THE CONTRACTOR WILL IMMEDIATELY CONTACT MERJENT'S CONSTRUCTION COORDINATOR AND ENVIRONMENTAL CONTACT. SHOULD THEY BE PRESENT ON-SITE, SECONDARY CONTAINMENT WILL BE PROVIDED FOR ANY HAZARDOUS MATERIALS INCLUDING OIL, GASOLINE, AND PAINT. THE CONTRACTOR WILL ALSO MARK THEIR STORAGE LOCATION ON THE SITE PLAN SAFETY DATA SHEETS FOR ALL HAZARDOUS MATERIALS WILL BE MAINTAINED ON-SITE. ALL EMPLOYEES DEALING WITH HAZARDOUS MATERIALS WILL BE INFORMED OF PROPER HANDLING PROCEDURES. IN THE EVENT OF A RELEASE, OWNER AND/OR THE CONTRACTOR WILL FOLLOW THE SPILL PREVENTION AND REPORTING PROCEDURES.

PORTABLE TOILETS WILL BE SITED OUTSIDE OF WETLANDS, WATERBODIES, SWALES, OR ANY OTHER STORM WATER CONVEYANCE. PORTABLE TOILETS WILL BE SECURELY ANCHORED IN PLACE TO PREVENT TIPPING. PORTABLE TOILETS WILL BE REGULARLY MAINTAINED AND EMPTIED BY A LICENSED VENDOR.

UPDATING THE SWPPP:

WESTPHAL AND/OR THE CONTRACTOR WILL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN SITE DESIGN OR CONSTRUCTION METHODS WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE. THE SWPPP WILL ALSO BE AMENDED TO IMPROVE OBSERVED DEFICIENCIES ASSOCIATED WITH TREATMENT OF STORM WATER OR CONSTRUCTION SITE DEWATERING DISCHARGES. SHOULD THE DNR REQUEST ANY SWPPP REVISIONS, THOSE REVISIONS WILL BE COMPLETED WITHIN 3 BUSINESS DAYS. SPILLS CONTRIBUTING TO A "HAZARDOUS CONDITION" WILL BE DOCUMENTED WITHIN THE SWPPP WITHIN 7 DAYS OF AN OCCURRENCE. THE RELEASE AND ITS CIRCUMSTANCES WILL DESCRIBED AS WELL AS PREVENTION MEASURE TO PREVENT A RECURRENCE OF A SPILL. ALL SWPPP AMENDMENT WILL BE RECORDED ON THE SWPPP AMENDMENT LOG.



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REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

VILLAGE OF MCFARLAND, WI.

SWPPP & EROSION SEDIMENT CONTROL PLAN

DRAWING NO.

C500

SHEET 9 OF 22

SEEDING & RESTORATION NOTES:

1. PROJECT AREA NOT SHOWN TO BE GRADED IS INTENDED TO REMAIN UNDISTURBED DURING CONSTRUCTION. LIMITS OF RESTORATION SHOWN REPRESENT ANTICIPATED DISTURBANCE, BUT SHALL BE MODIFIED AS NECESSARY TO RESTORE VEGETATION TO ALL DISTURBED AREAS.
2. PERMANENT SEED WILL BE CONSIDERED ESTABLISHED WHEN A WEED FREE GROUND COVERAGE OF 70% IS ACHIEVED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLANTING OF VEGETATION THAT IS DAMAGED THROUGHOUT CONSTRUCTION.
3. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE
4. THE SITE IS PRE-SEEDED WITH TEMPORARY COVER CROP PRIOR TO CONSTRUCTION PER DNR TECHNICAL STANDARDS.
5. PLANTING SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR PROPER SEED GERMINATION.
6. PROTECT NEWLY SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM PLANTING WORK.
7. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.
8. PRIOR TO SEEDING, COMPACTED AREAS OR AREAS RECEIVING REGULAR COMPACTION SHALL BE PREPARED TO LOOSEN SOILS BY TILLING OR RIPPING A MIN. OF 12"
9. SEED MIXTURES WILL BE APPLIED USING A SEED DRILL DESIGNED FOR SEEDING, OR OTHER METHOD OF SEEDING DESIGNED TO MINIMIZE DISTURBANCE TO THE EXISTING VEGETATION.

ARRAY - SEED MIX				
SCIENTIFIC NAME	COMMON NAME	LBS/ACRE	TOTAL LBS	HEIGHT RANGE
Lolium perenne ssp. Multiflorum	Annual Ryegrass	20	7.60	18"-24"
Poa pratensis	Kentucky Bluegrass (Bronze Tier)	25	9.50	18"-24"
Festuca spp.	Solar Array Brand Fine Fescue Mix	51	19.38	12"-18"
Bouteloua gracilis	Blue Grama	0.5	0.19	10"-14"
Schizachrium scoparium	Little Bluestem	2	0.76	18"-24"
Koeleria macrantha	Prairie Junegrass	0.25	0.10	12"-18"
Sporobolus cryptandrus	Sand Dropseed	0.15	0.06	12"-18"
Bouteloua curtipendula	Sideoats Grama	1.1	0.42	16"-24"
		100	38	

LEGEND

PROPOSED SEDIMENT BARRIER

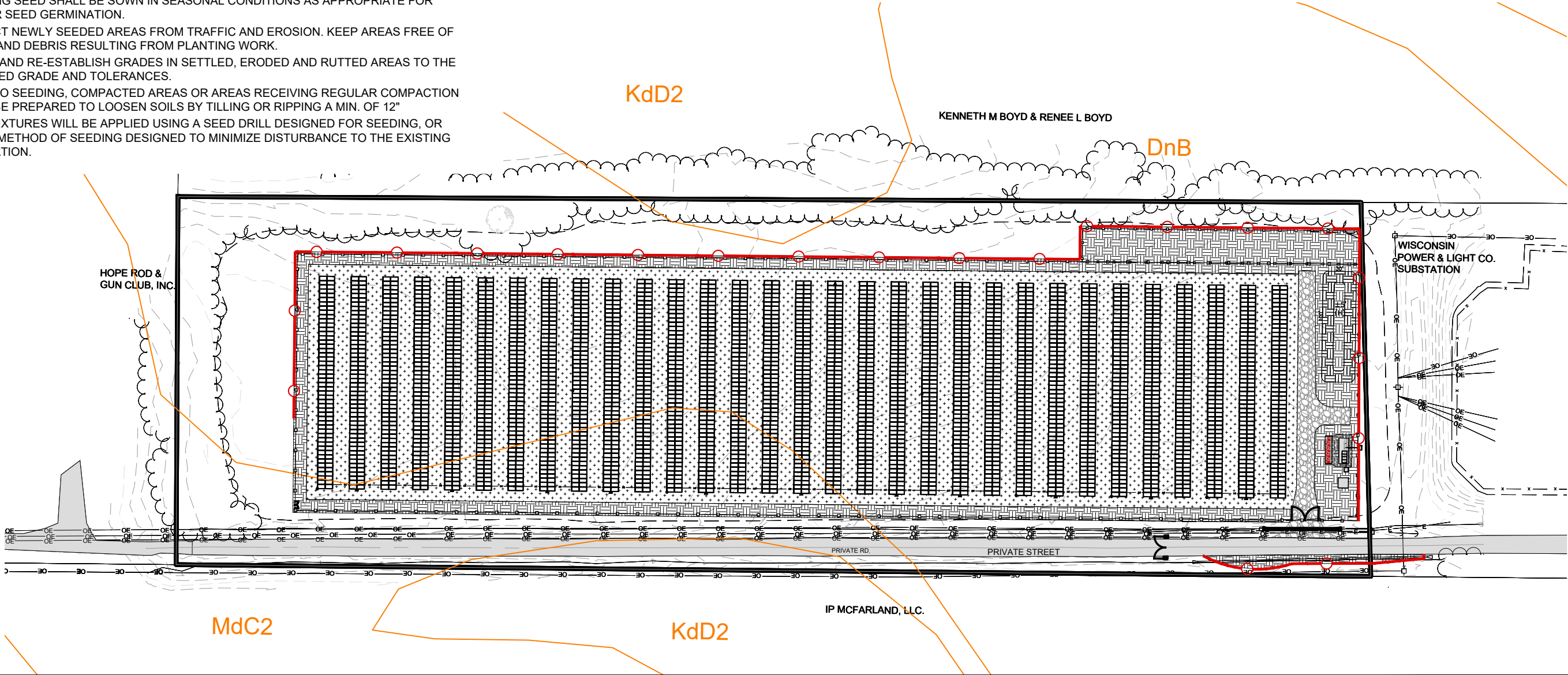
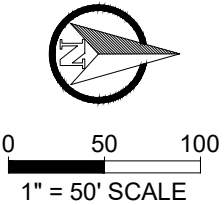
PROPOSED ROCK ENTRANCE

ACCESS ROAD

SEEDING EDGE (WISDOT SEED MIX 75)
SEEDING 30 LBS./AC.

SEEDING ARRAY (SEE ARRAY SEED MIX)
SEEDING 100 LBS./AC.

SOILS INFORMATION



TOTAL ESTIMATED QUANTITIES		
EROSION CONTROL DEVICE OR BMP	UNIT	AMOUNT
SEDIMENT BARRIER	LF	1,610
SEED , FERTILIZER & MULCH - ARRAY	SQ. FT.	108,438 (2.5 AC.)
SEED, FERTILIZER & MULCH - OUTSIDE ARRAY	SQ. FT.	40,626 (0.93 AC.)
ROCK CONSTRUCTION ENTRANCE	EACH	1

SOILS INFORMATION TABLE		
SOIL ID	DESCRIPTION	SOIL GROUP TYPE
KdD2	KIDDER LOAM, 12 TO 20 PERCENT SLOPES	HSG C
DnB	DODGE SILT LOAM, 2 TO 6 PERCENT SLOPES	HSG C
MdC2	McHENRY SILT LOAM, 6 TO 12 PERCENT SLOPES	HSG C

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REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

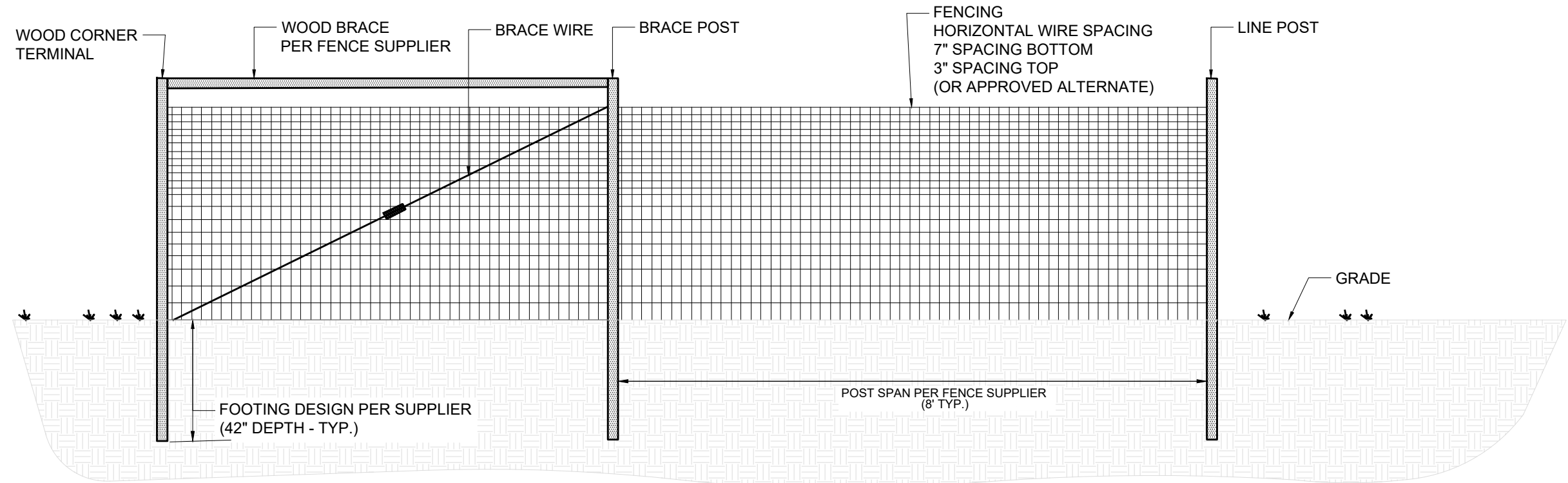
VILLAGE OF MCFARLAND, WI.

SWPPP & EROSION SEDIMENT CONTROL PLAN

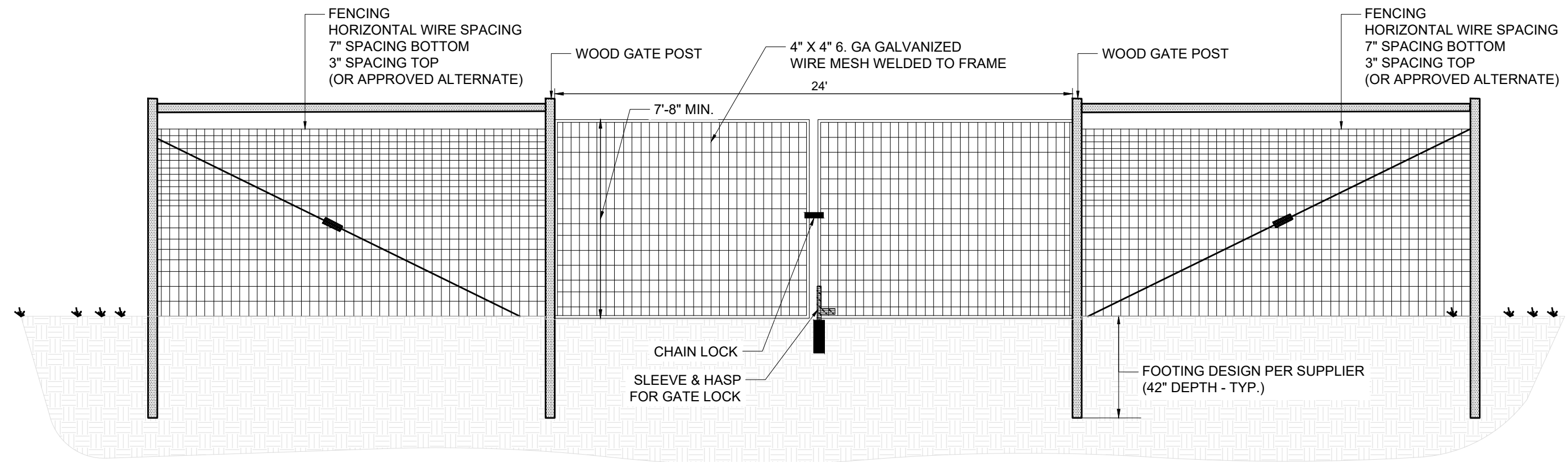
DRAWING NO.

C501

SHEET 10 OF 22



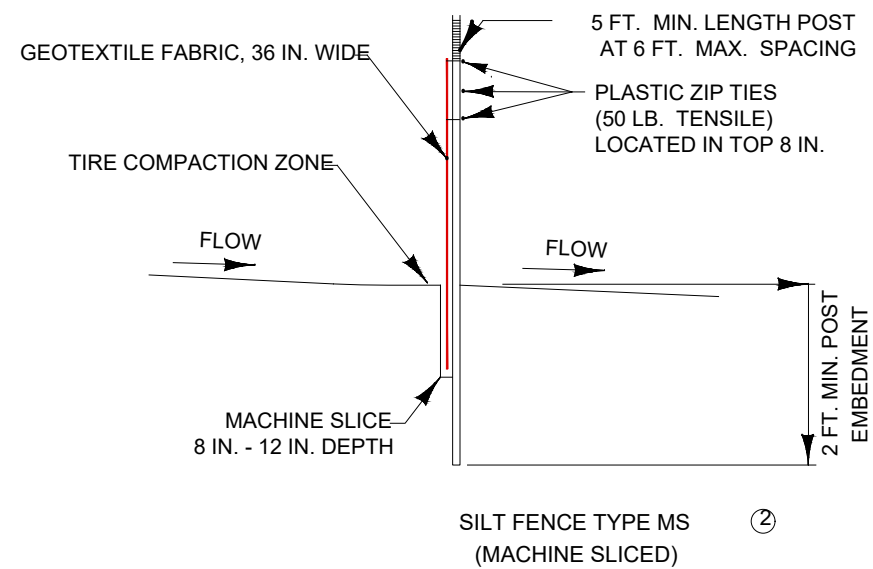
D-3 TYPICAL 8' TALL GAME FENCE
NOT TO SCALE



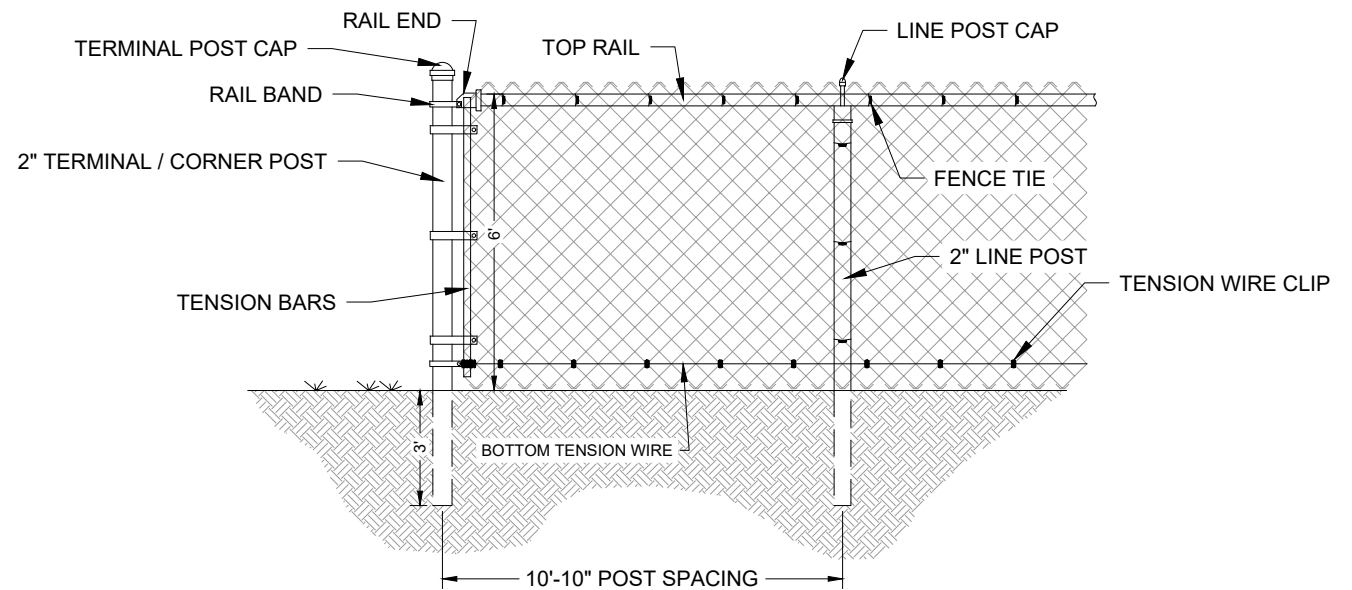
D-17 TYPICAL 24' WIDE SWING GATE
NOT TO SCALE

95% DESIGN

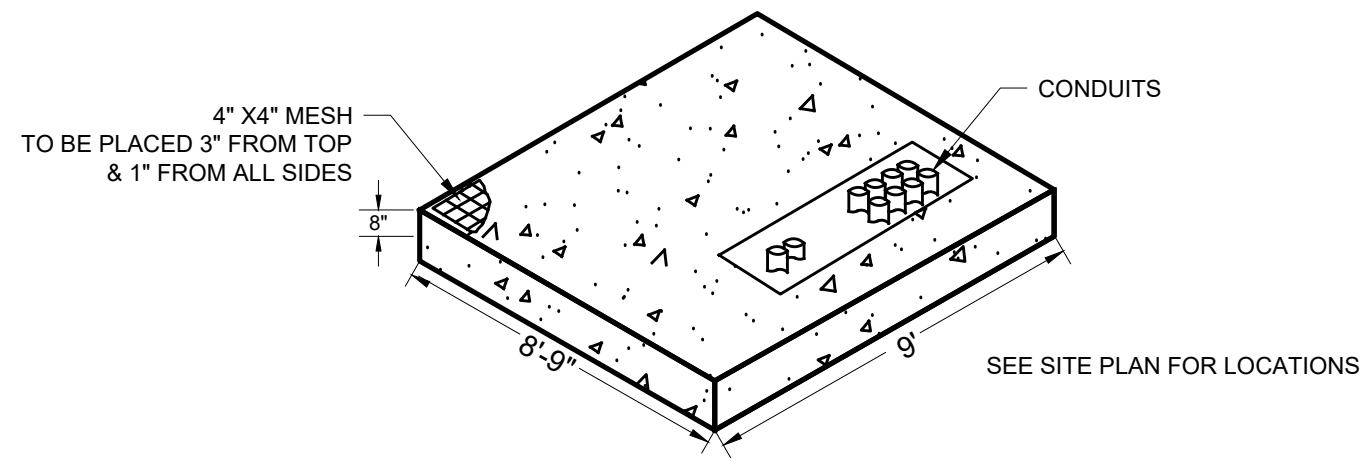
Corporate Office: 1 Main Street SE, Suite 300 Minneapolis, Minnesota 55414 (612) 746-3660 Wisconsin Office: N3764 Uni Drive, Freedom, Wisconsin 54130 (920) 393-9196	REVISION RECORD						WESTPHAL & COMPANY, INC.		DRAWING NO.
	NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D	CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL		C600
							VILLAGE OF MCFARLAND, WI.		SHEET 11 OF 22
CIVIL DETAILS									



D-18 SILT FENCE DETAILS
NOT TO SCALE



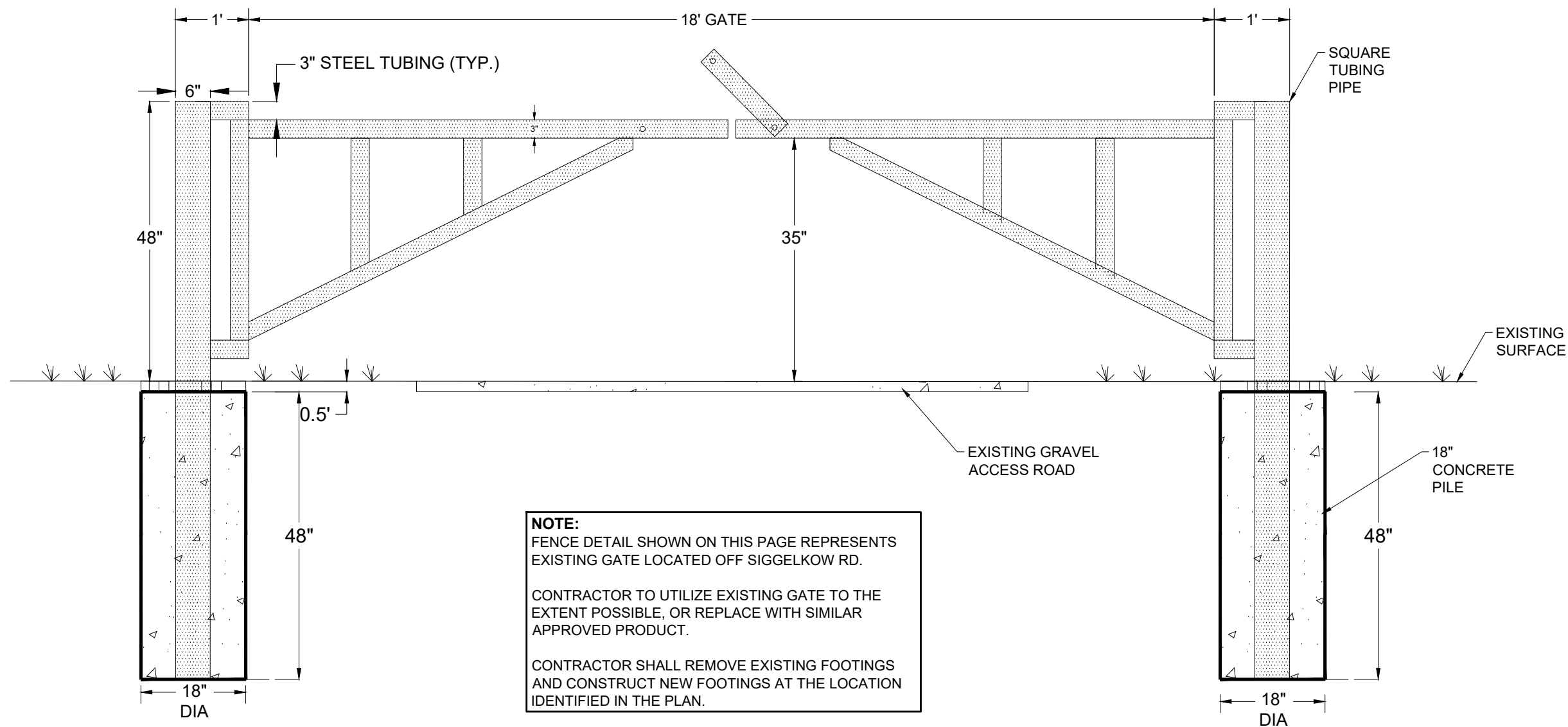
D-19 TEMPORARY CHAIN LINK FENCE
NOT TO SCALE



D-7 CONCRETE ELECTRICAL PADS
NOT TO SCALE

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merjent® Corporate Office: 1 Main Street SE, Suite 300 Minneapolis, Minnesota 55414 (612) 746-3660 Wisconsin Office: N3764 Uni Drive, Freedom, Wisconsin 54130 (920) 393-9198	REVISION RECORD								WESTPHAL & COMPANY, INC.		DRAWING NO.
	CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL		C601								
	VILLAGE OF MCFARLAND, WI.										
	CIVIL DETAILS			SHEET 12 OF 22							
NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D						



NOTE:
FENCE DETAIL SHOWN ON THIS PAGE REPRESENTS
EXISTING GATE LOCATED OFF SIGGELKOW RD.

CONTRACTOR TO UTILIZE EXISTING GATE TO THE
EXTENT POSSIBLE, OR REPLACE WITH SIMILAR
APPROVED PRODUCT.

CONTRACTOR SHALL REMOVE EXISTING FOOTINGS
AND CONSTRUCT NEW FOOTINGS AT THE LOCATION
IDENTIFIED IN THE PLAN.

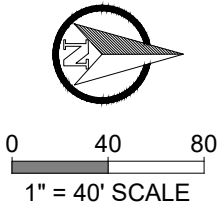
D-20 20' - GATE DETAILS
NOT TO SCALE

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									CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL		C602	
									VILLAGE OF MCFARLAND, WI.			
									CIVIL DETAILS			SHEET 13 OF 22

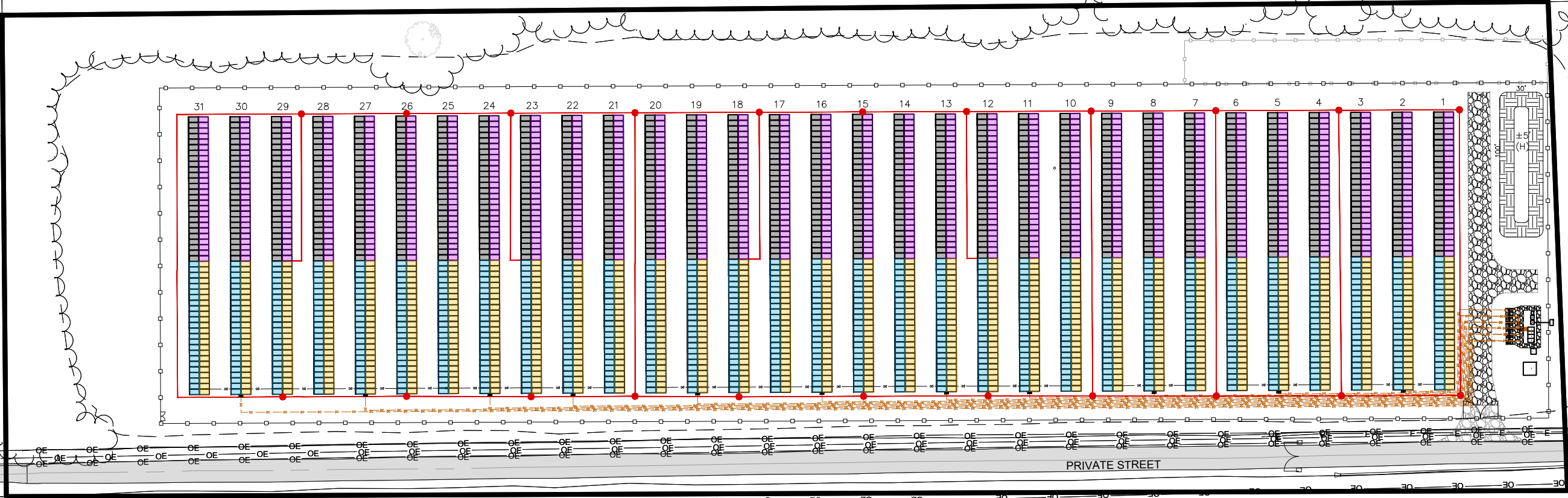
LEGEND

- PARCEL LINE
- PROPOSED FENCE
- DC TRENCH
- AC TRENCH
- PROPOSED INVERTER
- PROPOSED DC COMBINER (EAST END OF ROWS)
- END OF SERIES SET
- PANEL SERIES 1
- PANEL SERIES 2
- PANEL SERIES 3
- PANEL SERIES 4
- INVERTER SET



KENNETH M BOYD & RENEE L BOYD

HOPE ROD & GUN CLUB, INC.



WISCONSIN
POWER & LIGHT CO
SUBSTATION

PRIVATE STREET

IP MCFARLAND, LLC.

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REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHKD	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

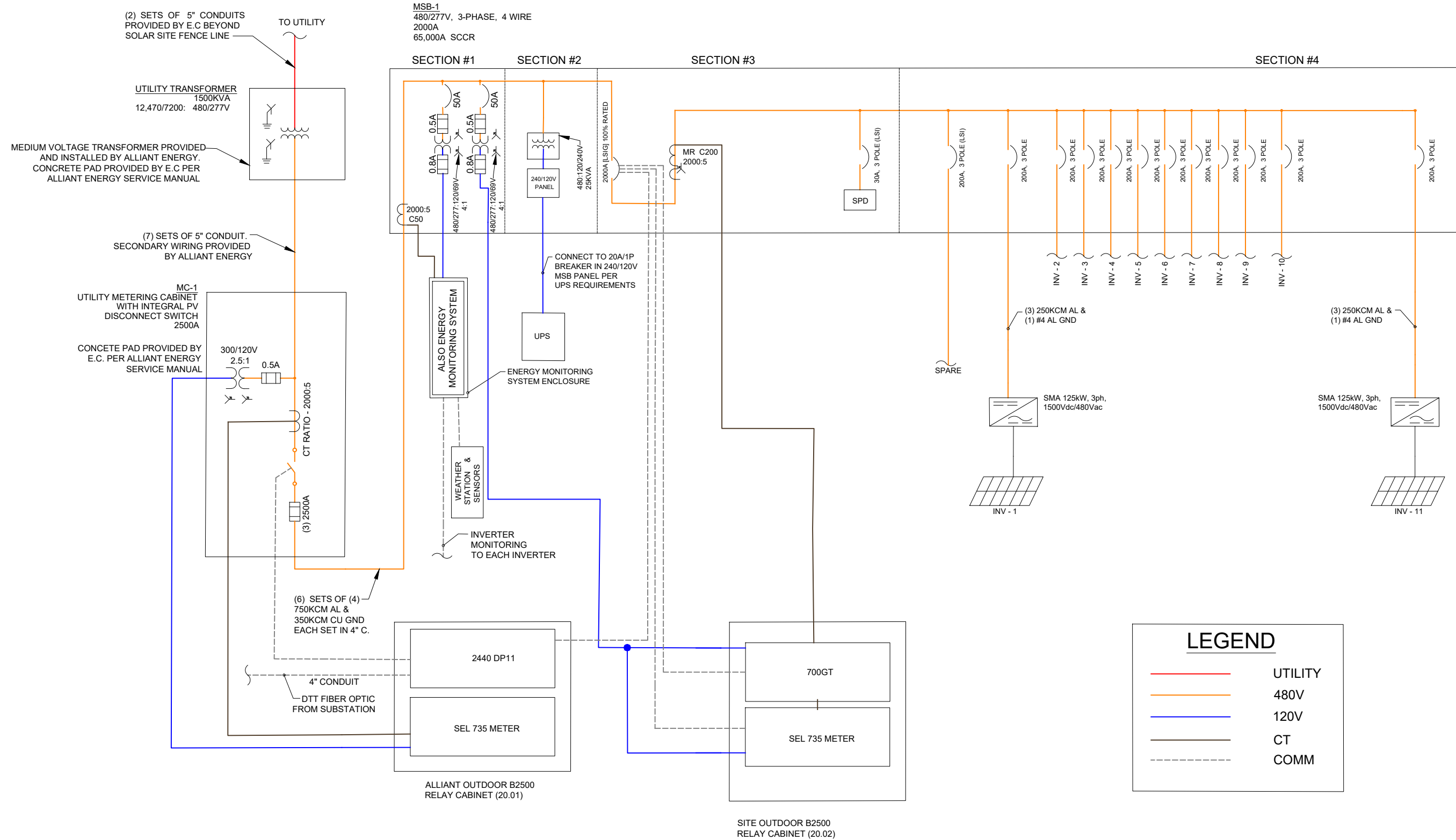
VILLAGE OF MCFARLAND, WI.

ELECTRIC UTILITY PLAN

DRAWING NO.

E100

SHEET 14 OF 22



D-1 ELECTRICAL ONE LINE DIAGRAM
NOT TO SCALE

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REVISION RECORD					
NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

VILLAGE OF MCFARLAND, WI.

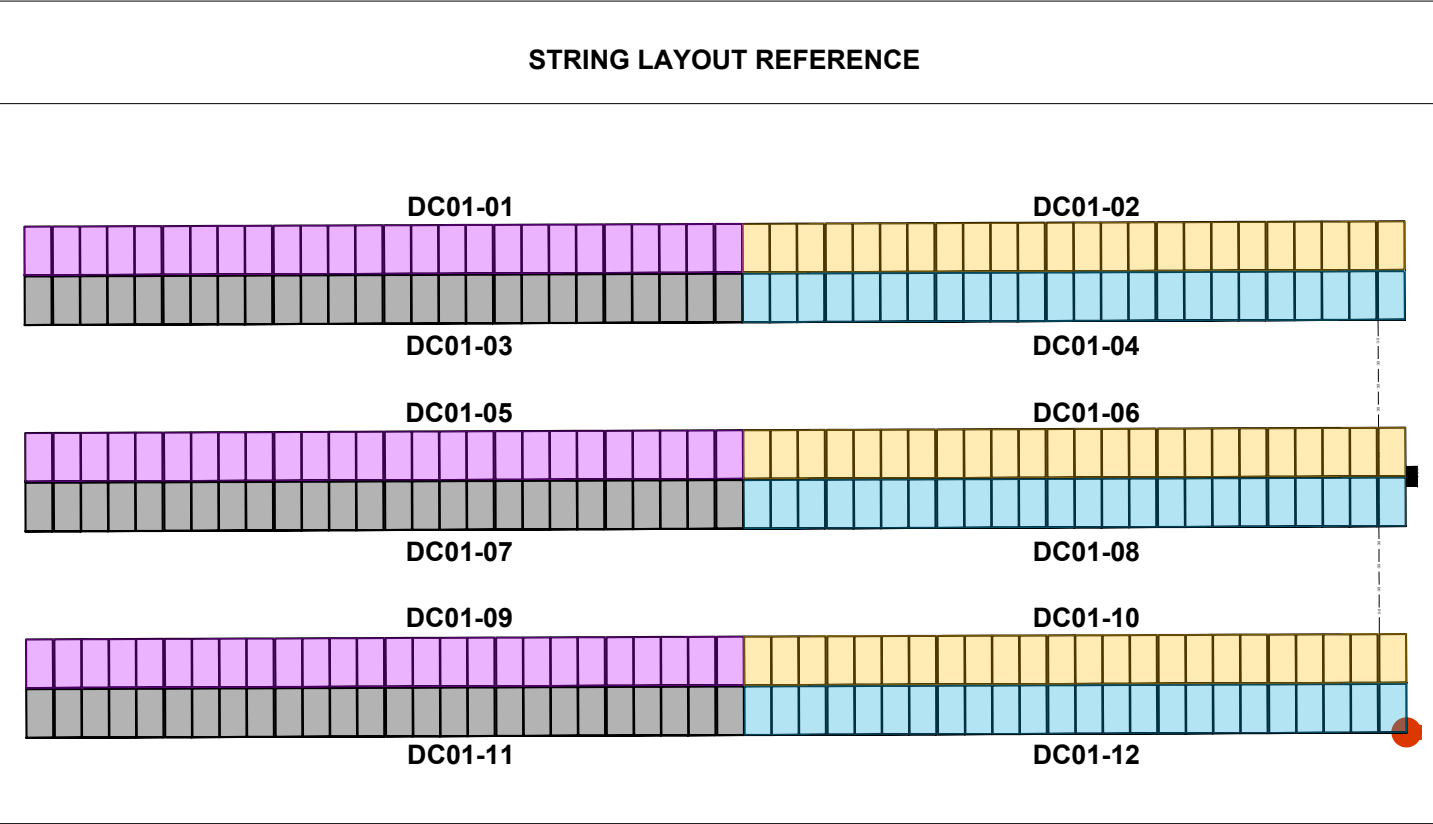
ELECTRICAL DETAILS

DRAWING NO.

E101

SHEET 15 OF 22

String	Row	Modules	String Wire	Conduit	Length (ft)	Vdrop (V) @Imp 25C	Ploss (W)	Combiner	Inverter	DC Feeder Wire	Length (ft)	Vdrop (V) @Imp 25C	Ploss (W)	Total Ploss (W)						
DC01-01	1	25	#10 CU	1-1/2"	364	5.00	66	DCC1	INV-1	350 AL	140	1.11	176	720						
DC01-02					172	2.36	31													
DC01-03					364	5.00	66													
DC01-04					172	2.36	31													
DC01-05	2			308	4.23	56														
DC01-06					116	1.59	21													
DC01-07					308	4.23	56													
DC01-08					116	1.59	21													
DC01-09	3			1-1/2"	364	5.00	66													
DC01-10					172	2.36	31													
DC01-11					364	5.00	66													
DC01-12					172	2.36	31													
DC02-01	4	25	#10 CU	1-1/2"	364	5.00	66	DCC2	INV-2	350 AL	226	1.79	284	828						
DC02-02					172	2.36	31													
DC02-03					364	5.00	66													
DC02-04					172	2.36	31													
DC02-05	5			308	4.23	56														
DC02-06					116	1.59	21													
DC02-07					308	4.23	56													
DC02-08					116	1.59	21													
DC02-09	6			1-1/2"	364	5.00	66													
DC02-10					172	2.36	31													
DC02-11					364	5.00	66													
DC02-12					172	2.36	31													
DC03-01	7	25	#10 CU	1-1/2"	364	5.00	66	DCC3	INV-3	350 AL	312	2.47	393	936						
DC03-02					172	2.36	31													
DC03-03					364	5.00	66													
DC03-04					172	2.36	31													
DC03-05	8			308	4.23	56														
DC03-06					116	1.59	21													
DC03-07					308	4.23	56													
DC03-08					116	1.59	21													
DC03-09	9			1-1/2"	364	5.00	66													
DC03-10					172	2.36	31													
DC03-11					364	5.00	66													
DC03-12					172	2.36	31													
DC04-01	10	25	#10 CU	1-1/2"	364	5.00	66	DCC4	INV-4	350 AL	398	2.89	421	933						
DC04-02					172	2.36	31													
DC04-03					364	5.00	66													
DC04-04					172	2.36	31													
DC04-05	11			308	4.23	56														
DC04-06					116	1.59	21													
DC04-07					308	4.23	56													
DC04-08					116	1.59	21													
DC04-09	12			1-1/2"	364	5.00	66													
DC04-10					172	2.36	31													
DC04-11					364	5.00	66													
DC05-01					12	25	#10 CU								1-1/2"	172	2.36	31	DCC5	INV-5
DC05-02		308	4.23	56																
DC05-03					116			1.59	21											
DC05-04										308	4.23	56								
DC05-05													116	1.59	21					
DC05-06	364	5.00	66																	
DC05-07				172	2.36			31												
DC05-08									364	5.00	66									
DC05-09												172	2.36	31						
DC05-10	422	5.80	77																	
DC05-11				230	3.16			42												
DC06-01									15	25	#10 CU				1-1/2"	172	2.36	31		
DC06-02							364		5.00			66								
DC06-03	308	4.23	56																	
DC06-04				116	1.59			21												
DC06-05													308	4.23	56					
DC06-06						116	1.59		21											
DC06-07	364	5.00	66																	
DC06-08				172	2.36			31												
DC06-09												364	5.00	66						
DC06-10						172	2.36		31											
DC06-11	18	1-1/2"	230												3.16	42				



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REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHKD	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

VILLAGE OF MCFARLAND, WI.

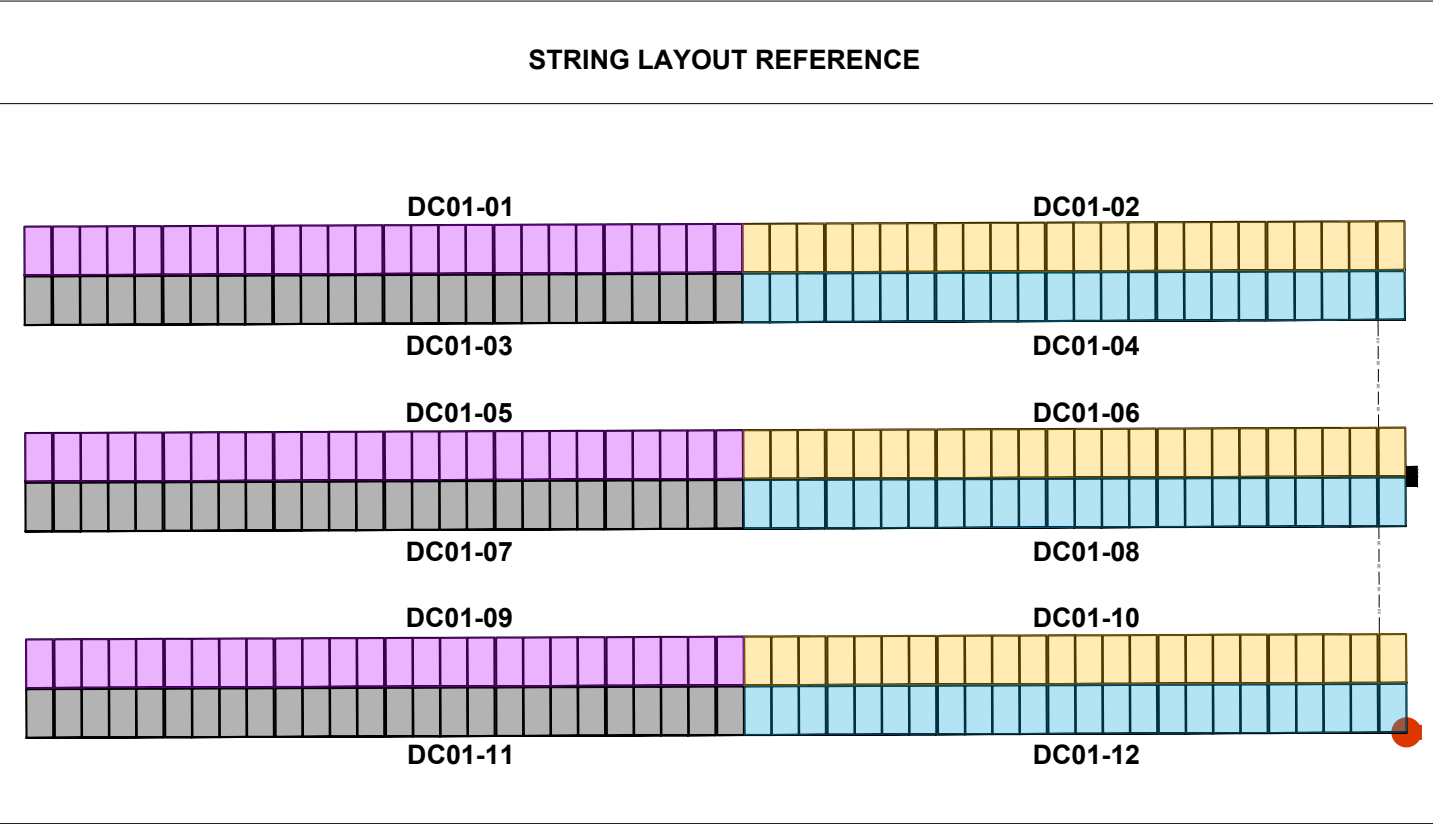
ELECTRICAL DETAILS

DRAWING NO.

E102

SHEET 16 OF 22

String	Row	Modules	String Wire	Conduit	Length (ft)	Vdrop (V) @Imp 25C	Ploss (W)	Combiner	Inverter	DC Feeder Wire	Length (ft)	Vdrop (V) @Imp 25C	Ploss (W)	Total Ploss (W)
DC07-01	18	25	#10 CU	1-1/2"	364	5.00	66	DCC7	INV-7	350 AL	627	4.56	663	1,176
DC07-02					364	5.00	66							
DC07-03					172	2.36	31							
DC07-04	19				308	4.23	56							
DC07-05					116	1.59	21							
DC07-06					308	4.23	56							
DC07-07	20			1-1/2"	116	1.59	21							
DC07-08					364	5.00	66							
DC07-09					172	2.36	31							
DC07-10					364	5.00	66							
DC07-11					172	2.36	31							
DC08-01	21	25	#10 CU	1-1/2"	364	5.00	66	DCC8	INV-8	350 AL	713	5.18	754	1,266
DC08-02					172	2.36	31							
DC08-03					364	5.00	66							
DC08-04					172	2.36	31							
DC08-05	22				308	4.23	56							
DC08-06					116	1.59	21							
DC08-07					308	4.23	56							
DC08-08					116	1.59	21							
DC08-09	23			1-1/2"	364	5.00	66							
DC08-10					172	2.36	31							
DC08-11					364	5.00	66							
DC09-01	23	25	#10 CU	1-1/2"	172	2.36	31	DCC9	INV-9	350 AL	770	5.60	814	1,313
DC09-02				308	4.23	56								
DC09-03				116	1.59	21								
DC09-04				308	4.23	56								
DC09-05				116	1.59	21								
DC09-06				364	5.00	66								
DC09-07	25			1-1/2"	172	2.36	31							
DC09-08					364	5.00	66							
DC09-09					172	2.36	31							
DC09-10	26			1-1/2"	422	5.80	77							
DC09-11					230	3.16	42							
DC10-01	26	25	#10 CU	1-1/2"	172	2.36	31	DCC10	INV-10	350 AL	856	6.22	905	1,393
DC10-02	364				5.00	66								
DC10-03				308	4.23	56								
DC10-04				116	1.59	21								
DC10-05				308	4.23	56								
DC10-06				116	1.59	21								
DC10-07	28			1-1/2"	364	5.00	66							
DC10-08					172	2.36	31							
DC10-09					364	5.00	66							
DC10-10					172	2.36	31							
DC10-11	29			1-1/2"	230	3.16	42							
DC11-01	29	25	#10 CU	1-1/2"	364	5.00	66	DCC11	INV-11	350 AL	942	6.85	996	1,509
DC11-02					364	5.00	66							
DC11-03					172	2.36	31							
DC11-04				308	4.23	56								
DC11-05				116	1.59	21								
DC11-06				308	4.23	56								
DC11-07				116	1.59	21								
DC11-08	31			1-1/2"	364	5.00	66							
DC11-09					172	2.36	31							
DC11-10					364	5.00	66							
DC11-11					172	2.36	31							



Corporate Office:
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Freedom, Wisconsin 54130
(920) 393-9196

REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

VILLAGE OF MCFARLAND, WI.

ELECTRICAL DETAILS

DRAWING NO.

E103

SHEET 17 OF 22

FROM	TO	SETS	PHASE SIZE	NEUTRAL SIZE	GROUND SIZE	LENGTH (FT)	VOLTAGE (V)	INSULATION	CONDUIT*	OCF (A)	NOTE
Riser	Transformer	1					12,470/7,200	TRXLPE	3"		Alliant Primary
Transformer	MC-1	7				13	480/277	XLPE	5" Rigid		Alliant Service
MC-1	MSB-1 Sect 1	6	(3) 750 KCM AL	750 KCM AL	350 KCM CU	12	480/277	XLPE	4"	2,500	480V Feed to MSB
MC-1	B2500 20.01	1	(3) #14 CU		#14 CU	18	120		1"	0.5	Alliant Metering PT
MC-1	B2500 20.01	1	(6) #12 CU			18			1"		Alliant Metering CT
MC-1	B2500 20.01	1				18			1"		Status Contacts
MSB-1 Sect 1	Also Energy Cab	1	(3) #14 CU		#14 CU		120		1"	0.8	ALSO Site PT
MSB-1 Sect 1	Also Energy Cab	1	(6) #12 CU						1"		ALSO Site CT
MSB-1 Sect 1	B2500 20.02	1	(3) #14 CU		#14 CU		120		1"	0.8	20.02 Site PT
MSB-1 Sect 2	B2500 20.01	1	(2) #10 CU	#10 CU	#10 CU		240/120		1"	30	Power to 20.01
MSB-1 Sect 2	B2500 20.02	1	(2) #10 CU	#10 CU	#10 CU		240/120		1"	30	Power to 20.02
MSB-1 Sect 2	MC-1	1	#12 CU	#12 CU	#12 CU		120		1"	20	Power to MC-1
MSB-1 Sect 2	UPS	1	#12 CU	#12 CU	#12 CU		120		1"	20	Power to UPS
MSB-1 Sect 3	B2500 20.02	1	(15) #12 CU						1"		20.02 Site CT
MSB-1 Sect 3	B2500 20.02	1	Comm						1"		20.02 Main Status SEL 735
MSB-1 Sect 3	B2500 20.02	1	Comm						1"		20.02 Main Status 700GT
MSB-1 Sect 3	B2500 20.01	1	Comm						1"		DTT to Main
MSB-1 Sect 4	INV-1	1	(3) 250 AL		#4 AL		480/277	XLPE	3"	200	Inverter Feed
MSB-1 Sect 4	INV-2	1	(3) 250 AL		#4 AL		480/277	XLPE	3"	200	Inverter Feed
MSB-1 Sect 4	INV-3	1	(3) 250 AL		#4 AL		480/277	XLPE	3"	200	Inverter Feed
MSB-1 Sect 4	INV-4	1	(3) 250 AL		#4 AL		480/277	XLPE	3"	200	Inverter Feed
MSB-1 Sect 4	INV-5	1	(3) 250 AL		#4 AL		480/277	XLPE	3"	200	Inverter Feed
MSB-1 Sect 4	INV-6	1	(3) 250 AL		#4 AL		480/277	XLPE	3"	200	Inverter Feed
MSB-1 Sect 4	INV-7	1	(3) 250 AL		#4 AL		480/277	XLPE	3"	200	Inverter Feed
MSB-1 Sect 4	INV-8	1	(3) 250 AL		#4 AL		480/277	XLPE	3"	200	Inverter Feed
MSB-1 Sect 4	INV-9	1	(3) 250 AL		#4 AL		480/277	XLPE	3"	200	Inverter Feed
MSB-1 Sect 4	INV-10	1	(3) 250 AL		#4 AL		480/277	XLPE	3"	200	Inverter Feed
MSB-1 Sect 4	INV-11	1	(3) 250 AL		#4 AL		480/277	XLPE	3"	200	Inverter Feed
MSB-1 Sect 4	SPARE	1							3"	200	Spare Conduit
UPS	B2500 20.01	1	#12 CU	#12 CU	#12 CU		120		1"		UPS Power to 20.01
UPS	B2500 20.02	1	#12 CU	#12 CU	#12 CU		120		1"		UPS Power to 20.02
UPS	Also Energy Cab	1	#12 CU	#12 CU	#12 CU		120		1"		UPS Power to ALSO
UPS	MC-1	1	#12 CU	#12 CU	#12 CU		120		1"		UPS Power to MC-1
UPS	MSB-1 Sect 3	1	#12 CU	#12 CU	#12 CU		120		1"		UPS Power to Breaker
Also Energy Cab	INV Lineup	1	(11) Comm						2"		Inverter Info
Also Energy Cab	Weather Station	1	Comm						1"		Weather Info
Also Energy Cab	DC Combiner 1	2	Comm						1"		Misc Monitoring
Handhole	B2500 20.01	1	36 Str Fiber						4" SCH 40		DTT Fiber

95% DESIGN



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REVISION RECORD					
NO.	DATE	DESCRIPTION	BY	CHKD	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

VILLAGE OF MCFARLAND, WI.

ELECTRICAL DETAILS

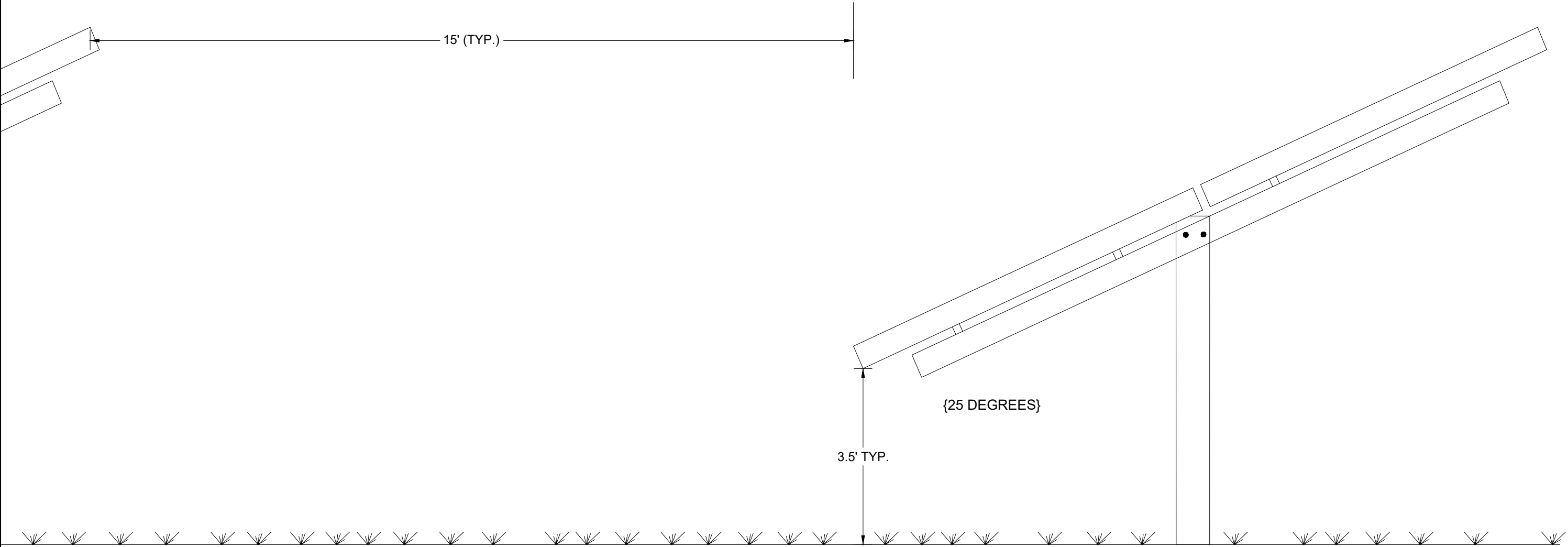
DRAWING NO.

E104

SHEET 18 OF 22

PLOTTED SIZE: ANSI full bleed B (11.00 x 17.00 Inches)

Page 41 of 307



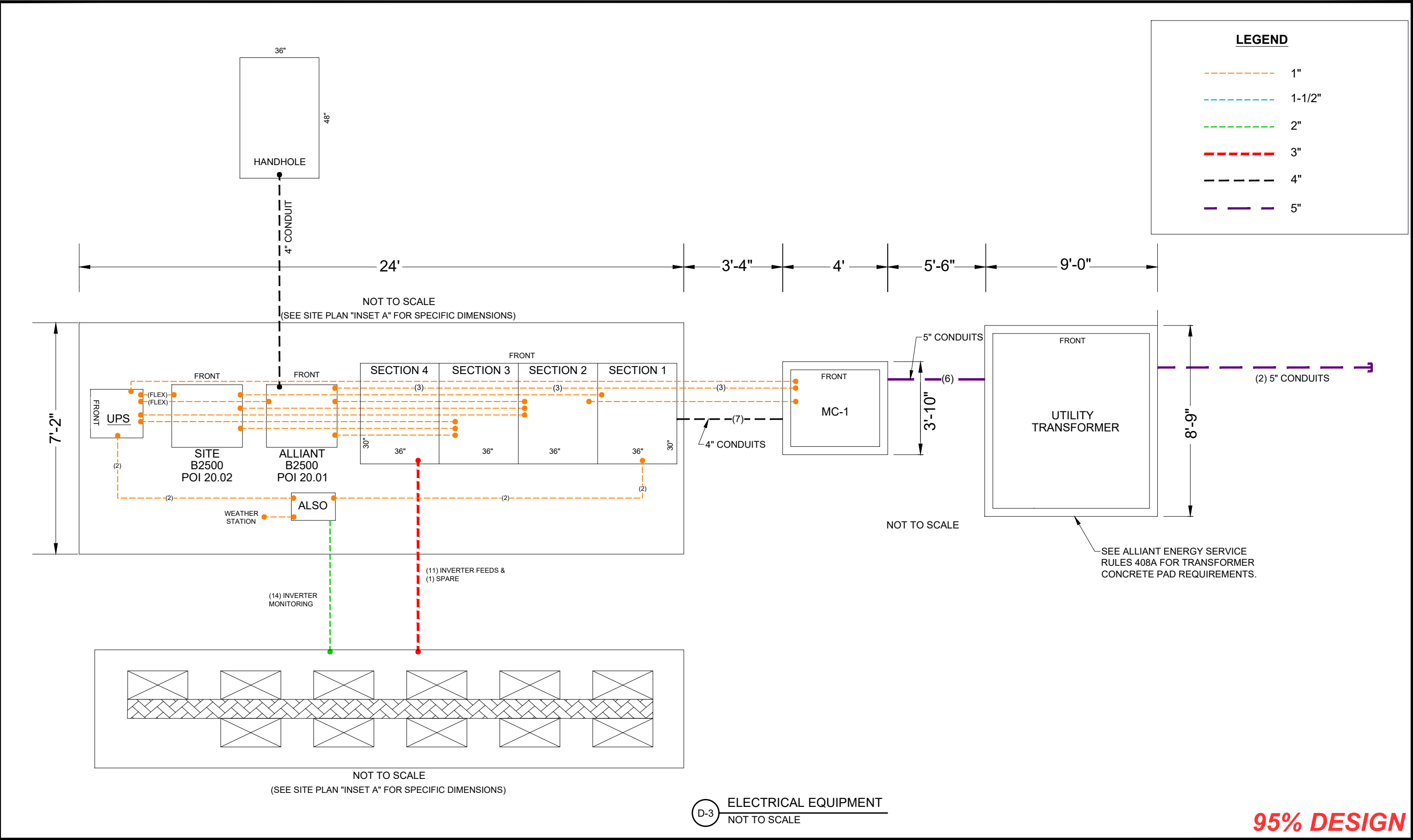
D-2 TYPICAL SOLAR TRACKING PROFILE VIEWS
NOT TO SCALE

MATERIAL INFORMATION DETAILS

MODULE: EAGLE 72 G6B 570-590 WATT N-TYPE BIFACIAL
RACKING: SKY-RACK 2.0 GROUND MOUNT SEASON ADJUSTABLE SYSTEM
INVERTER: SMA 125kW, 3PH, 1500VDC/480VAC

95% DESIGN

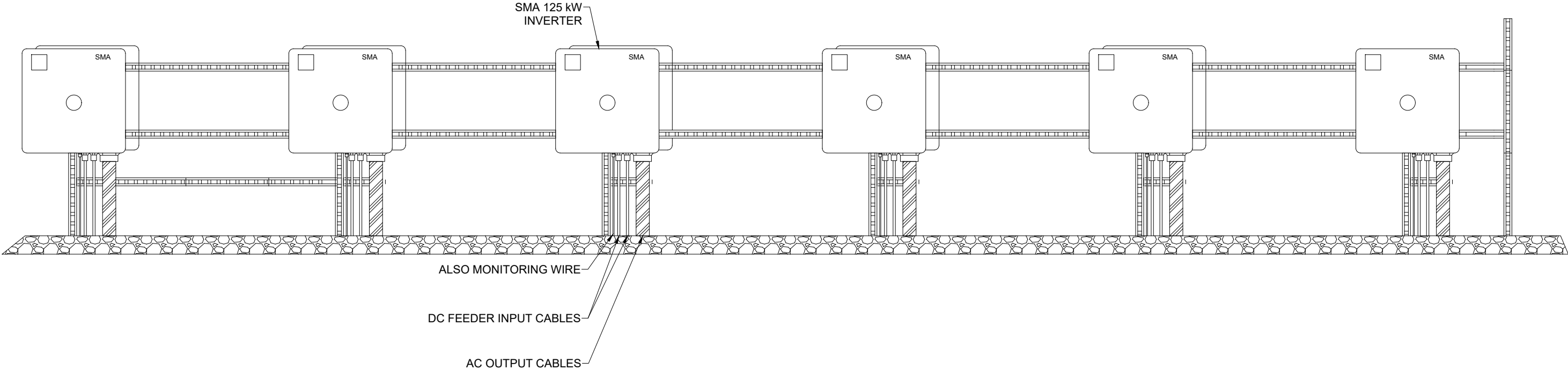
 Corporate Office: 1 Main Street SE, Suite 300 Minneapolis, Minnesota 55414 (612) 746-3660 Wisconsin Office: N3764 Uni Drive, Freedom, Wisconsin 54130 (920) 393-9198	REVISION RECORD								WESTPHAL & COMPANY, INC.		DRAWING NO.
	NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D			CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL		E105
									VILLAGE OF MCFARLAND, WI.		
									ELECTRICAL DETAILS		SHEET 19 OF 22



D-3 ELECTRICAL EQUIPMENT
NOT TO SCALE

95% DESIGN

merjent.® Corporate Office: 1 Main Street SE, Suite 300 Minneapolis, Minnesota 55414 (612) 746-3660 Wisconsin Office: N3764 Uni Drive, Freedom, Wisconsin 54130 (920) 393-9198	REVISION RECORD								WESTPHAL & COMPANY, INC.		E106
	NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D			CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL		
									VILLAGE OF MCFARLAND, WI.		
									ELECTRICAL DETAILS		
										SHEET 20 OF 22	



D-4 INVERTER + AC DISCONNECT RACK FRONT ELEVATION
NOT TO SCALE

95% DESIGN



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REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D

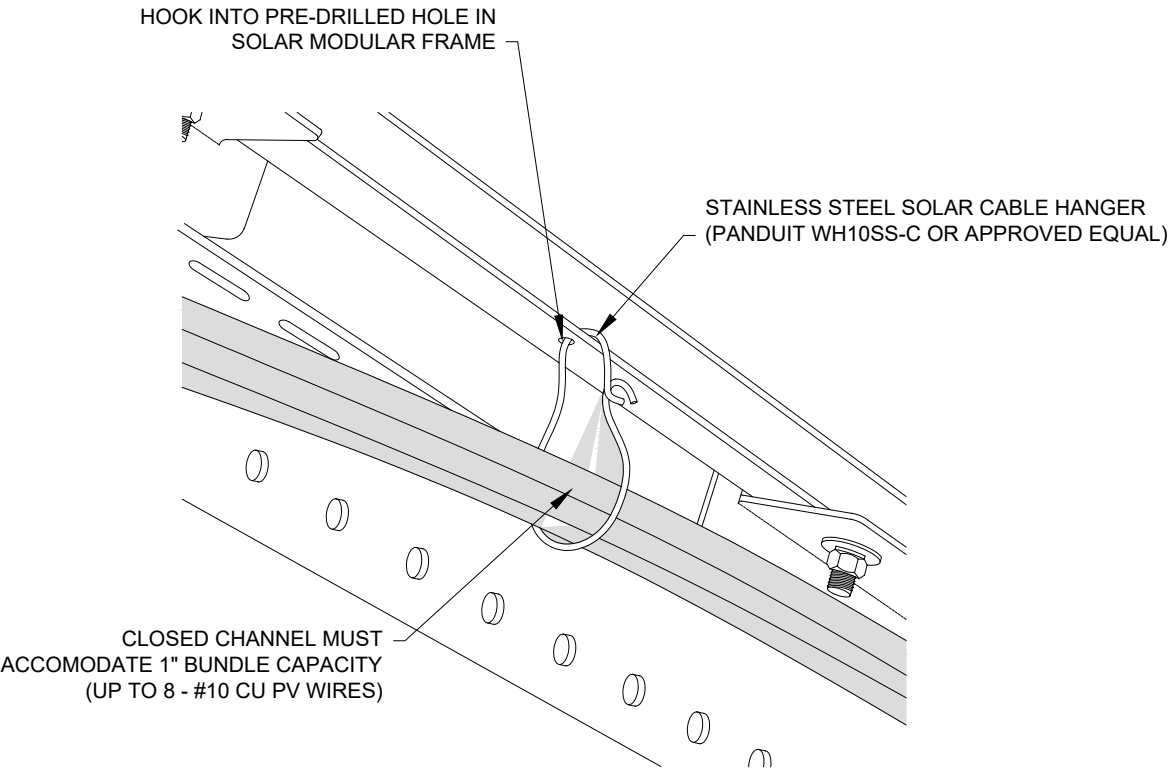
WESTPHAL & COMPANY, INC.
CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

VILLAGE OF MCFARLAND, WI.

ELECTRICAL DETAILS

DRAWING NO.
E107

SHEET 21 OF 22



D-5 RACKING WIRE HANGER
NOT TO SCALE

95% DESIGN



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REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

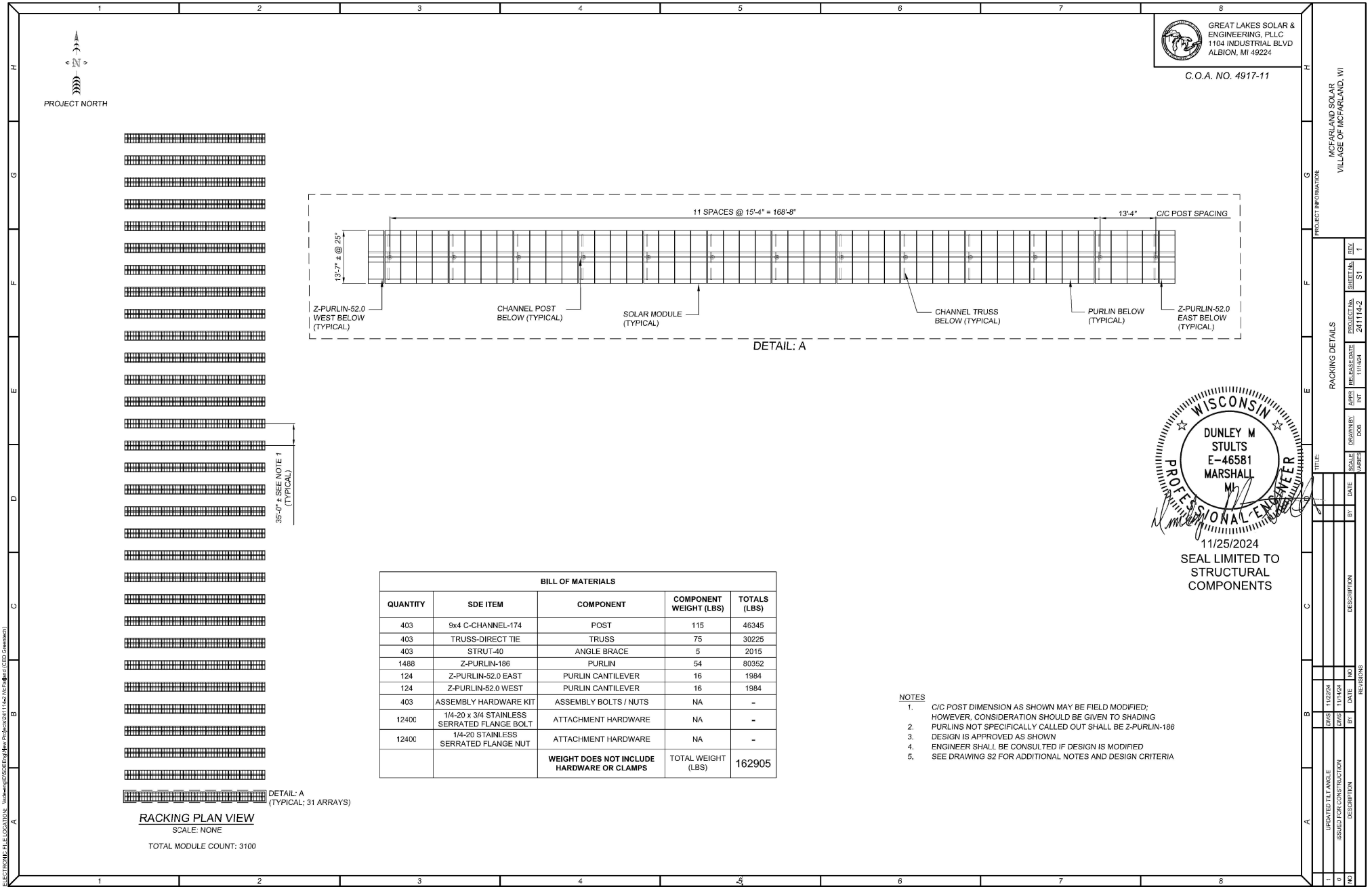
VILLAGE OF MCFARLAND, WI.

ELECTRICAL DETAILS

DRAWING NO.

E108

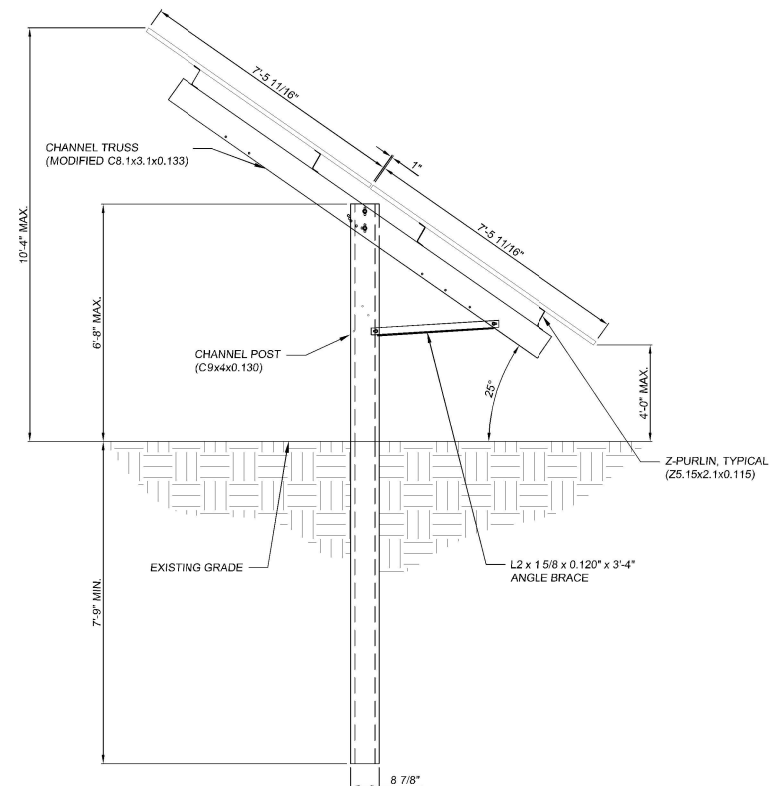
SHEET 22 OF 22



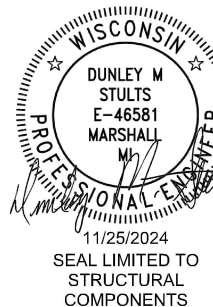
POSTS MAY BE TRIMMED FROM BOTTOM TO AVOID
EXCESS EMBEDMENT AS NEEDED

HORIZONTAL = 2640 LBS (PER POST)

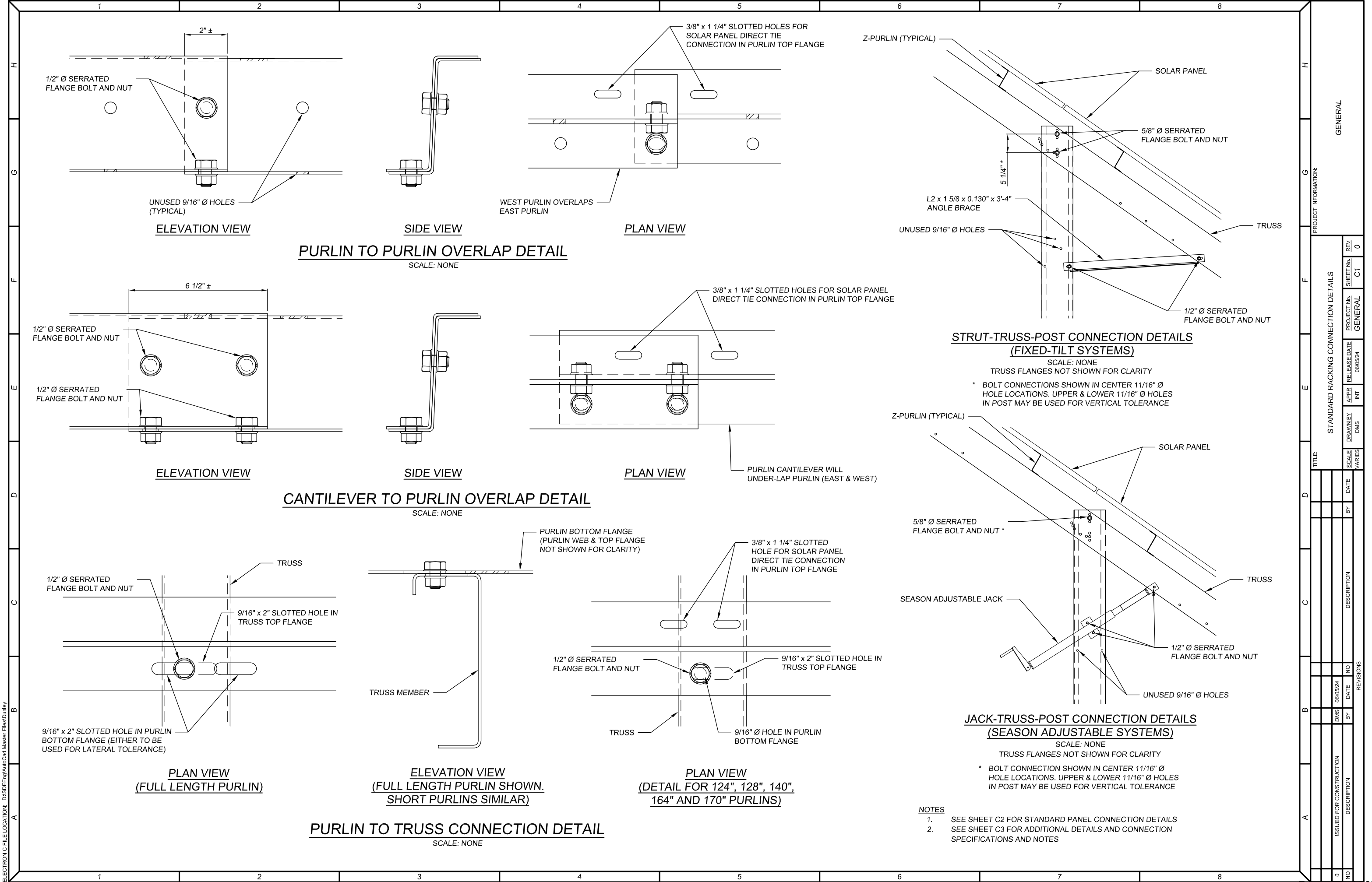
1. DESIGN IS APPROVED AS SHOWN
2. GREAT LAKES SOLAR & ENGINEERING SHALL BE CONSULTED IF DESIGN IS MODIFIED
3. UNLESS INDICATED OTHERWISE, SYSTEM HAS BEEN DESIGNED ASSUMING MODULES FACE 180° AZIMUTH
4. SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION GUIDE AND SPECIFICATIONS
5. DRAINAGE SHALL BE DIVERTED AWAY FROM POSTS. POSTS SHALL NOT BE INSTALLED IN SWALES. DRAINAGE AREAS TO OR WHERE WATER MAY BE ALLOWED TO FLOW OR STAND
6. EXISTING GRADE SHALL BE NOMINALLY FLAT WITH NO MORE THAN 5° SLOPE. GREAT LAKES SOLAR & ENGINEERING SHALL BE CONSULTED IF SLOPE IS GREATER THAN 5°
7. DAMAGED COMPONENTS SHALL BE REJECTED AND REPAIRED
8. SEE SHEETS C1 THROUGH C3 FOR STANDARD CONNECTION DETAILS AND NOTES



RACKING SIDE ELEVATION VIEW
SCALE: NONE

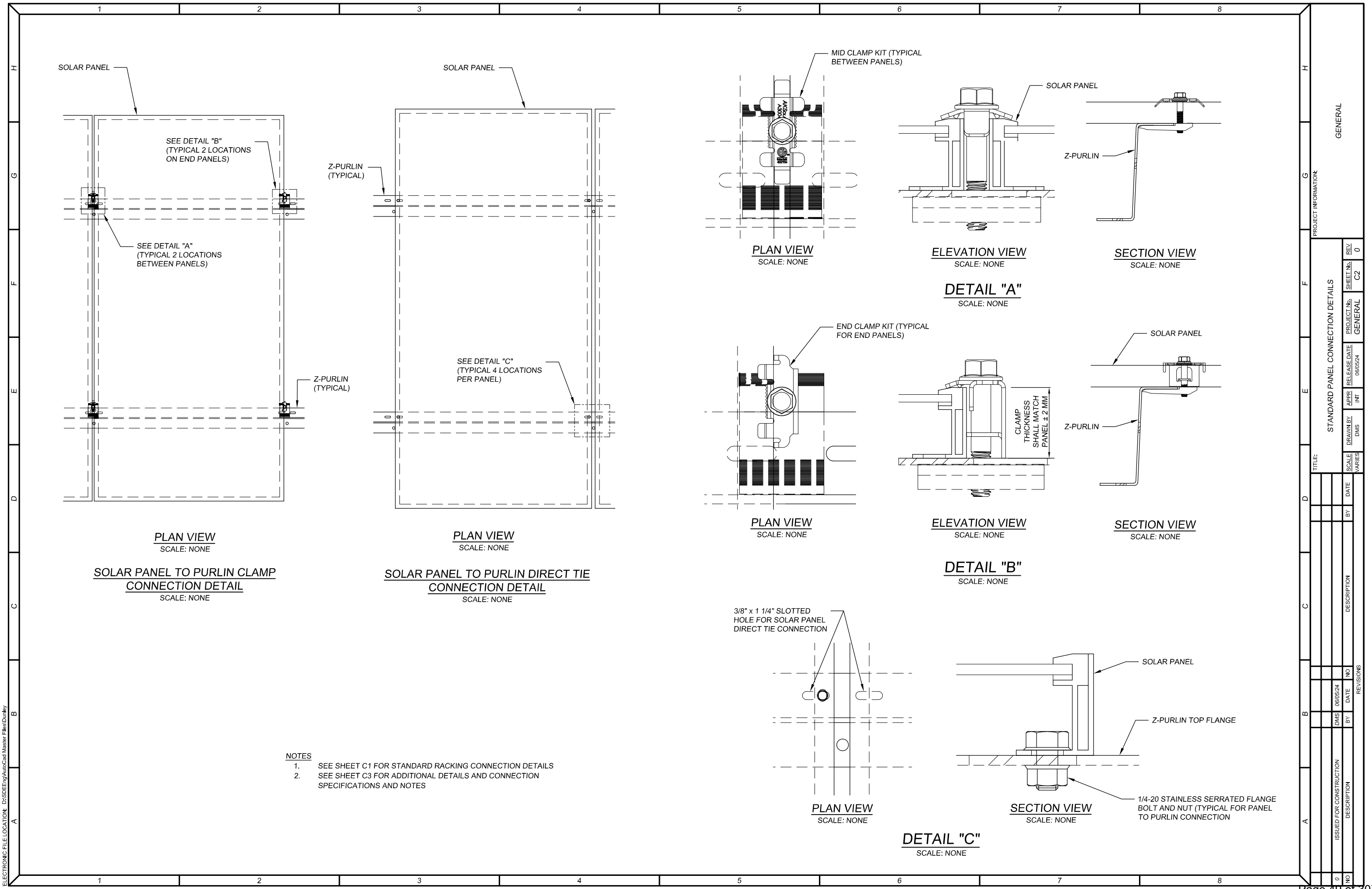


PROJECT INFORMATION									
A	B	C	D	E	F	G	H		
TITLE:									
1	UPDATED TILT ANGLE	04/05	11/2/24						
2	ISSUED FOR CONSTRUCTION	04/05	11/14/24						
RACKING DETAILS / SPECIFICATIONS & NOTES									
NO.	DESCRIPTION	BY	DATE	SCALE	ISSUANCE	APPRO	RELEASE DATE	PROJECT NO.	SHEET NO.
								24-11414.3	02



ELECTRONIC FILE LOCATION: D:\SDEEng\AutoCad Master Files\Drawings

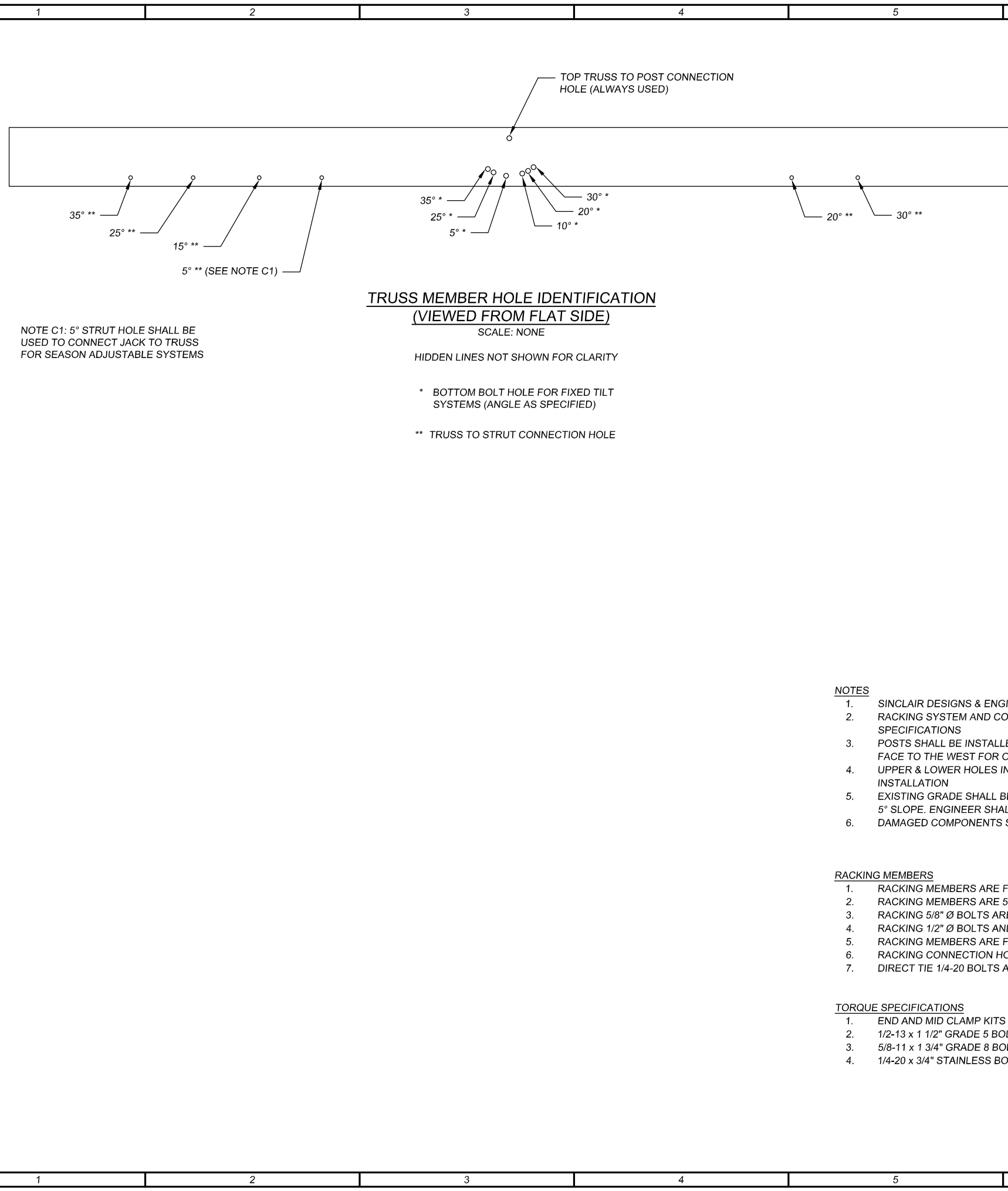
A		B		C		D		E		F		G		H	
PROJECT INFORMATION:															
GENERAL															
STANDARD RACKING CONNECTION DETAILS															
SCALE		DRAWN BY		APPR		RELEASE DATE		PROJECT No.		SHEET No.		REV			
VARIES		DMS		INT		06/05/24		GENERAL		C1		0			
REVISIONS															
NO		DESCRIPTION		BY		DATE									
0		ISSUED FOR CONSTRUCTION		DMS		06/05/24									



ELECTRONIC FILE LOCATION: D:\SDEEng\AutoCad Master Files\Drawings

- NOTES
- 1. SEE SHEET C1 FOR STANDARD RACKING CONNECTION DETAILS
 - 2. SEE SHEET C3 FOR ADDITIONAL DETAILS AND CONNECTION SPECIFICATIONS AND NOTES

A		B		C		D		E		F		G		H	
PROJECT INFORMATION:															
GENERAL															
STANDARD PANEL CONNECTION DETAILS															
TITLE:															



SCALE: NONE

HIDDEN LINES NOT SHOWN FOR CLARITY

* BOTTOM BOLT HOLE FOR FIXED TILT SYSTEMS (ANGLE AS SPECIFIED)

** TRUSS TO STRUT CONNECTION HOLE

NOTE C1: 5° STRUT HOLE SHALL BE USED TO CONNECT JACK TO TRUSS FOR SEASON ADJUSTABLE SYSTEMS

1. SINCLAIR DESIGNS & ENGINEERING IS NOT RESPONSIBLE FOR SOLAR PANEL DESIGN OR INSTALLATION
2. RACKING SYSTEM AND COMPONENTS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION GUIDE AND SPECIFICATIONS
3. POSTS SHALL BE INSTALLED WITH FLAT FACE TO THE EAST FOR EVEN ANGLES (20°, 30°, & 40°) AND WITH FLAT FACE TO THE WEST FOR ODD ANGLES (5°, 15°, 25°, & 35°) AND SEASON ADJUSTABLE SYSTEMS
4. UPPER & LOWER HOLES IN POSTS MAY BE USED TO LEVEL TRUSSES AND PURLINS PRIOR TO PANEL INSTALLATION
5. EXISTING GRADE SHALL BE NOMINALLY FLAT FROM ONE POST TO THE NEXT IN ANY ARRAY WITH NO MORE THAN 5° SLOPE. ENGINEER SHALL BE CONSULTED IF SLOPE IS GREATER THAN 5°
6. DAMAGED COMPONENTS SHALL BE REJECTED AND REPLACED

1. RACKING MEMBERS ARE FABRICATED FROM COLD FORMED ASTM A653 STEEL
2. RACKING MEMBERS ARE 50 KSI MINIMUM YIELD STRENGTH
3. RACKING 5/8" Ø BOLTS ARE GRADE 8 WITH SERRATED FLANGES
4. RACKING 1/2" Ø BOLTS AND NUTS AND 5/8" Ø NUTS ARE GRADE 5 WITH SERRATED FLANGES
5. RACKING MEMBERS ARE FABRICATED AND GALVANIZED PER ASTM A123
6. RACKING CONNECTION HOLES ARE 1/16" LARGER THAN BOLTS
7. DIRECT TIE 1/4-20 BOLTS AND NUTS ARE 18-8 STAINLESS STEEL WITH SERRATED FLANGES

1. END AND MID CLAMP KITS - 10 FT-LBS (OVER-TORQUE OF CLAMPS COULD RESULT IN PANEL DAMAGE)
2. 1/2-13 x 1 1/2" GRADE 5 BOLT - 57 FT-LBS
3. 5/8-11 x 1 3/4" GRADE 8 BOLT - 112 FT-LBS
4. 1/4-20 x 3/4" STAINLESS BOLT - 5.3 FT-LBS

A		B		C		D		E		F		G		H		
PROJECT INFORMATION:																
TITLE:				STANDARD CONNECTION DETAILS & NOTES												
1	UPDATED TRUSS HOLE DEGREE CALLOUTS		DMS	1003/24												
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GENERAL																
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REVISIONS																
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Customer-Hosted Renewables

Classification: CONFIDENTIAL

Why solar?

- Reduce emissions and deliver cleaner, more cost-effective energy
- Ensure affordable energy for customers
- Support strong communities by:
 - Promoting a healthy environment
 - Delivering steady revenue payments
 - Creating jobs



Solar's declining costs

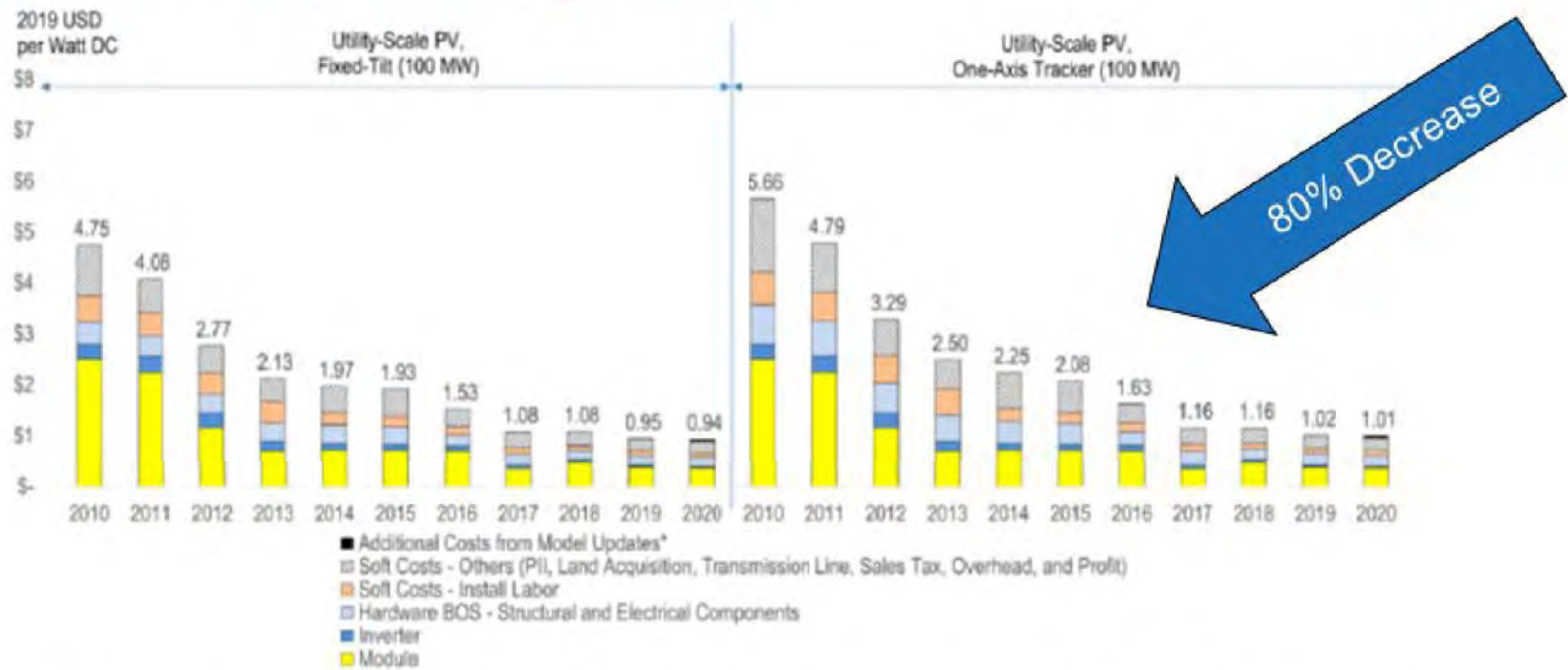
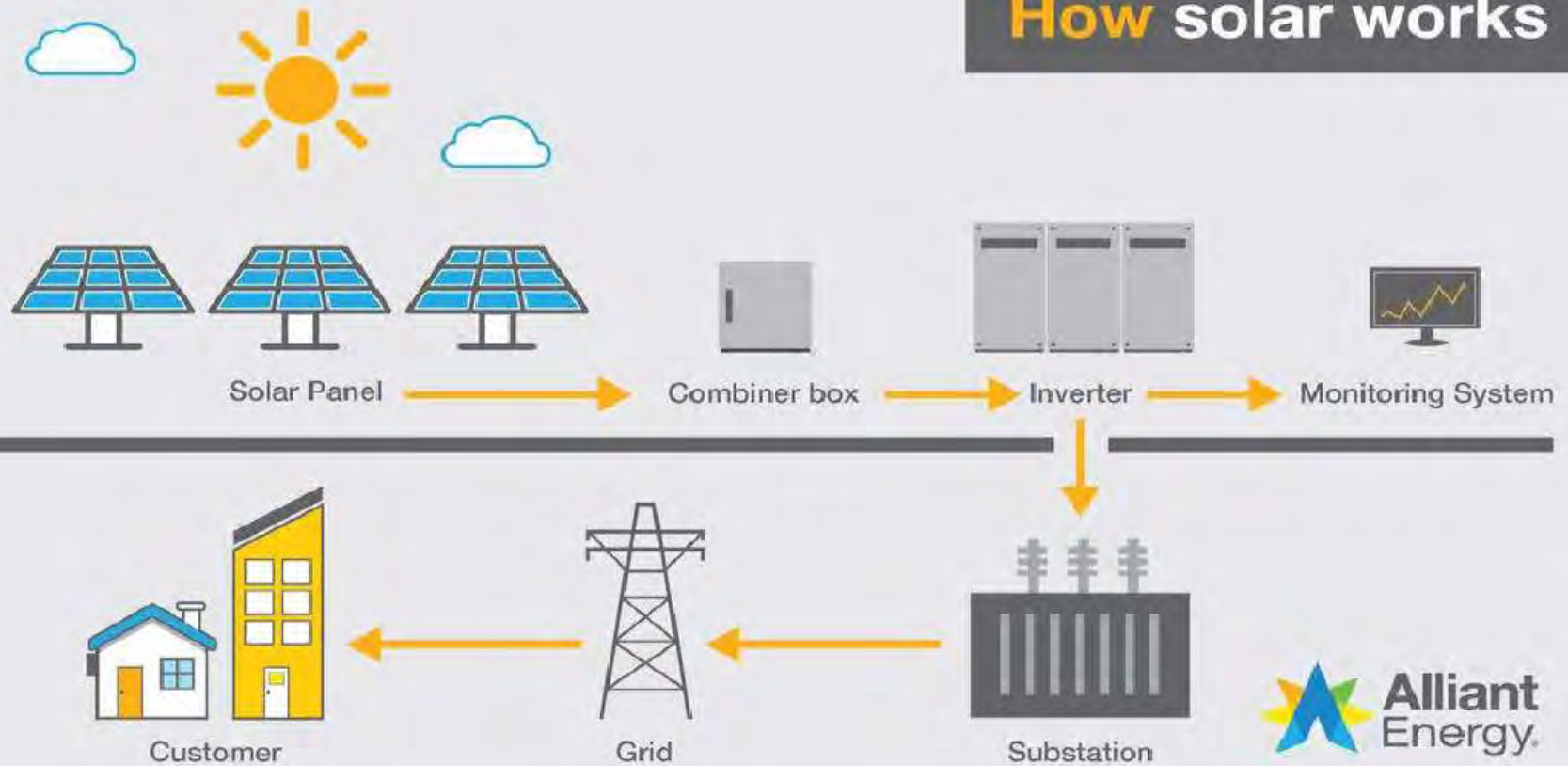


Figure 32. NREL utility-scale PV system cost benchmark summary (inflation-adjusted), 2010–2020

How solar works



Types of Solar Energy Generation

Residential & Commercial Distributed Generation

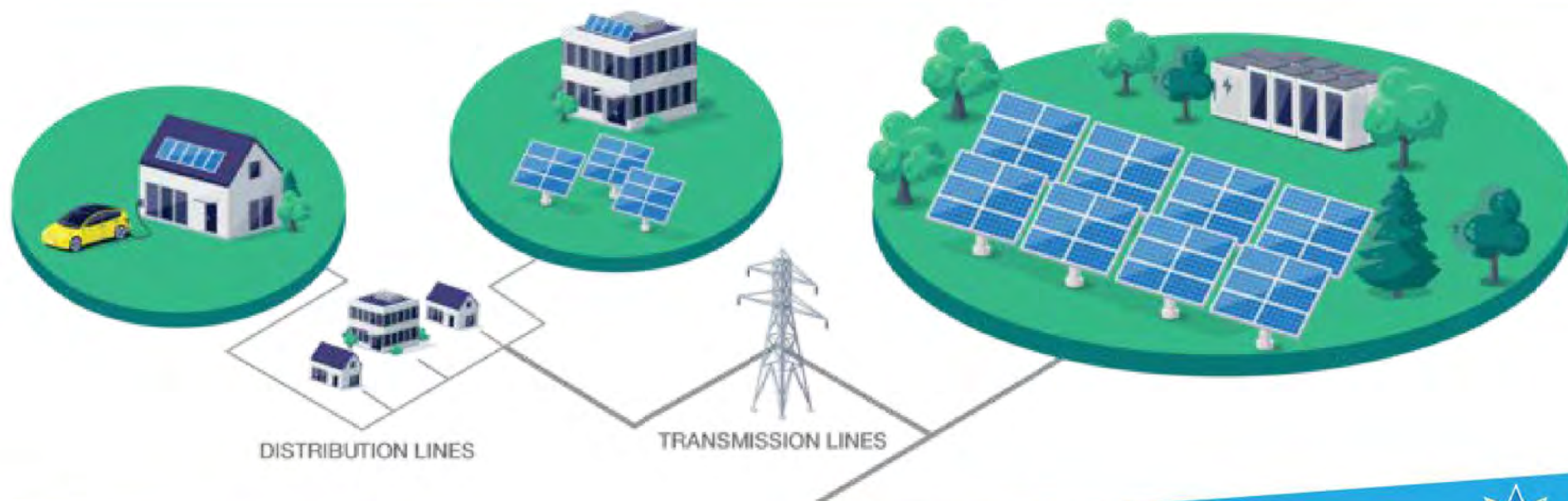
- 5-500 kilowatts
- Customer-owned systems

Community, Customer-Hosted & Renewable Energy Partner Programs

- 500 kilowatts to 5 megawatts
- Rooftop or ground-based systems

Utility-Scale Generation

- 50-200+ megawatts
- Large systems designed to power thousands of homes and businesses



Utility-scale solar in Wisconsin



1,089 MW

Solar generation capacity



286,000

Estimated number of homes powered annually



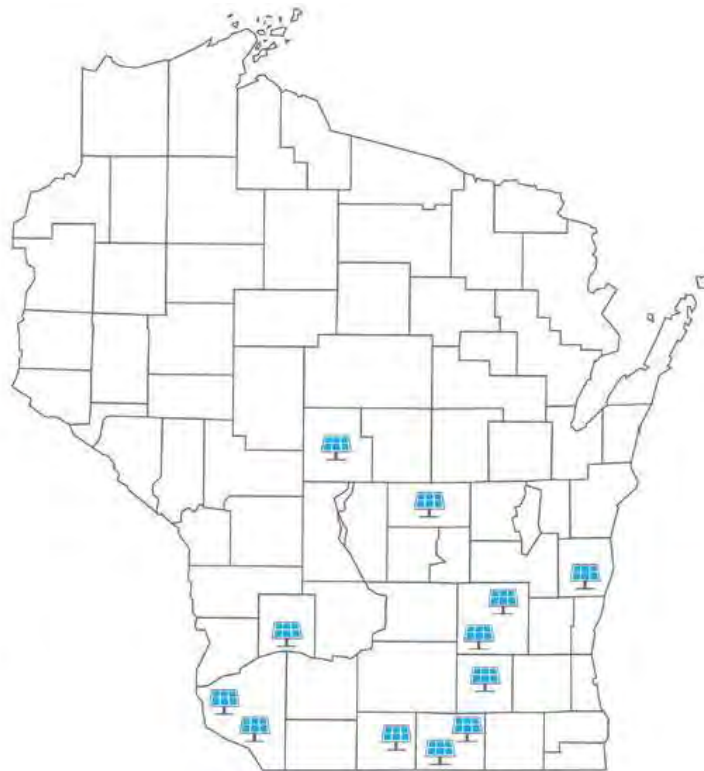
2,700+

Number of construction jobs created



\$130 million

New shared revenue for local communities over 30 years



Customer-Hosted Renewables

With Alliant Energy® Customer-Hosted Renewables, we partner with businesses or communities to host an Alliant Energy solar farm or battery storage system on-site in exchange for a monthly lease payment.

Customer-Hosted projects are often smaller in scale, with maximum capacity limit at 2.25 MW per project.

Customer-Hosted Solar Goals:

- Meet customer (often businesses or municipalities) needs for access to renewable energy solutions.
- Test impacts of small projects on local electricity grid.

SIMILAR PROJECTS



Marshalltown YMCA – 500 kw



Classification: CONFIDENTIAL



Clinton Schools

- 1.25 MW solar array
- Located next to school's sports complex



Project Components

Customer Hosted Solar: McFarland Schools

Modules

Racking

From Similar Projects

Fencing

Signs

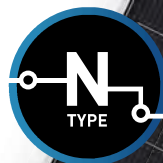


THE MOST DEPENDABLE SOLAR PRODUCT

EAGLE 72 G6B

570-590 WATT • N-TYPE BIFACIAL

Positive power tolerance of 0~+3%



- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Top performance in the strictest 3rd party labs
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar factories in USA, Vietnam, and Malaysia

KEY FEATURES



N-Type Technology

N-type cells offer Jinko's in-house TOPCon technology with better performance and improved reliability.



Multi Busbar Half Cell Technology

Better light trapping and current collection to improve module power output and reliability.



Bifacial Power Gain

N-Type architecture increases bifaciality for higher backside bonus and better lifetime yield.



Low Temperature Coefficient

Best in class temperature coefficient for highest lifetime energy yield in all climates.



Industrial Grade Construction

Fire Type 29 with optimized dual-glass construction and thick frame for highest mechanical load resistance.



Shade Tolerant

Twin array design allows continued performance even with shading by trees or debris.



Protected Against All Environments

Certified to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow.



Warranty

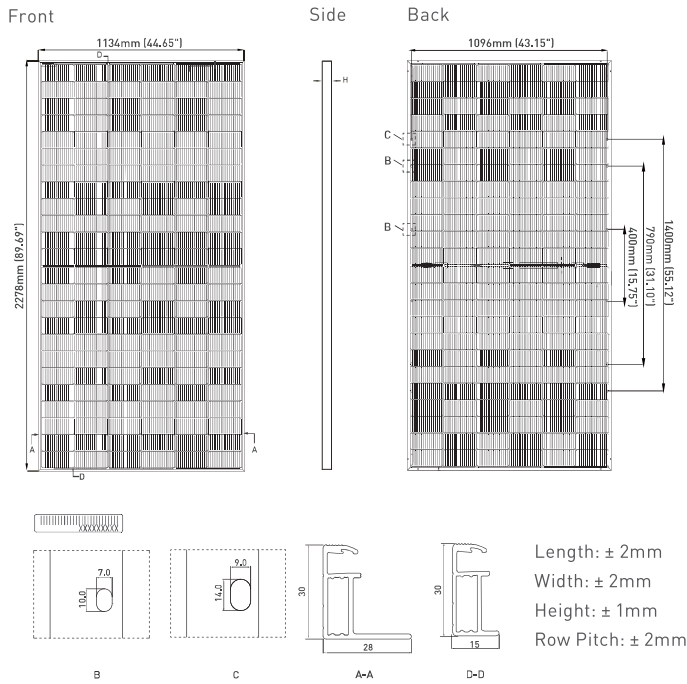
12-year product and 30-year linear power warranty.

- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certified products

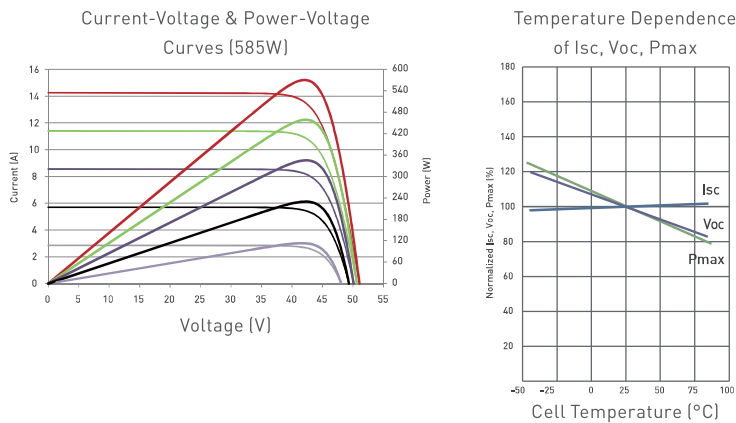
- ISO45001:2018 Occupational Health & Safety Standards
- UL61730 certified products



ENGINEERING DRAWINGS



ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE



ELECTRICAL CHARACTERISTICS

Module Type	JKM570N-72HL4-BDV		JKM575N-72HL4-BDV		JKM580N-72HL4-BDV		JKM585N-72HL4-BDV		JKM590N-72HL4-BDV	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (P_{max})	570Wp	430Wp	575Wp	433Wp	580Wp	437Wp	585Wp	441Wp	590Wp	445Wp
Maximum Power Voltage (V_{mp})	43.58V	40.56V	43.73V	40.73V	43.88V	40.89V	44.02V	41.05V	44.17V	41.21V
Maximum Power Current (I_{mp})	13.08A	10.59A	13.15A	10.64A	13.22A	10.69A	13.29A	10.74A	13.36A	10.79A
Open-circuit Voltage (V_{oc})	52.10V	39.60V	52.30V	39.75V	52.50V	39.90V	52.70V	40.05V	52.90V	40.20V
Short-circuit Current (I_{sc})	13.83A	11.16A	13.89A	11.21A	13.95A	11.26A	14.01A	11.31A	14.07A	11.36A
Module Efficiency STC (%)	22.07%		22.26%		22.45%		22.65%		22.84%	

*STC: ☀ Irradiance 1000W/m²
NOCT: ☀ Irradiance 800W/m²

🌡 Cell Temperature 25°C
🌡 Ambient Temperature 20°C

☁ AM = 1.5
☁ AM = 1.5
🌬 Wind Speed 1m/s

*Power measurement tolerance: $\pm 3\%$

The company reserves the final right for explanation on any of the information presented hereby. JKM570-590N-72HL4-BDV-F30-F2-US

BUILDING YOUR TRUST IN SOLAR. WWW.JINKOSOLAR.US

MECHANICAL CHARACTERISTICS

No. of Half Cells	144 (2 x 72)
Dimensions	2278 x 1134 x 30mm (89.69 x 44.65 x 1.18in)
Weight	31kg (68.34lbs)
Front Glass	2.0mm, Anti-Reflection Coating
Back Glass	2.0mm, Heat Strengthened Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm (55.12in)
Fire Type	Type 29
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)
Hailstone Test	25mm Hailstone at 23 m/s

TEMPERATURE CHARACTERISTICS

Temperature Coefficients of P_{max}	-0.29%/°C
Temperature Coefficients of V_{oc}	-0.25%/°C
Temperature Coefficients of I_{sc}	0.045%/°C
Nominal Operating Cell Temperature (NOCT)	45 $\pm$ 2°C
Bifacial Factor	80 $\pm$ 5%

MAXIMUM RATINGS

Operating Temperature (°C)	-40°C~+85°C
Maximum System Voltage	1500VDC
Maximum Series Fuse Rating	30A

PACKAGING CONFIGURATION

(Two pallets = One stack)
36pcs/pallet, 72pcs/stack, 576pcs/40 HQ Container

BIFACIAL OUTPUT-REAR SIDE POWER GAIN

5%	Maximum Power (P_{max})	598Wp	604Wp	609Wp	614Wp	620Wp
	Module Efficiency (%)	23.17%	23.37%	23.57%	23.78%	23.98%
15%	Maximum Power (P_{max})	656Wp	661Wp	667Wp	672Wp	679Wp
	Module Efficiency (%)	25.38%	25.60%	25.82%	26.05%	26.27%
25%	Maximum Power (P_{max})	713Wp	719Wp	725Wp	731Wp	738Wp
	Module Efficiency (%)	27.59%	27.83%	28.06%	28.31%	28.55%

WARRANTY

12-year product and 30-year linear power warranty

1st year degradation not to exceed 1%, each subsequent year not to exceed 0.4%, minimum power at year 30 is 87.4% or greater.



SKY-RACK 2.0 Ground Mount Season Adjustable System

INSTALLATION GUIDE



For more information contact: kyle@sinclair-designs.net

Sinclair Design and Engineering 1104 Industrial Avenue, Albion, Michigan, 49224 USA

Tel: (01) 877.517.0311
www.sinclair-designs.com

PRODUCT SPEC SHEET



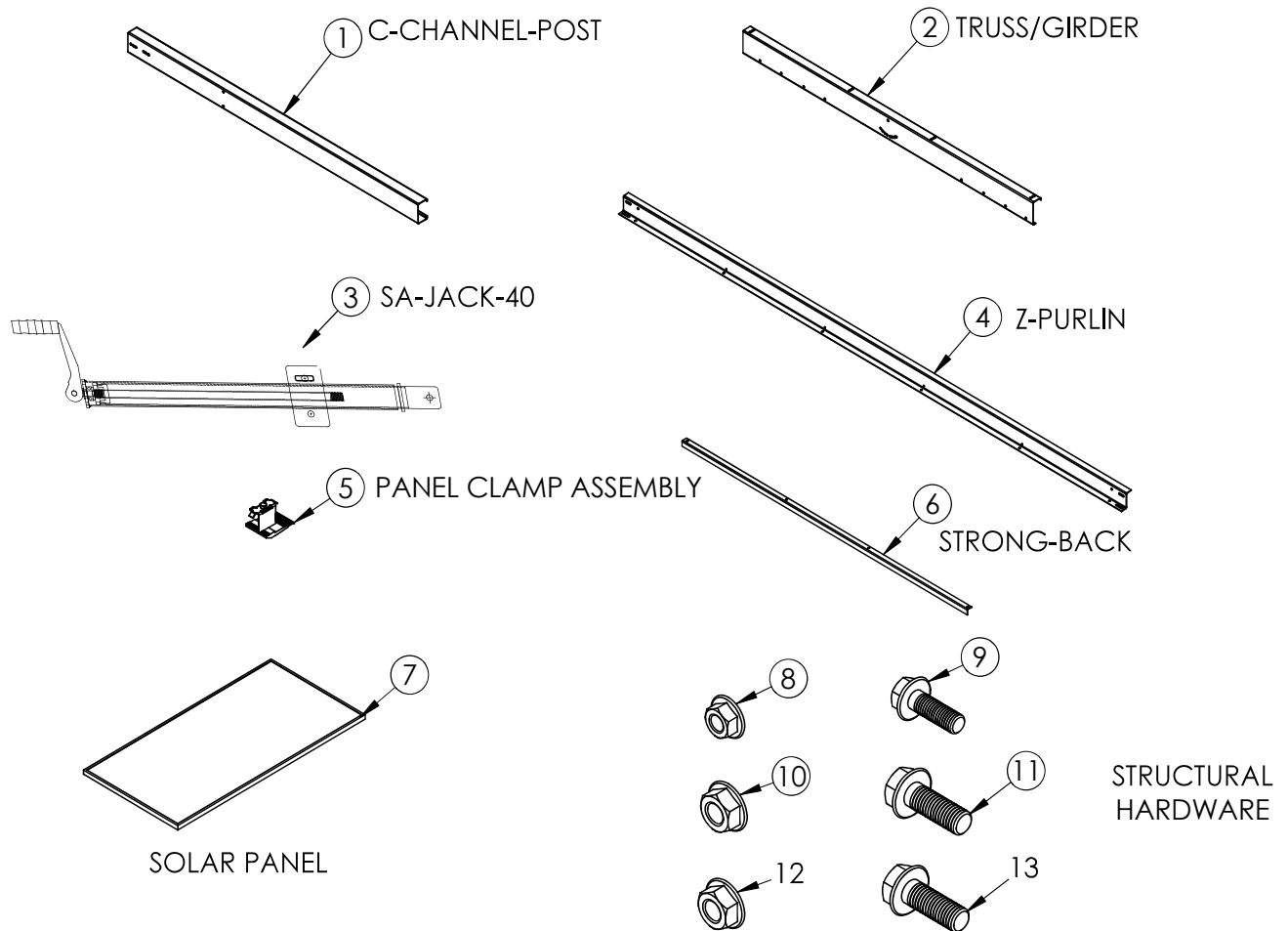
Fixed Tilt System or Season Adjustable - Module Clamp Kits or Direct to Frame



FIXED TILT ANGLES	FIXED TILT - 20, 25, 30, 35 DEGREES	TERRAIN	+/- 5DEG E/W
SEASON ADJUST ANGLES	15 - 60 DEGREES	WIRE MANAGEMENT	OPTIONAL POLY U-GUARD
MODULE ORIENTATION	TWO HIGH PORTRAIT	WARRANTY	20-25 YEARS
WIND LOAD	125 MPH	MATERIAL	GRADE 50-60 HSLA STEEL
SNOW LOAD	60 PSF	COATING	GALVANIZED W/CHEM TREAT
GROUND CLEARANCE	24 - 36 IN STANDARD	MANUFACTURING INFO	MADE IN THE USA
MODULE CLAMPS	SDE CLAMP KITS	STRUCTURAL CERTIFICATIONS	UL 2703 LISTED
OR DIRECT TO RAME	OPTIONAL	QUALITY CERTIFICATION	ISO-9001 2015



CLAMP DESIGN: Included Parts List



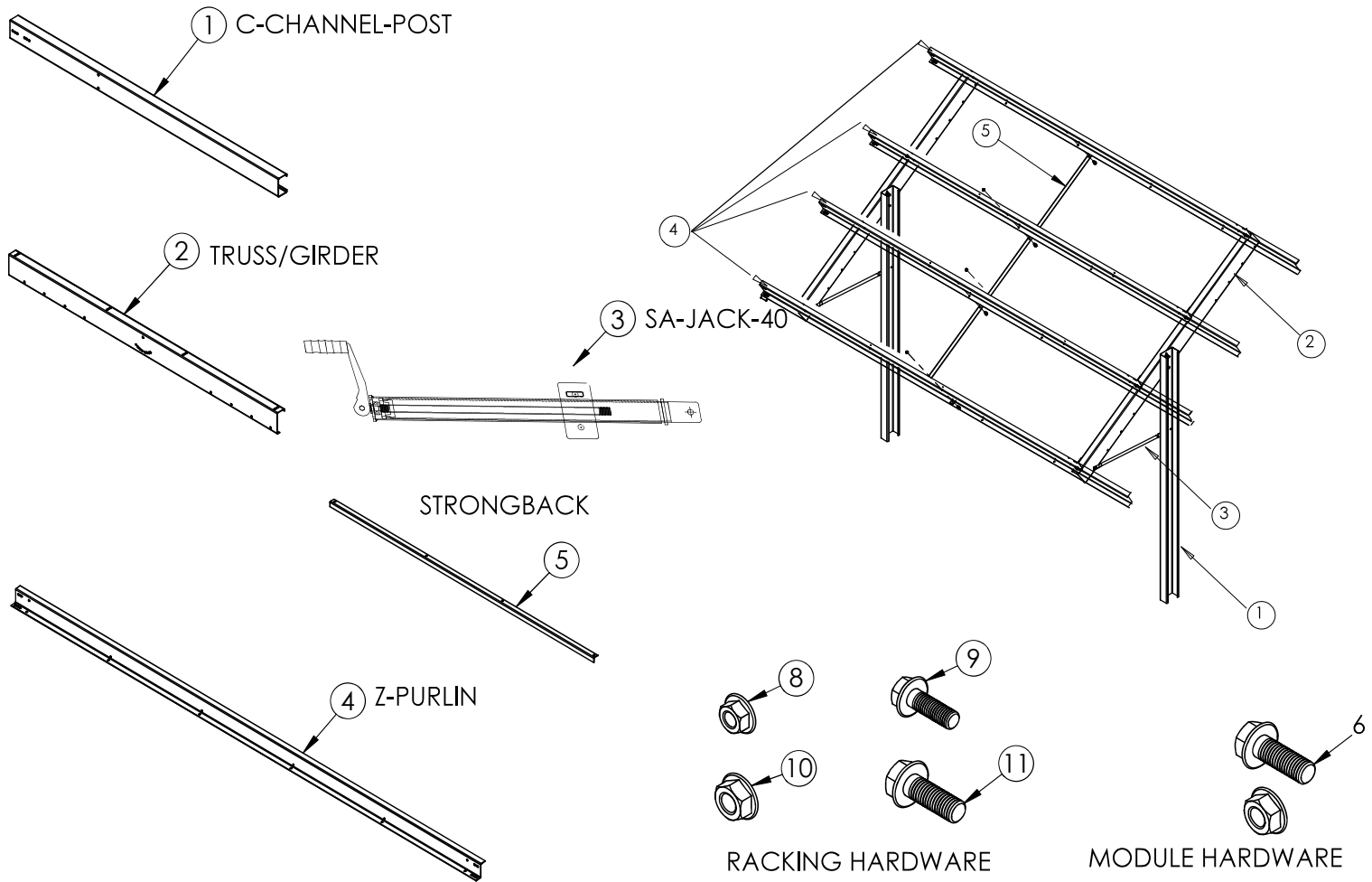
ITEM NO.		QTY
1	C-CHANNEL-POST	2
2	TRUSS/GIRDER	2
3	SA-JACK-40	2
4	Z-PURLIN	4
5	PANEL CLAMP ASSEMBLY	20
6	STRONG-BACK	1
7	PV MODULE	10
8	1/2-13 FLANGE HEAD NUT	14
9	1/2-13 X 1.5 FLANGE HEAD BOLT	14
10	5/8-11 FLANGE HEAD NUT	4
11	5/8-11 X 1.75 FLANGE HEAD BOLT	4

ITEM NO.	Recommended Installation Tools:	QTY
	1/4 or 1/2 1500 in/lb MIN Impact Driver 1/2 - 3/4 - 15/16 in Impact Sockets (Always take extra batteries)	
5	TORQUE SPEC = 10 ft/lbs	20
Over Torque of Clamps Could Result in Module Damage		
9	TORQUE SPEC = 57 ft/lbs	14
11	TORQUE SPEC = 112 ft/lbs	2

Note: Z-PURLIN 49.5 East & West Cantilevers are available - See Design Requirements & Bill of Materials

DIRECT TO FRAME DESIGN:

Included Parts List



ITEM NO.	DESCRIPTION	QTY
1	C-CHANNEL-POST	2
2	TRUSS/GIRDER	2
3	SA-JACK-40	2
4	Z-PURLIN	4
5	STRONGBACK	1
6	1/4-20 SERRATED FLANGED BOLT/NUT	40
7	PV MODULE	10
8	1/2-13 FLANGE HEAD NUT	14
9	1/2-13 X 1.5 FLANGE HEAD BOLT	14
10	5/8-11 FLANGE HEAD NUT	4
11	5/8-11 X 1.75 FLANGE HEAD BOLT	4

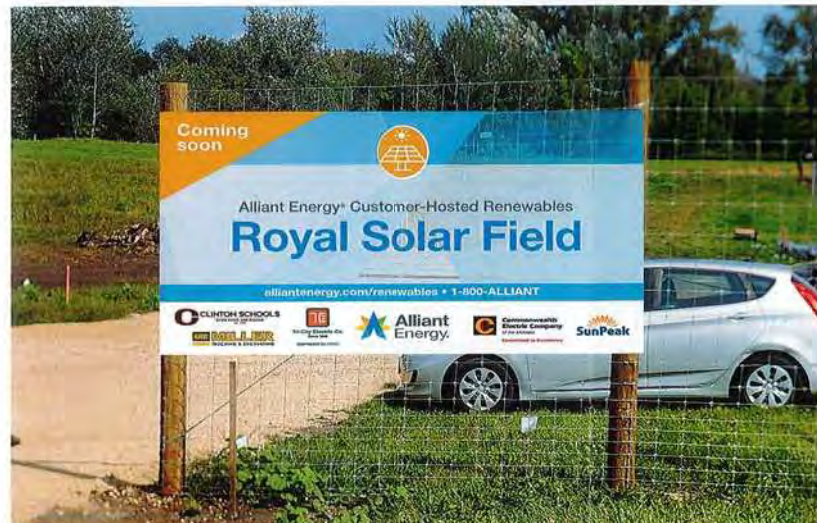
TORQUE	Recommended Installation Tools:	
	1/4 or 1/2 1500 in/lb MIN Impact Driver 1/2 - 3/4 - 15/16 in Impact Sockets (Always take extra batteries)	
6	TORQUE SPEC = 6 ft/lbs	40
9	TORQUE SPEC = 57 ft/lbs	14
11	TORQUE SPEC = 112 ft/lbs	4

Note: Z-PURLIN 48.5 East & West Cantilevers are available - See Design Requirements & Bill of Materials





SIGN 1



JOB DESCRIPTION:

FABRICATE AND INSTALL (1) S/FACE SIGN
AND INSTALL ON FENCE

FACE: ACM

VINYL: DIGITAL PRINT ON WHITE
CONTROLTAC W/LAMINATE

OPAQUE VINYL

DIGITAL PRINT
ON CONTROLTAC

LAMINATE

LUSTER OVERLAMINATE
(8519)

DESIGN #: PG-82124 VER. #: 2

DATE: 8-23-2024 DRAWN BY: KSA

SALES: PHIL GARLAND

JOB: ALLIANT ENERGY

LOCATION: 1650 S. 14TH ST
CLINTON, IA

DESIGN APPROVED BY:

DATE:

4620 J STREET SW CEDAR RAPIDS IA 52404 / FAX 319-366-5493 / WWW.NESPERSIGN.COM

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Since 1925

NESPER
SIGN ADVERTISING, INC.

EQUIPMENT ARC FLASH LABEL (AT LEAST 3" X 6")

WARNING	
Incident Energy Levels Stated Below are Valid Only When AC Disconnected	
Arc Flash Protection	Shock Protection
Working Distance:	Shock Hazard:
Incident Energy:	Min. Approach Dist:
Arc Flash Boundary:	Glove Class:
Equipment Name:	
Date of Study:	

SITE DISCONNECT LOCATION PLACARD (18" X 18")

CAUTION
POWER TO THIS SITE IS SUPPLIED BY MULTIPLE SOURCES: DISCONNECT LOCATIONS ARE SHOWN BELOW
[INSERT IMAGE OF FENCE LINE, ACCESS ROAD, AND DISCONNECT LOCATIONS MARKED]
[PROJECT NAME] MAP OF PHOTOVOLTAIC POWER SOURCES DISCONNECTING MEANS

ITEM QTY DESCRIPTION

CU / ITEM ID

SIGN-DANGER, KEEP OFF

SKOFF12X9

1 1 SIGN, DANGER, TEXT- DANGER FRAME ABOVE INSULATORS ENER

106403



SIGN-DANGER, KEEP OUT, HV

SKOUT15X25

1 1 SIGN, DANGER, KO HV INSIDE, MR. OUCH, 15-1/4 WD X 25 H

100013



SIGN-DANGER KEEP OUT NO TRESPASSING

SKOTRP11X24

1 1 SIGN, DANGER KO HAZ V IN, (SUB FEN), 24-1/4 X 11 X 0.1

101183



SIGN-DANGER LOW CLEARANCE

SLCC20X14

1 1 SIGN, DANGER LOW CLEARANCE TO ENERGIZED CONDUCTORS, EM

108447



SIGN-DANGER BATTERIES IN AREA

SBATT14X10

1 1 SIGN, DANGER: BATTERIES IN AREA. 14X10 W/0.5 INCH RC.

108703



ITEM QTY DESCRIPTION

CU / ITEM ID

SIGN-IDENTIFICATION TAG 24.9KV

SIDT249

1 1 SIGN, POLE, TEXT - 24.9KV, 4 IN X 4 IN, ALUM, TO DESIG

120332



SIGN-IDENTIFICATION TAG 12.4KV

SIDT124

1 1 TAG-ID,12.4KV ENERGIZED LINE,4X4,ALUM;TAG,DESIGNATION=

150452

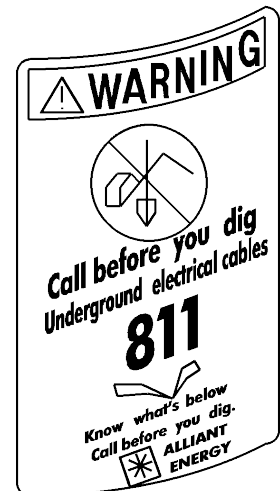


SIGN-WARNING UNDERGROUND CABLE

SWUCU

1 1 SIGN, TEXT-WARNING UNDERGROUND CABLE CALL BEFORE U DIG

155428



155428

DECALS

DECAL-3 IN 1 FOR PAD MOUNTED EQUIPMENT

SDW3IN1

1 1 DECAL, WARNING & NOTICE COMBINATION FOR PAD MOUNT EQUI

151747



151747.DGN

ITEM QTY DESCRIPTION

CU / ITEM ID

DECAL-CAUTION, NOT IN PHASE

1 1 SIGN,DECAL,CAUTION NOT IN PH,5X7 BLK & YEL,SPEC47,VINY

SDCNIPUG

103677



DECAL-NORMAL OPEN 2-WAY SAME PH

1 1 SIGN,DECAL,CAUTION NORMAL OPEN 2-WAY-SAME PHASE

SDCNOSPH

150753



DECAL-NORMAL OPEN 2-WAY NOT IN PH

1 1 SIGN,DECAL,CAUTION 2-WAY - NORMAL OPEN 2-WAY FEED NOT

SDCNONIPH

150754



DECAL-DANGER KEEP OUT HAZARDOUS

1 1 DECAL, DANGER KEEP OUT HAZARDOUS VOLTAGE, 7 IN HT X 4-

SDHZV

100383



DECAL-DANGER ENERGIZED FUSES UG

1 1 SIGN,DECAL,DANGER ENRG FUS,5X7IN W-BK-RED,SWGER. SPEC3

SDEFU

104049



ITEM QTY DESCRIPTION

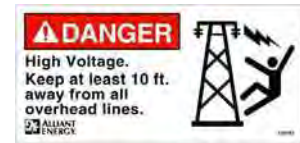
CU / ITEM ID

DECAL-DANGER HV KEEP 10FT - 8 INCH

SDHV10FT8X4

1 1 DECAL, TEXT-DANGER KEEP AT LEAST 10 FEET AWAY FROM AL

150781



DECAL-DON'T FENCE ME IN UG

SDEDFMIU

1 1 DECAL, NOTICE WE NEED ROOM TO WORK SAFELY ON, 7 IN HT

103644

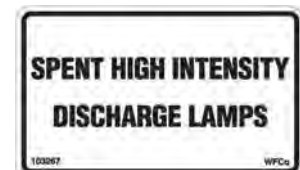


DECAL-HIGH INT DISCH LAMP

SDSLHIL3X5

1 1 DECAL,STLT,SPENT HID LAMPS,3IN X 5IN,BLK ON WHT,ADHSV

103267

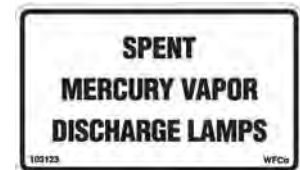


DECAL-SPENT MERCURY VAPOR

SDSLMVA3X5

1 1 DECAL,STLT,SPENT MV LAMPS,3IN X 5IN,BLK ON WHT,ADHSV

103123

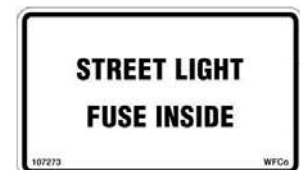


DECAL-STREET LIGHT FUSE INSIDE

SDSLFUSE

1 1 SIGN,DECAL,STLT,2X3 BLK WHT/BGD,ST LT FUSE INSIDE,ON

107273



ITEM QTY DESCRIPTION

CU / ITEM ID

DECAL-WARNING HV KEEP OUT

SDWHVPOT

1 1 DECAL, TEXT -WARNING KEEP OUT, HAZARDOUS VOLTAGE INSID

106878

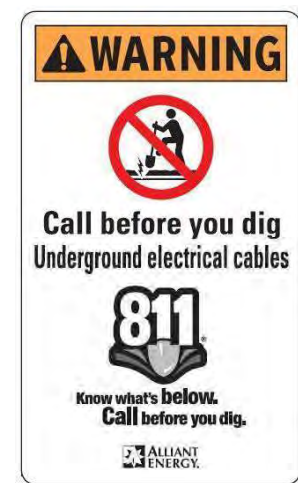


DECAL-WARNING UNDERGROUND CABLE

SDWUCU

1 1 DECAL, TEXT-WARNING UNDERGROUND CABLE CALL BEFORE DIGG

100375



DECAL-WARNING HAZARDOUS VOLTAGE

SDMETDNBS

1 1 SIGN,DECAL-METER -DO NOT BREAK SEAL

150739



DECAL-WARNING KEEP OFF! HAND SHOCK SYMBO

SDWKEEPOFF

1 1 DECAL,WARNING HAND SHOCK KEEP OFF HI VOT, 7 IN HT X 5-

155615



POI ENCLOSURE 1 LABEL (2" X 6")

B2500
Enclosure 20-01

POI ENCLOSURE 2 LABEL (2" X 6")

B2500
Enclosure 20-02

METERING CABINET LABEL (2" X 6")

UTILITY METER

SWITCHGEAR LABEL (2" X 6")

SWGR-01

MAIN POWER TRANSFORMER LABEL (2" X 6")

XFMR-01

SWITCHBOARD BOARD LABEL (2" X 6")

SWBD-01

PANEL BOARD LABEL (2" X 6")

PB-001

INVERTER LABEL (2" X 6")

INV-001

COMBINER BOX LABEL (2" X 6")

CB-001

MAIN DAS ENCLOSURE LABEL (2" X 6")

EN0

WEATHER DAS ENCLOSURE LABEL (2" X 6")

EN1

EQUIPMENT HAZARD LABEL (AT LEAST 6" X 6")

PV SYSTEM DISCONNECT DC COMBINER BOX

WARNING: [X]

ELECTRIC SHOCK HAZARD.

DO NOT TOUCH TERMINALS. TERMINALS ON BOTH THE LINE AND LOAD
SIDES MAY BE ENERGIZED IN THE OPEN POSITION.

PHOTOVOLTAIC POWER SOURCE RATINGS

	INPUTS
SHORT CIRCUIT CURRENT PER 690.8	[XX.XX] A POLE
MAXIMUM SYSTEM OPEN CIRCUIT VOLTAGE	1500 VDC
	OUTPUTS
SHORT CIRCUIT CURRENT PER 690.8	(Imax)
DISCONNECT RATING	[XX] A

EQUIPMENT HAZARD LABEL (AT LEAST 3" X 6")

PV SYSTEM DISCONNECT RECOMBINER

WARNING: [X]

ELECTRIC SHOCK HAZARD. TERMINALS ON BOTH THE LINE AND LOAD
SIDES MAY BE ENERGIZED IN THE OPEN POSITION.

PHOTOVOLTAIC POWER SOURCE RATINGS

MAXIMUM VOLTAGE	1500 VDC
SHORT CIRCUIT CURRENT PER 690.8	[xx] (Imax)



Commitment No.: NCS-1222086-MAD

Transaction Identification Data, for which the Company assumes no liability as set forth in
Commitment Condition 5.e.:

Issuing Agent: First American Title Insurance Company National Commercial Services

Issuing Office: 25 West Main Street, Suite 400, Madison, WI 53703

Issuing Office's ALTA® Registry ID: 1110096

Commitment Number: NCS-1222086-MAD

Issuing Office File Number: NCS-1222086-MAD

Property Address: Lands along Siggelkow Road, McFarland, WI 53558

Revision Number:

Title Officer: Kevin Neuberger

Phone: (608)204-7409

Email: kneuberger@firstam.com

Escrow Officer: Rachael Schroeder

Phone: (608)204-7409

SCHEDULE A

1. Commitment Date: May 30, 2024 at 7:30 AM
2. Policy to be issued:
 - a. ☐ ALTA® Policy
Proposed Insured: NONE
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: See Item 3 below
 - b. ☐ ALTA® Policy
Proposed Insured: NONE
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: See Item 3 below
 - c. ☐ ALTA® Policy
Proposed Insured: NONE
Proposed Amount of Insurance: \$0.00
The estate or interest to be insured: See Item 3 below

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.



3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, [at the Commitment Date, vested in:](#)

Village of McFarland

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

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Form 50126055 (5-25-22)



Commitment No.: NCS-1222086-MAD

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS REPORT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A REPRESENTATION REGARDING THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION OF TITLE, OR ANY FORM OF TITLE INSURANCE. AS A PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION IN THIS REPORT SHALL BE LIMITED TO THE COST OF THE REPORT, WHETHER SUCH ERROR OR OMISSION RESULTS FROM NEGLIGENCE, ACCIDENT, OR OTHER CAUSE. ALL OTHER LIABILITY FOR LOSS OR DAMAGE IS EXPRESSLY DISCLAIMED.

5. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

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Commitment No.: NCS-1222086-MAD

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Easements, claims of easements or encumbrances that are not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
4. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
6. Special taxes, assessments or charges, if any.

NOTE: Said exception will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the land, or that all such items have been paid in full within 30 days of closing.

7. Taxes, general and special for the year 2024, not now due and payable.

Tax Parcel No. 154/0710-354-8341-1

8. General taxes for the year 2023 in the amount of \$47.14 are paid in full.

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9. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes.
10. Grant of Easement to Wisconsin River Power Company, a Wisconsin Corporation, its successors and assigns recorded May 13, 1921 in Volume 48 of Misc., page 460 as Document No. [401599a](#).

Easement Assigned to American Transmission Company LLC, a Wisconsin limited liability company
Recorded January 25, 2001 Document No. [3282844](#)
11. Grant of Easement to Wisconsin Power and Light Company, its successors and assigns recorded May 8, 1926 as Document No. [460803a](#).
12. Right of Way Authorization to General Telephone Company of Wisconsin, its successors and assigns recorded November 18, 1970 in Volume 213 of Records, page 477 as Document No. [1277785](#).
13. Utility Easement to Wisconsin Power and Light Company, dated September 12, 1979, recorded/filed September 25, 1979 Volume 1101 of Records, page 47 as Document No. [1641532](#).
14. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges of fees due and payable on the development or improvement of the Land.
15. Rights of way for drainage ditches, tiles, feeders and laterals, and other drainage easements, if any.
16. Terms and provisions of an unrecorded lease dated May 24, 2023, by and between McFarland School District, a common School district as lessor and Wisconsin Power and Light Company, a Wisconsin corporation as lessee, as disclosed by a Memorandum of Lease recorded June 02, 2023 as Document No. [5904665](#) of Official Records.
17. Rights of tenants in possession under unrecorded leases.

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Commitment No. NCS-1222086-MAD

EXHIBIT A

All that part of the East 1/2 of the Southeast 1/4 of Section Thirty-five (35), Township Seven (7) North, Range Ten (10) East, in the Village of McFarland, Dane County, Wisconsin lying East of an existing fence whose North end is 340.9 feet West of the East 1/4 corner of said Section 35 and whose South end is 327.9 feet West of the Southeast corner of said Section 35, reserving the North 33 feet for road purposes, EXCEPTING lands conveyed in the following:

1. Warranty Deed recorded January 31, 1962 in Volume 735 of Deeds, page 596 as Document No. [1041767](#).
2. Warranty Deed recorded September 17, 1969 in Volume 133 of Records, page 428 as Document No. [1250421](#).
3. Warranty Deed recorded February 3, 1970 in Volume 157 of Records, page 477 as Document No. [1258407](#).

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.



COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.



The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.



The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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January 31, 2025

Mr. Jim Trebian
Building Inspector (General Engineering)
Village of McFarland Community & Economic Development
5915 Milwaukee Street
McFarland, WI 53558

Submitted via email to: buildinginspector@mcfarland.wi.us

**Re: Wisconsin Power and Light Company
McFarland Community Solar Project
Erosion Control Permit Application**

Mr. Trebian,

On behalf of Wisconsin Power and Light Company (WPL), an Alliant Energy Company, Merjent Inc. (Merjent) is submitting an Erosion Control Permit Application for authorization to construct the WPL – McFarland Community Solar Project (Project).

WPL is planning a ground-mounted solar project within the Village of McFarland, Wisconsin. The Project is sited on an eight-acre parcel owned by the Village of McFarland will be developed by WPL as a community solar project. The Project interconnects to an existing WPL substation to the north and is served by a private drive connecting to Siggelkow Road.

Project Location and Description

The Project site is located to the west of the Siggelkow Road underpass of I-90/I-39 in the Village of McFarland, Wisconsin.

Parcel ID	Land Area (Acres)	Parcel Owner	Legal Description
071035483411	8.0	Village of McFarland	SEC 35-7-10 PRT NE1/4SE1/4 E 10 ACRES EXC N 665 FT OF E 327 FT & ALSO PRT SE1/4SE1/4 E 10 ACRES EXC S 930 FT

The Project site currently has an existing 16-foot-wide private access drive outside of the eastern perimeter of the parcel. Existing land use is predominantly agricultural row crop production with shrub and grassland in the ditch/buffer area between the agricultural field and the gravel access drive.

Per the Dane County GIS Viewer there are no Federal Emergency Management Agency (FEMA) floodplain areas, Wisconsin Department of Natural Resources (WDNR) wetlands, wetland indicators, or shorelands present or immediately adjacent to the Project site. The Project proposes 31 rows of solar arrays with 100 arrays per row. Aisles between (and below) the solar arrays will be vegetated.

Construction Schedule

Work is anticipated to begin in May 2025, or upon the receipt of all applicable permits, and is planned for completion by the end of year 2025. It is anticipated that the Project site will have permanent stabilized vegetation before the end of the growing season 2025.

Construction Activities

Minimal grading will take place during Project construction, resulting in the site staying the same degree and direction of slope and the same soil type. Existing vegetative cover will be kept to the extent possible reducing erosion during construction. Once construction of the panels is complete, the vegetative cover will be replaced with mix on Sheet C501 in the construction documents attached.

Construction activities for the Project include installation of perimeter fencing and gate, along with installation of piles, solar panels, and associated electric lines and equipment. Detailed information for Project construction including site plan, grading plan, foundation plans, erosion and sediment control, civil design, electric design and racking are included in the construction documents attached.

Summary of Land Disturbance

Land disturbing impacts associated with the Project will include both temporary and permanent impacts. Total earth disturbance associated with the Project, including topsoil removal, stockpiles, excavation, and workspace area will not exceed 8.25 acres. The total impervious surface for the solar array areas is 1.09 acres

Because the Project hydrologically disturbs over one acre, a Wisconsin Department of Natural Resources (WDNR) Construction Stormwater General Permit is required. The Project stormwater design utilizes guidance from WDNR Bureau of Watershed Management Program Guidance – Post-Construction Storm Water Management Options for Ground-Mounted Solar Array Areas (EGAD Number 3800-2023-01) to achieve compliance with post-construction stormwater performance standards in NR 151.122 to 151.124 Wisconsin Administrative Code. The guidance covers Total Suspended Solids (TSS), peak flow, and infiltration performance standards for ground-mounted solar arrays, inverters, energy storage dispersed throughout the array area, and associated gravel access roads.

All temporarily disturbed areas impacted by the Project will be returned to vegetated conditions upon Project completion.

Erosion Control and Restoration

Soil erosion and sediment control measures and devices will be installed prior to the start of ground disturbance in order to prevent off-site sedimentation. There are no wetlands or waterways within the Project area. Existing vegetation will be preserved whenever possible. Erosion and sediment control measures will be inspected by the contractor at least once a week and after each rain event of ½ inch or more. Measures will be maintained daily and any deficiencies corrected within 24 hours.

Excavations will segregate topsoil from subsoil. Temporarily side casted soils will be stored away from sensitive resources and will be surrounded with perimeter sediment and erosion control

devices. During backfilling, the soils will be returned to their original layers, grade, and contours to match pre-construction conditions.

Permanent restoration will occur promptly following construction. Areas that are disturbed will be seeded with species outlined on Sheet C501 in the attached construction documents. Appropriate measures will be in place to protect the seed and minimize soil and seed movement as outlined on sheets C500 and C501 in the attached construction documents. All areas will be monitored until 70% perennial vegetative cover has returned to all areas disturbed by Project activities. All erosion control devices will be removed once final revegetation is achieved.

We respectfully request a review of the proposed Project and application materials. An erosion control fee of \$1000 has been included with this application. Please confirm if additional fees apply upon your review. Also, please do not hesitate to contact me directly with any questions that you may encounter during your review.

Sincerely,



Heather Deuth

920.666.2809 direct

920.242.5633 mobile

heather.deuth@merjent.com



1 Main Street SE, Suite 300

Minneapolis, MN 55414

612.746.3660 main

www.merjent.com

Enclosed: Village of McFarland Erosion Control Permit Application Form
McFarland Community Solar Construction Documents
Stormwater Management Report



Village of McFarland
Erosion Control Plan – Simplified Checklist

Permit No. _____
Parcel No. 071035483411

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

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

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

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

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

Instructions

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

Project Location (Address)	Parcel 071035483411 - Between 3451 Siggelkow Road and 3435 Siggelkow Road
Builder (include telephone no.)	Westphal and Company Inc, Andy Carroll, (608) 416-2012
Owner (include telephone no.)	Wisconsin Power and Light Company, Bob Tandy, (319) 786-4776
Plan/Worksheet Completed by (Signature)	Heather Deuth, Merjent, Inc. (920) 666-2809
Date	January 31, 2025

Erosion Control Fees

Fees		Notes
To 20,000 sq. ft.	\$350	
20,000 sq. ft. to 2 acres	\$500	
2 – 5 acres	\$750	
5+ acres	\$1000 deposit and actual cost	Request final fee from Village of McFarland

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

Erosion Control Plan – Simplified Checklist

Complete the site diagram with the following information:

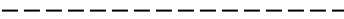
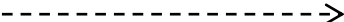
Site Characteristics

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

Site Diagram

Please see attached construction documents.

Erosion Control Plan Legend

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

.....
.....
.....

Sod/Seed

Please indicate north by including an arrow.

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

Erosion Control Practices

Location of temporary soil storage piles

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

Location of temporary gravel access drives (s).

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

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

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

Location of sediment barriers around storm sewer inlets.

Location of diversions.

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

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

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

Management of Erosion Control

Temporary stabilization of disturbed areas.

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

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

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

Permanent Seeding Type	Rate of Application
Please see sheet C501 in attached construction documents	

Maintenance of erosion control practices.

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

Schedule of erosion control practice installation and site grading.

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

Activity	Completion Date	Inspection Date
Install Erosion Control Practices	Anticipated May 2025	
Start Grading	Anticipated May 2025	
Apply Temporary Stabilization	Anticipated June 2025	
Apply Permanent Stabilization	Anticipated September 2025	

Permanent Seeding Responsibility of:

Name: Westphal and Company Inc.

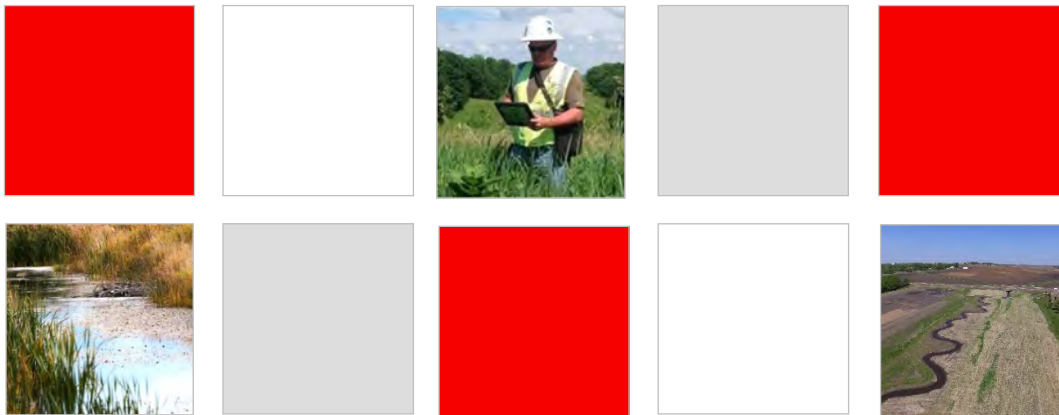
Telephone No.: Andy Carroll, (608) 416-2012

Installation and Maintenance of Erosion Control Practices Responsibility of:

Name: Westphal and Company Inc.

Telephone No.: Andy Carroll, (608) 416-2012

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



PREPARED FOR

**Westphal & Company
Alliant Energy
McFarland Community Solar Site
McFarland, Wisconsin**

Stormwater Management Report

PREPARED BY

Merjent, Inc.
1 Main Street SE, Suite 300
Minneapolis, MN 55414

February 2025



Report Revision Summary			
Prepared By	Mike Behan	on	11/5/2024
Reviewed By	Heather Deuth	on	2/3/2025

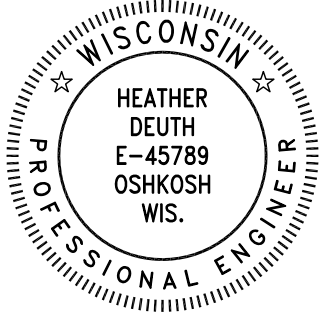
LICENSED PROFESSIONAL ENGINEER'S SEAL AND CERTIFICATION	
	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Wisconsin.  (signature) Printed Name: Heather Deuth, P.E. License No: E-45789 My license renewal date is 7/31/2026

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- Appendix B - Existing Conditions HydroCAD Model
- Appendix C - Proposed Conditions HydroCAD Model
- Appendix D - USLE Calculation
- Appendix E - WinSLAMM Model Report

1.0 PROJECT DESCRIPTION

Westphal & Company, Inc. is planning a ground-mounted solar project within the Village of McFarland, Wisconsin. The McFarland Community Solar Project (Project) is sited on an eight (8) acre parcel owned by the Village of McFarland will be developed by Alliant Energy as a community solar project. The Project interconnects to an existing Wisconsin Power & Light Co substation to the north and is served by a private drive connecting to Siggelkow Road.

The Project proposes 31 rows of solar arrays with 100 arrays per row. Aisles between (and below) the solar arrays will be vegetated. Proposed access aisle width is 15'. Maximum slope on the site is 3.5% with drainage of the northern two thirds draining west and the southern third draining southwest.

The Project site is located to the west of the Siggelkow Road underpass of I-90/I-39 in the Village of McFarland, Wisconsin. The cumulative area of disturbance is 8.5 acres. Table 1 provides the parcel description. See **Appendix A – Erosion and Sediment Control Plan, Sheet 1** for a location map.

Table 1. Parcel Description

Parcel ID	Land Area (Acres)	Parcel Owner	Legal Description
071035483411	8.0	Village of McFarland	SEC 35-7-10 PRT NE1/4SE1/4 E 10 ACRES EXC N 665 FT OF E 327 FT & ALSO PRT SE1/4SE1/4 E 10 ACRES EXC S 930 FT

The Project site currently has an existing 16' wide private access drive outside of the eastern perimeter of the parcel. Existing land use is predominantly agricultural row crop production with shrub and grassland in the ditch/buffer area between the agricultural field and the gravel access drive.

Per the Dane County GIS Viewer there are no Federal Emergency Management Agency (FEMA) floodplain areas, Wisconsin Department of Natural Resources (WDNR) wetlands, wetland indicators, or shorelands present or immediately adjacent to the Project site.

This report has been prepared to demonstrate compliance with the WDNR Construction Stormwater General Permit No. WI-S067831-6 and the Village of McFarland Stormwater Management and Erosion Control Ordinances 37, 54, and 55.

2.0 SOIL EROSION AND SEDIMENT CONTROL SUBMITTAL

The Natural Resource Conservation Service (NRCS) Web Soil Survey was used to identify the soil types present on the Project site (Table 2).

Table 2. Soil Types Summary

Soil Unit ID	Soil Unit Name	Slope	Hydraulic Group	Area within Project Site (acres)	Percent of Project Site (%)
DnB	Dodge silt loam	2 to 6 percent	C	6.7	81.6
KdD2	Kidder loam	12 to 20 percent	C	0.3	3.4
MdC2	McHenry silt loam	6 to 12 percent	C	1.2	14.9

For sediment control and temporary runoff detention, areas of hydrologic disturbance during the temporary construction site conditions were modeled using HydroCAD which utilizes the TR-55 methodology. In addition, perimeter silt fence, erosion control blankets, a rock construction entrance, and preservation of natural buffers to the extent practicable are proposed to prevent erosion and off-site sediment discharges. The proposed Best Management Practices (BMPs) are sized and designed in accordance with WDNR Construction Site Erosion and Sediment Control Technical Standards.

The following is a list of erosion and sediment control practices that will be employed on the site. Erosion control devices shall be constructed per WDNR Construction Site Erosion and Sediment Control Technical Standards.

1. Stabilized rock construction entrance/exit to prevent track-out of sediment onto roadways.
2. Silt fence at all down-gradient locations where runoff from disturbed areas has the potential to discharge from the site or into environmentally sensitive areas.
3. Temporary sediment basins as needed should non-structural BMPs be insufficient.
4. Erosion control (mulch and seed) on all stockpiles and idle soils that will remain idle for a period of seven days.
5. Topsoil, seed, fertilizer, and erosion control (blanket and/or mulch all disturbed soil.

Dewatering is not anticipated during site construction. Should dewatering be required, it will be performed in accordance with WDNR Technical Standard 1061 (Dewatering Practices for Sediment Control) with the intent of treating sediment-laden dewatering discharge prior to leaving the site. Typical BMPs used for dewatering treatment include sediment traps and ditch checks.

All construction shall follow WDNR Construction Site Erosion & Sediment Control Technical Standards and WDNR Construction Stormwater General Permit. The Contractor shall inspect the erosion control measures for damage weekly and after all storm events greater than 0.5 inch. In accordance with state regulations, the Contractor will maintain a log of inspection reports. Erosion control measures will be maintained or repaired weekly. Any accumulated sediments will be excavated and disposed of weekly. Maintenance of erosion control measures will occur until vegetation has been established.

In addition, the Contractor will inspect adjacent streets, properties, and off-site areas monthly and after storm events greater than 0.5 inch. The Contractor will remove all sediment deposited from

the construction site and restore any offsite areas damaged by deposited sediment. All waste materials will be disposed of at a State approved location in a State approved manner.

The Owner will be responsible for long-term maintenance of the BMPs. The Owner will maintain the site per conditions required by WDNR.

3.0 RUNOFF CONTROL

3.1 Runoff Control

3.1.1 Runoff Rate Reduction

Because the Project hydrologically disturbs over 1 acre, a WDNR Construction Stormwater General Permit is required. The Project stormwater design utilizes guidance from WDNR Bureau of Watershed Management Program Guidance – Post-Construction Storm Water Management Options for Ground-Mounted Solar Array Areas (EGAD Number 3800-2023-01) to achieve compliance with post-construction stormwater performance standards in NR 151.122 to 151.124 Wis. Adm. Code. The guidance covers Total Suspended Solids (TSS), peak flow, and infiltration performance standards for ground-mounted solar arrays, inverters, energy storage dispersed throughout the array area, and associated gravel access roads.

Under the WDNR Solar Guidance Document, the aisle spacing recommendation for Type C soils is 1.2 multiplied by the flow length over the solar module. The site's module flow length is 15.1 feet which equates to a recommended aisle spacing of 18.1 feet. Due to existing trees and shading, the proposed aisles are 15 feet in width to achieve maximum solar capture with no impact to the current tree lines. A HydroCAD model was developed to demonstrate compliance with the peak flow performance standards in ss. NR 151.123, Wis. Adm. Code.

The hydrologically disturbed area was quantified and modeled using HydroCAD utilizing Atlas 14 and TR-55 methodology. The drainage areas were determined using existing Digital Elevation Model (DEM) derived from LiDAR data for the region. Drainage area information for the pre-development conditions is outlined in the tables within HydroCAD (Appendix B) and summarized in Table 4 and Table 5.

Precipitation frequency/design storm events were determined utilizing NOAA Atlas 14 Rainfall-Depth Duration Frequency Tables for McFarland, Wisconsin for the 24-hour period (Table 3).

Table 3. NOAA Atlas 14 Rainfall Depth-Duration Frequency Tables for McFarland, Wisconsin

Design Event	Rainfall (inches)
1-Year	2.49
2-Year	2.84
5-Year	3.48
10-Year	4.08
25-Year	5.00
50-Year	5.78
100-Year	6.63

The time of concentration routing was determined using the NRCS Method utilizing sheet flow, shallow concentrated flow, and channel flow to develop a time (minutes) for routing through each drainage area. Each flow length was determined as well as the slope from the DEM/land survey elevation surfaces.

The pre-development land use from aerial imagery shows an existing access road, road ditch/buffer in grassland, and agricultural row crop production. The pre-development model was prepared for the 1-yr, 24-hour and 2-yr, 24-hour storms to evaluate the site's disconnected impervious surfaces.

Flow directions on the Project site are generally maintained and natural features/drainage outlets are used to convey runoff in the existing and proposed conditions.

As summarized in Table 5, the existing conditions/pre-development model includes the existing gravel access drive and agricultural row crop production.

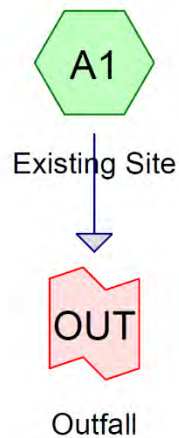
Table 4. Pre-Development Subcatchments Summary

ID	Subcatchment Name	Runoff Area (acres)	Impervious Area (acres)	Percent Impervious	Curve Number	Time of Concentration (minutes)
A1	Existing Site	8.250	0.380	4.61	88	10.7

Table 5. Pre-Development Land Cover Summary

Land Use ^a	Hydraulic Soil Group ^b	Subcatchment ID	Area (acres)	Curve Number
Row Crops, Straight Row, Good	C	A1	7.87	85
Paved Parking	C	A1	0.38	98

^a Land use data was obtained from Aerial Imagery
^b Hydraulic soil group data was obtained using the NRCS Web Soil Survey (NRCS 2024).



The post-development/proposed conditions model included use of the NRCS TR-55 calculation for disconnected impervious to obtain a composite curve number for the site. Consistent with WDNR guidance, the impervious surface was calculated based on the flow length over the solar array at a 60 degree above horizontal position which is a typical “storm stow” position (i.e. a position in which the panels are oriented to reduce the chance of damage from adverse weather events) (WDNR 2024).

The total impervious surface for the solar array areas is 1.09 acres. Merjent utilized LiDAR DEM and site topo survey to determine the worst-case representative slope for the USLE model of 5.3%. Soil borings indicate no static water table nor seasonal high-water table within 12 inches of the proposed grade. The distance between the lowest point of any panel and the ground is less than 10 feet to ensure uniform sheet flow and no erosion/scour at the drip line/edge.

Wherever possible, low impact earth moving equipment will be used (tracked vehicles in-lieu of wheeled) to prevent compaction. Access shall be limited during wet ground conditions. If mass grading occurs and evidence of soil compaction is observed (e.g. soil probe result indicating compaction or poor vegetation establishment), a soil ripping activity will occur to alleviate compaction. Effectiveness of soil decompaction will be monitored and evaluated by ensuring uniform perennial vegetation coverage at a density no less than 70%. Erosion controls, light tillage, and mulching with leaf litter compost or other appropriate soil amendments will be implemented to achieve the uniform perennial stand of vegetation.

The site utilizes a buffer area downgradient planted in native vegetation and maintained at a minimum 6” height. As previously stated, the aisles do not fully achieve the minimum widths recommended in WDNR Solar Guidance Table 1. The site does achieve a max panel area + other array area impervious percentage of 21% or less. The site also achieves the recommended minimum downslope vegetated buffer width of at least 25’.

Drainage area information for the post-development conditions is outlined in the tables within HydroCAD (Appendix C) and summarized in Table 6 and Table 7.

Table 6. Post-Development Subcatchments Summary

ID	Subcatchment Name	Runoff Area (acres)	Impervious Area (acres)	Percent Impervious	Curve Number*	Time of Concentration (minutes)
A1	Proposed Site	8.25	1.56	18.91	74	9.1

*76 Curve Number adjusted to 74 for Disconnected Impervious

Table 7. Post-Development Land Uses Summary

Land Use ^a	Hydraulic Soil Group ^b	Subcatchment ID	Area (acres)	Curve Number
Row Crops, Straight Row, Good	C	A1	0.44	85
Meadow, non-grazed	C	A1	6.33	71
Unconnected roofs	C	A1	1.01	98
Paved parking	C	A1	0.47	98

^a Land use data was obtained from Aerial Imagery
^b Hydraulic soil group data was obtained using the NRCS Web Soil Survey (NRCS 2024).

Table 8 compares the pre-development and post-development rates for the 1-year, 24-hour event, and the 2-year, 24-hour event.

Table 8. Pre-Development Versus Post-Development Runoff Rates

Outfall	Area (acres)	1-yr Event		2-yr Event	
		Pre-Development	Post-Development	Pre-Development	Post-Development
OUT (West)	8.55	13.29	6.35	16.63	8.94

3.1.1 TSS and Infiltration Performance

The inclusion of an appropriately sized downgradient native vegetation filter strip, in addition to vegetated areas below each array and within every aisle per WDNR Technical Standard 1054 at 70% density, will achieve compliance with ss NR 151.122 to 151.124 Wis. Adm. Code. A WinSLAMM model was prepared to demonstrate compliance with TSS reductions, and the output results are included within this report.

Within the WinSLAMM model, three drainage areas were modeled with filter strips:

- “Farmland” (Institutional Land Use): The area bordering project site improvements that drains to the BMP due to existing topography. This is generally the area between eastern project boundary and the access road. This was the closest land use to agricultural farmland within WinSLAMM.
- “Seeded Area (Institutional Land Use): The area encompassing all non-solar array surfaces on the project site west of the access road.
- McFarland Solar Site (Industrial Land Use): The area encompassing all solar array surfaces and the access road.

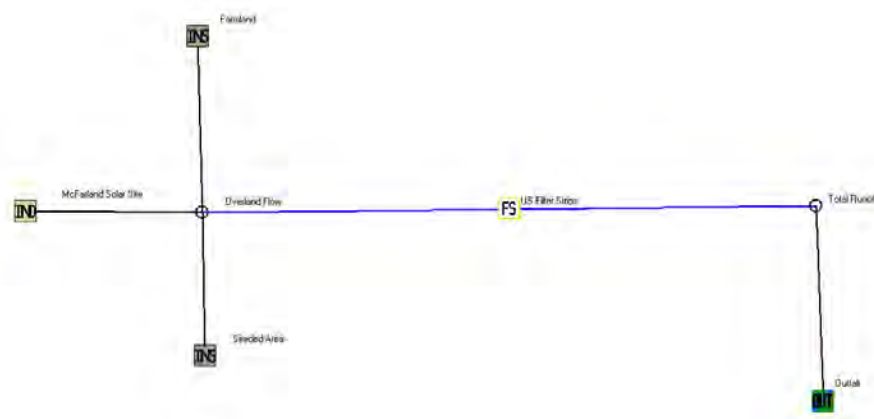


Table 9 shows the computed water quality treatment results for the Project site.

Table 9. Water Quality Treatment Results

Pollutant	Percent Reduction (%)
-----------	-----------------------



	Requirement	WinSLAMM
TSS – Total Suspended Solids	80.00	81.60%

4.0 REFERENCES

National Oceanic and Atmospheric Administration Atlas 14, Volume 8, Version 2 ARBORETUM UNIV WIS Station ID: 47-0237, October 8, 2024.

Natural Resources Conservation Service (NRCS). 2024. Web Soil Survey. <https://websoilsurvey.nrcs.usda.gov/app/>. October 8, 2024.

Wisconsin Department of Natural Resources Bureau of Watershed Management Program Guidance – Post Construction Storm Water Management Options for Ground-Mounted Solar Array Areas (2024).

Appendix A - Drainage and Erosion Control Plans

THIS DOCUMENT WAS PREPARED IN ACCORDANCE WITH THE WI CONSTRUCTION STORMWATER GENERAL PERMIT NO. WE-S067831-6

RESPONSIBLE PARTY:
WESTPHAL & CO., INC. (WESTPHAL) : WILL BE RESPONSIBLE FOR ENSURING THAT THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND RELATED DRAWINGS ARE AVAILABLE TO FIELD STAFF THROUGHOUT CONSTRUCTION, PROVIDING AN ENVIRONMENTAL INSPECTOR TO MONITOR PERFORMANCE AND ENSURE COMPLIANCE WITH THIS PLAN, AND PROVIDING TRAINING RELATED TO PROJECT SEDIMENT AND POLLUTION CONTROL MEASURES.

NAME: XXXXXX
TITLE: ENVIRONMENTAL SPECIALIST
PHONE XXX-XXX-XXXX
E-MAIL: XXXXXXXXXX@XXXXXXX.COM

ENVIRONMENTAL CONSULTANT: , MERJENT, INC. (MERJENT) IS RESPONSIBLE FOR PREPARING THIS PLAN.

TITLE: MIKE BEHAN
PHONE: 320.444.2190
E-MAIL: MIKE.BEHAN@MERJENT.COM

CONTRACTOR & ON-SITE INSPECTOR: THE CONTRACTOR SUPERINTENDENT WILL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY LABOR AND EQUIPMENT TO IMLEMENT AND MAINTAIN THE BEST MANAGEMENT PRACTICES (BMPs) IDENTIFIED IN THIS PLAN; CONDUCTING ADDITIONAL WORKFORCE TRAINING AS NECESSARY; AND PERFORMING REGULAR INSPECTION, MAINTENANCE, AND REPAIR OF BMPs. WESTPHAL WILL HIRE A PERSON WHO IS KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF SOIL EROSION AND SEDIMENT CONTROL (SESC) BMPs. THIS PERSON IS RESPONSIBLE FOR ENSURING THAT THIS PLAN WILL BE IMPLEMENTED AND STAY IN EFFECT UNTIL THE CONSTRUCTION WORK IS COMPLETE. THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION. THE WORK INCLUDES BUT IS NOT LIMITED TO ONCE EVERY SEVEN CALENDAR DAYS AND AFTER ANY STORM EVENT GREATER THAN ONE-HALF INCH OF RAIN PER 24-HOUR PERIOD BY THE END OF THE NEXT CALENDAR DAY, EXCLUDING WEEKENDS AND HOLIDAYS UNLESS WORK IS SCHEDULED AND NOTE THESE REPORTS WILL BE KEPT FOR 3 YEARS AFTER COMPLETION OF THE PROJECT.

NAME: _____
TITLE: _____
PHONE: _____
E-MAIL: _____

PROJECT NARRATIVE:

WESTPHAL INTENDS TO CONSTRUCT A SMALL SCALE SOLAR FACILITY. PRIOR TO EARTH DISTURBING ACTIVITIES, WESTPHALL WILL INSTALL EROSION AND SEDIMENT CONTROLS AND BMPs PER THE SITE-SPECIFIC EROSION AND SEDIMENT CONTROL PLAN. UPON COMPLETION, WESTPHAL WILL RESTORE THE SITE TO PRE-CONSTRUCTION CONDITIONS WHERE APPLICABLE.

TOTAL EARTH DISTURBANCE ASSOCIATED WITH THIS PROJECT INCLUDING THE STRIPPING OF TOPSOIL, STOCKPILES, EXCAVATION, AND WORKSPACE AREA WILL NOT EXCEED 8.25 ACRES.

EXISTING SITE CONDITIONS:

EXISTING CONDITIONS AT THE PROPOSED SITE CONSIST OF RANGELAND AND A WOODED AREA. EXISTING GRADES AVERAGE APPROXIMATELY 6.6%. THE DRAINAGE AREA FOR THE SITE IS APPROXIMATELY 8.25 ACRES. THE PROJECT SITE IS MODERATELY SLOPED DOWN TO THE SOUTHWEST.

ADJACENT/OFF-SITE AREAS:

THE AREA IMMEDIATELY SURROUNDING THE PROJECT SITE CONSISTS OF FARM FIELD AND PASTURE LAND.

SOILS:

THE SOILS FOR THE PROJECT CONSIST OF DODGE SILT LOAM, 2 TO 6 PERCENT SLOPES, KIDDER LOAM, 12 TO 20 PERCENT SLOPES, ERODED, AND McHENRY SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED. SEE SOIL BOUNDARIES AND LEGEND ON EROSION AND SEDIMENT CONTROL PLAN.

CRITICAL AREAS:

THE MAJORITY OF THE PROJECT SITE DRAINS SOUTH/SOUTHEAST, TOWARDS DOOR CREEK. THE CREEK IS APPROXIMATELY 1.8 MI. AWAY.

THERE IS NO 100 YR. FLOODPLAIN ZONE A ON THE PROPERTY.

THERE ARE ALSO NO KNOWN WETLANDS ON THE SITE.

EROSION & SEDIMENT CONTROL:

THE SITE OWNER/OPERATOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS TO MINIMIZE THE DISCHARGE OF POLLUTANTS IN STORM WATER FROM CONSTRUCTION ACTIVITIES.

- PROVIDE AND MAINTAIN NATURAL BUFFERS AND/OR EQUIVALENT EROSION AND SEDIMENT CONTROLS WHEN A WATER OF THE U.S. IS LOCATED WITHIN 50 FEET OF THE SITE'S EARTH DISTURBANCES.
 - COMPLIANCE ALTERNATIVES. FOR ANY DISTURBANCE WITHIN 50 FEET OF WATERS OF THE U.S. LOCATED ON YOUR PROJECT, YOU MUST COMPLY WITH ONE OF THE FOLLOWING ALTERNATIVES:
 - PROVIDE AND MAINTAIN A 50-FOOT UNDISTURBED NATURAL BUFFER; OR
 - PROVIDE AND MAINTAIN AN UNDISTURBED NATURAL BUFFER THAT IS LESS THAN 50 FEET AND IS SUPPLEMENTED BY EROSION AND SEDIMENT CONTROLS THAT, IN COMBINATION, ACHIEVE THE SEDIMENT LOAD REDUCTION EQUIVALENT TO A 50-FOOT UNDISTURBED NATURAL BUFFER; OR
 - IF INFEASIBLE TO PROVIDE AND MAINTAIN AN UNDISTURBED NATURAL BUFFER OF ANY SIZE, IMPLEMENT EROSION AND SEDIMENT CONTROLS TO ACHIEVE THE SEDIMENT LOAD REDUCTION EQUIVALENT TO A 50-FOOT UNDISTURBED NATURAL BUFFER.
 - EXCEPTIONS. SEE GENERAL PERMIT FOR ANY EXCEPTIONS.
- DIRECT STORM WATER TO VEGETATED AREAS AND MAXIMIZE STORM WATER INFILTRATION AND FILTERING TO REDUCE POLLUTANT DISCHARGES, UNLESS INFEASIBLE.

- INSTALL SEDIMENT CONTROLS ALONG ANY PERIMETER AREAS OF THE SITE THAT ARE DOWNSLOPE FROM ANY EXPOSED SOIL OR OTHER DISTURBED AREAS.
 - THE PERIMETER CONTROL MUST BE INSTALLED UPGRADIENT OF ANY NATURAL BUFFERS.
 - INSTALL SEDIMENT CONTROLS ALONG ANY PERIMETER AREAS OF THE SITE THAT WILL RECEIVE POLLUTANT DISCHARGES.
- AFTER INSTALLATION, TO ENSURE THAT PERIMETER CONTROLS CONTINUE TO WORK EFFECTIVELY:
 - REMOVE SEDIMENT BEFORE IT HAS ACCUMULATED TO ONE-HALF OF THE ABOVE GROUND HEIGHT OF ANY PERIMETER CONTROL, AND
 - AFTER A STORM EVENT, IF THERE IS EVIDENCE OF STORM WATER CIRCUMVENTING OR UNDERCUTTING THE PERIMETER CONTROL, EXTEND CONTROLS AND/OR REPAIR UNDERCUT AREAS TO FIX THE PROBLEM.
- EXCEPTION. FOR AREAS AT LINEAR CONSTRUCTION SITES, WHERE PERIMETER CONTROLS ARE INFEASIBLE, IMPLEMENT OTHER PRACTICES AS NECESSARY TO MINIMIZE POLLUTANT DISCHARGES TO PERIMETER AREAS OF THE SITE.

4. MINIMIZE SEDIMENT TRACK OUT

- RESTRICT VEHICLE USE TO PROPERLY DESIGNATED EXIT POINTS.
- USE APPROPRIATE STABILIZATION TECHNIQUES AT ALL POINTS THAT EXIT ONTO PAVED ROADS.

EXCEPTION: STABILIZATION IS NOT REQUIRED FOR EXIT POINTS AT LINEAR UTILITY CONSTRUCTION SITES THAT ARE USED ONLY EPISODICALLY AND FOR VERY SHORT DURATIONS OVER THE LIFE OF THE PROJECT, PROVIDED OTHER EXIT POINT CONTROLS ARE IMPLEMENTED TO MINIMIZE SEDIMENT TRACK OUT.
- IMPLEMENT ADDITIONAL TRACK OUT CONTROLS AS NECESSARY TO ENSURE THAT SEDIMENT REMOVAL OCCURS PRIOR TO VEHICLE EXIT, AND

WHERE SEDIMENT HAS BEEN TRACKED OUT FROM YOUR SITE ONTO PAVED ROADS, SIDEWALKS, OR OTHER PAVED AREAS OUTSIDE OF YOUR SITE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK OUT OCCURS. REMOVE THE TRACK OUT BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILARLY EFFECTIVE MEANS OF SEDIMENT REMOVAL. YOU ARE PROHIBITED FROM HOISING OR SWEEPING TRACKED OUT SEDIMENT INTO ANY STORM WATER CONVEYANCE, STORM DRAIN INLET, OR WATER OF THE U.S.

5. MANAGE STOCKPILES OR LAND CLEARING DEBRIS PILES COMPOSED, IN WHOLE OR IN PART, OF SEDIMENT AND/OR SOIL.

- LOCATE THE PILES OUTSIDE OF ANY NATURAL BUFFERS AND AWAY FROM ANY STORM WATER CONVEYANCES, DRAIN INLETS, AND AREAS WHERE STORM WATER FLOW IS CONCENTRATED.
- INSTALL A SEDIMENT BARRIER ALONG ALL DOWN GRADIENT PERIMETER AREAS OF SEDIMENT OR SOIL STOCKPILES OR LAND CLEARING DEBRIS PILES. FOR PILES THAT WILL BE UNUSED FOR 14 OR MORE DAYS, PROVIDE COVER OR APPROPRIATE TEMPORARY STABILIZATION.
- YOU ARE PROHIBITED FROM HOISING DOWN OR SWEEPING SOIL OR SEDIMENT ACCUMULATED ON PAVEMENT OR OTHER IMPERVIOUS SURFACES INTO ANY STORM WATER CONVEYANCE, STORM DRAIN INLET, OR WATER OF THE U.S.

6. MINIMIZE DUST. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES TO CONTROL THE GENERATION OF POLLUTANTS THAT COULD BE DISCHARGED IN STORM WATER FROM THE SITE.

7.MINIMIZE STEEP SLOPE DISTURBANCES. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. (20% - AS DEFINED IN THE GENERAL PERMIT.

8. PRESERVE NATIVE TOPSOIL, UNLESS INFEASIBLE.

9. MINIMIZE SOIL COMPACTION. IN AREAS OF YOUR SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR OR WHERE INFILTRATION PRACTICES WILL BE INSTALLED:

- RESTRICT VEHICLE AND EQUIPMENT USE IN THESE LOCATIONS TO AVOID SOIL COMPACTION; AND
- BEFORE SEEDING OR PLANTING AREAS OF EXPOSED SOIL THAT HAVE BEEN COMPACTED, USE TECHNIQUES THAT REHABILITATE AND CONDITION THE SOILS AS NECESSARY TO SUPPORT VEGETATIVE GROWTH.

10. PROTECT STORM DRAIN INLETS.

11. CONTROL STORM WATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND TOTAL STORM WATER VOLUME, TO MINIMIZE CHANNEL AND STREAMBANK EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS.

12. IF YOU INSTALL A SEDIMENT BASIN OR SIMILAR IMPOUNDMENT:

- SITUATE THE BASIN OR IMPOUNDMENT OUTSIDE OF ANY WATER OF THE U.S. AND ANY NATURAL BUFFERS.
- DESIGN THE BASIN OR IMPOUNDMENT TO AVOID COLLECTING WATER FROM WETLANDS;
- DESIGN THE BASIN OR IMPOUNDMENT TO PROVIDE STORAGE FOR EITHER THE CALCULATED VOLUME OF STORM WATER FROM A 2-YEAR, 24-HOUR STORM OR 3,600 CUBIC FEET PER ACRE DRAINED;
- UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE OF THE SEDIMENT BASIN OR SIMILAR IMPOUNDMENT, UNLESS INFEASIBLE;
- USE EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES TO PREVENT EROSION AT INLETS AND OUTLETS; AND
- REMOVE ACCUMULATED SEDIMENT TO MAINTAIN AT LEAST ONE-HALF OF THE DESIGN CAPACITY AND CONDUCT ALL OTHER APPROPRIATE MAINTENANCE TO ENSURE THE BASIN OR IMPOUNDMENT REMAINS IN EFFECTIVE OPERATING CONDITION.

- IF USING TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, COAGULANTS), INCLUDING PRE- APPROVED CATIONIC CHEMICALS. USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS BEFORE AND AFTER THE APPLICATION OF TREATMENT CHEMICALS. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORM WATER IS DIRECTED TO A SEDIMENT CONTROL BEFORE DISCHARGE;
- SELECT APPROPRIATE TREATMENT CHEMICALS. CHEMICALS MUST BE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION AND PRESENT IN THE DISCHARGE;
- MINIMIZE DISCHARGE RISK FROM STORED CHEMICALS. STORE ALL TREATMENT CHEMICALS IN LEAK-PROOF CONTAINERS THAT ARE KEPT UNDER STORM RESISTANCE COVER AND SURROUNDED BY SECONDARY CONTAINMENT STRUCTURES, OR PROVIDE EQUIVALENT MEASURES DESIGNED AND

MAINTAINED TO MINIMIZE THE POTENTIAL DISCHARGE OF TREATMENT CHEMICALS IN STORM WATER OR BY ANY OTHER MEANS (E.G., STORING CHEMICALS IN A COVERED AREA, HAVING A SPILL KIT AVAILABLE ONSITE AND ENSURING PERSONNEL ARE AVAILABLE TO RESPOND EXPEDITIOUSLY IN THE EVENT OF A LEAK OR SPILL);

- COMPLY WITH STATE/LOCAL REQUIREMENTS. COMPLY WITH APPLICABLE STATE AND LOCAL REQUIREMENTS REGARDING THE USE OF TREATMENT CHEMICALS;
- USE CHEMICALS IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES AND SPECIFICATIONS OF THE CHEMICAL MANUFACTURER/SUPPLIER. USE TREATMENT CHEMICALS AND CHEMICAL TREATMENT SYSTEMS IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER/SUPPLIER OF THE APPLICABLE CHEMICALS, OR DOCUMENT IN YOUR SWPPP SPECIFIC DEPARTURES FROM THESE SPECIFICATIONS AND HOW THEY REFLECT GOOD ENGINEERING PRACTICE;
- ENSURE PROPER TRAINING. ENSURE THAT ALL PERSONS WHO HANDLE AND USE TREATMENT CHEMICALS AT THE CONSTRUCTION SITE ARE PROVIDED WITH APPROPRIATE, PRODUCT-SPECIFIC TRAINING PRIOR TO BEGINNING APPLICATION OF TREATMENT CHEMICALS. AMONG OTHER THINGS, THE TRAINING MUST COVER PROPER DOSING REQUIREMENTS; AND
- PERFORM ADDITIONAL MEASURES SPECIFIED BY THE DNR OR OTHER PERMIT AGENCIES FOR THE AUTHORIZED USE OF CATIONIC CHEMICALS. YOU MUST PERFORM ALL ADDITIONAL MEASURES AS CONDITIONED BY YOUR AUTHORIZATION TO ENSURE THAT THE USE OF SUCH CHEMICALS WILL NOT CAUSE AN EXCEEDANCE OF WATER QUALITY STANDARDS.

14. STABILIZE EXPOSED PORTIONS OF THE SITE. IMLEMENT AND MAINTAIN STABILIZATION MEASURES THAT MINIMIZE EROSION FROM EXPOSED PORTIONS OF THE SITE.

BMP INSPECTION AND MAINTENANCE:

4.5.3.1 THE DATE, TIME AND EXACT LOCATION OF THE INSPECTION.

4.5.3.2 THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.

4.5.3.3 AN ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS.

4.5.3.4 A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION.

4.5.3.5 A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION AT THE SITE AND ANY SCHEDULE MODIFICATIONS THAT MAY INCREASE SEDIMENT DISCHARGE.

BASED ON THE RESULTS OF THE INSPECTION, THE SWPPP WILL BE REVISED, AND DEFICIENCIES CORRECTED WITHIN 24 HOURS FOLLOWING THE INSPECTION. WHERE AN INSPECTION DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT WILL CONTAIN A CERTIFICATION THAT THE SITE IS IN COMPLIANCE WITH THE SWPPP AND THE PERMIT. THE REPORT WILL BE SIGNED IN ACCORDANCE WITH THE SIGNATORY REQUIREMENTS FOR THE PERMIT. INSPECTION RECORDS WILL BE MAINTAINED AS PART OF THE SWPPP FOR THREE YEARS. INSPECTION REPORTS MUST BE MAINTAINED AT THE CONSTRUCTION SITE OR VIA AN INTERNET SITE. IF AN INTERNET SITE IS USED, PROVIDE THE INTERNET ADDRESS TO THE DNR PRIOR TO USE.

THE FOLLOWING MAINTENANCE PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS WILL BE INSPECTED FOR DEPTH OF SEDIMENT, DAMAGE TO MATERIAL, AND TO ENSURE CONTROL MATERIAL IS SECURELY ATTACHED TO POSTS OR STAKES AND IS FIRMLY IN THE GROUND.
- WHERE SILT FENCE OR EQUIVALENT SEDIMENT CONTROLS ARE IDENTIFIED WITH SEDIMENT LEVELS REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE, THE SEDIMENT WILL BE REMOVED FROM THE CONTROL, AND IF NECESSARY, THE CONTROL REPAIRED OR REPLACED.
- INEFFECTIVE OR DAMAGED EROSION AND SEDIMENT CONTROLS WILL BE REPAIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 24 HOURS AFTER IDENTIFIED. ALL SEDIMENT DELTAS AND DEPOSITS OFF-SITE WILL BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL WILL BE RE-STABILIZED.
- ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT WILL BE REMOVED FROM OFF-SITE PAVED SURFACES AT LEAST ONCE PER DAY, OR SOONER IF REQUIRED. SEDIMENT TRACKING WILL BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, SUCH AS A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFF-SITE PARKING AREA. THE CONTRACTOR WILL BE RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING TO PREVENT SEDIMENT BEING TRACKED OFF-SITE. OFF-SITE ACCUMULATION OF SEDIMENT WILL BE REMOVED IN THE MANNER AND FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
- IF A VEGETATED BUFFER IS SILT COVERED, CONTAINS RILLS, OR IS OTHERWISE RENDERED INEFFECTIVE, OTHER CONTROL MEASURES WILL BE IMPLEMENTED. ANY ERODED AREAS WILL BE REPAIRED AND STABILIZED.
- TEMPORARY AND PERMANENT SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH UNTIL THE SITE HAS REACHED FINAL STABILIZATION.

POLLUTION PREVENTION MEASURES

NON-STORM WATER DISCHARGES WILL BE ELIMINATED OR REDUCED TO THE EXTENT FEASIBLE.

THE PRIMARY POLLUTANT SOURCES WILL BE DISTURBED SOILS AND SUBSEQUENT POTENTIAL SURFACE WATER RUNOFF FROM THE PROJECT SITE. OTHER POTENTIAL POLLUTANT SOURCES MAY INCLUDE DEBRIS FROM CLEARING OPERATIONS AND PETROLEUM PRODUCTS REQUIRED FOR THE OPERATION OF CONSTRUCTION EQUIPMENT. NO SOLID MATERIALS SUCH AS BOARDS, WRAPPING MATERIALS, OR OTHER CONSTRUCTION DEBRIS WILL BE DISCHARGED TO WATERS OF THE STATE. WASTEWATER FROM WASHOUT TO INCLUDE FUELS, OILS, SOAPS, AND/OR SOLVENTS, WILL NOT BE DISCHARGED TO THE GROUND AT ANY TIME. THE FOLLOWING PRACTICES WILL BE FOLLOWED THROUGHOUT THE DURATION OF THE PROJECT FOR POLLUTION PREVENTION.

THE PERMIT REQUIRES TRAINING FOR PERSONNEL WHO ARE RESPONSIBLE FOR IMPLEMENTING ACTIVITIES IDENTIFIED IN THE SWPPP ON THE COMPONENTS AND GOALS OF THE SWPPP AND THE REQUIREMENTS OF THE PERMIT. ALL CONTRACTORS AND SUBCONTRACTORS WHO WILL BE INVOLVED IN THE IMPLEMENTATION OF THIS SWPPP WILL BE INFORMED OF THE REQUIREMENTS OF THIS SWPPP AND

THE TERMS OF THE PERMIT PRIOR TO CONSTRUCTION COMMENCEMENT. EMPLOYEE TRAINING WILL INFORM PERSONNEL OF THEIR RESPONSIBILITY IN IMPLEMENTING THE PRACTICES AND CONTROLS IN THIS SWPPP. SUCH AS GOOD HOUSEKEEPING, SPILL RESPONSE, AND EROSION AND SEDIMENT CONTROL PRACTICES. EMPLOYEE TRAINING WILL BE PROVIDED AT LEAST ANNUALLY, AS NEW EMPLOYEES ARE HIRED, AND/OR AS NECESSARY TO ENSURE COMPLIANCE WITH THE SWPPP AND THE PERMIT.

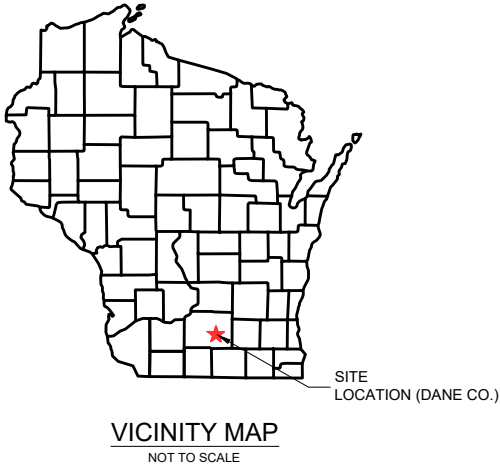
NON-HAZARDOUS CONSTRUCTION WASTES GENERATED WILL BE CONTAINERIZED AND PROPERLY DISPOSED OF OFF-SITE IN COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. STORM WATER CONTACT WITH WASTES WILL BE MINIMIZED. ALL WASTES NOT NATIVE TO THE CONSTRUCTION SITE WILL BE DISPOSED OFF-SITE. THE WEEKLY SITE INSPECTION WILL INCLUDE SURVEYING THE SITE FOR REFUSE, WHICH WILL BE DISPOSED OF AS SOON AS POSSIBLE. THE LOCATION OF WASTE DISPOSAL CONTAINERS WILL BE MARKED ON THE SITE PLAN BY THE CONTRACTOR. UPON FINAL STABILIZATION, ALL EXISTING ESCDS WILL BE REMOVED FROM THE PROJECT AREA.

NO HAZARDOUS WASTES ARE EXPECTED TO BE GENERATED DURING CONSTRUCTION ACTIVITIES. IN THE EVENT HAZARDOUS WASTES ARE GENERATED, THE CONTRACTOR WILL IMMEDIATELY CONTACT MERJENT'S CONSTRUCTION COORDINATOR AND ENVIRONMENTAL CONTACT. SHOULD THEY BE PRESENT ON-SITE, SECONDARY CONTAINMENT WILL BE PROVIDED FOR ANY HAZARDOUS MATERIALS INCLUDING OIL, GASOLINE, AND PAINT. THE CONTRACTOR WILL ALSO MARK THEIR STORAGE LOCATION ON THE SITE PLAN SAFETY DATA SHEETS FOR ALL HAZARDOUS MATERIALS WILL BE MAINTAINED ON-SITE. ALL EMPLOYEES DEALING WITH HAZARDOUS MATERIALS WILL BE INFORMED OF PROPER HANDLING PROCEDURES. IN THE EVENT OF A RELEASE, OWNER AND/OR THE CONTRACTOR WILL FOLLOW THE SPILL PREVENTION AND REPORTING PROCEDURES.

PORTABLE TOILETS WILL BE SITED OUTSIDE OF WETLANDS, WATERBODIES, SWALES, OR ANY OTHER STORM WATER CONVEYANCE. PORTABLE TOILETS WILL BE SECURELY ANCHORED IN PLACE TO PREVENT TIPPING. PORTABLE TOILETS WILL BE REGULARLY MAINTAINED AND EMPTIED BY A LICENSED VENDOR.

UPDATING THE SWPPP:

WESTPHAL AND/OR THE CONTRACTOR WILL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN SITE DESIGN OR CONSTRUCTION METHODS WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE. THE SWPPP WILL ALSO BE AMENDED TO IMPROVE OBSERVED DEFICIENCIES ASSOCIATED WITH TREATMENT OF STORM WATER OR CONSTRUCTION SITE DEWATERING DISCHARGES. SHOULD THE DNR REQUEST ANY SWPPP REVISIONS, THOSE REVISIONS WILL BE COMPLETED WITHIN 3 BUSINESS DAYS. SPILLS CONTRIBUTING TO A "HAZARDOUS CONDITION" WILL BE DOCUMENTED WITHIN THE SWPPP WITHIN 7 DAYS OF AN OCCURRENCE. THE RELEASE AND ITS CIRCUMSTANCES WILL DESCRIBED AS WELL AS PREVENTION MEASURE TO PREVENT A RECURRENCE OF A SPILL. ALL SWPPP AMENDMENT WILL BE RECORDED ON THE SWPPP AMENDMENT LOG.



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REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

VILLAGE OF MCFARLAND, WI.

SWPPP & EROSION SEDIMENT CONTROL PLAN

DRAWING NO.

C500

SHEET 9 OF 22

SEEDING & RESTORATION NOTES:

- PROJECT AREA NOT SHOWN TO BE GRADED IS INTENDED TO REMAIN UNDISTURBED DURING CONSTRUCTION. LIMITS OF RESTORATION SHOWN REPRESENT ANTICIPATED DISTURBANCE, BUT SHALL BE MODIFIED AS NECESSARY TO RESTORE VEGETATION TO ALL DISTURBED AREAS.
- PERMANENT SEED WILL BE CONSIDERED ESTABLISHED WHEN A WEED FREE GROUND COVERAGE OF 70% IS ACHIEVED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLANTING OF VEGETATION THAT IS DAMAGED THROUGHOUT CONSTRUCTION.
- ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE
- THE SITE IS PRE-SEEDED WITH TEMPORARY COVER CROP PRIOR TO CONSTRUCTION PER DNR TECHNICAL STANDARDS.
- PLANTING SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR PROPER SEED GERMINATION.
- PROTECT NEWLY SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM PLANTING WORK.
- REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.
- PRIOR TO SEEDING, COMPACTED AREAS OR AREAS RECEIVING REGULAR COMPACTION SHALL BE PREPARED TO LOOSEN SOILS BY TILLING OR RIPPING A MIN. OF 12"
- SEED MIXTURES WILL BE APPLIED USING A SEED DRILL DESIGNED FOR SEEDING, OR OTHER METHOD OF SEEDING DESIGNED TO MINIMIZE DISTURBANCE TO THE EXISTING VEGETATION.

ARRAY - SEED MIX				
SCIENTIFIC NAME	COMMON NAME	LBS/ACRE	TOTAL LBS	HEIGHT RANGE
Lolium perenne ssp. Multiflorum	Annual Ryegrass	20	7.60	18"-24"
Poa pratensis	Kentucky Bluegrass (Bronze Tier)	25	9.50	18"-24"
Festuca spp.	Solar Array Brand Fine Fescue Mix	51	19.38	12"-18"
Bouteloua gracilis	Blue Grama	0.5	0.19	10"-14"
Schizachrium scoparium	Little Bluestem	2	0.76	18"-24"
Koeleria macrantha	Prairie Junegrass	0.25	0.10	12"-18"
Sporobolus cryptandrus	Sand Dropseed	0.15	0.06	12"-18"
Bouteloua curtipendula	Sideoats Grama	1.1	0.42	16"-24"
		100	38	

LEGEND



PROPOSED SEDIMENT BARRIER



PROPOSED ROCK ENTRANCE



ACCESS ROAD



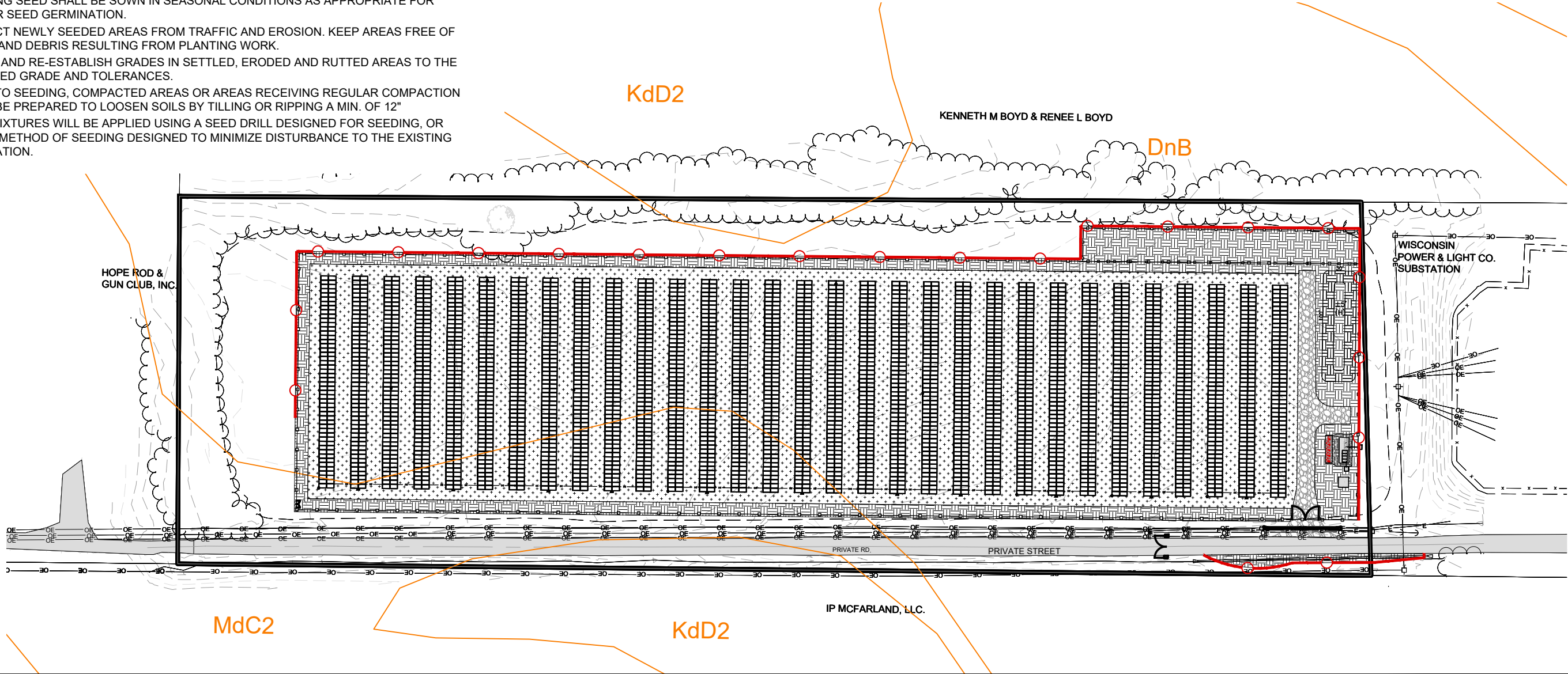
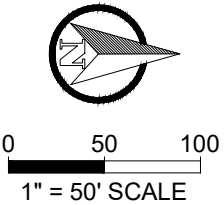
SEEDING EDGE (WISDOT SEED MIX 75)
SEEDING 30 LBS./AC.



SEEDING ARRAY (SEE ARRAY SEED MIX)
SEEDING 100 LBS./AC.



SOILS INFORMATION



TOTAL ESTIMATED QUANTITIES		
EROSION CONTROL DEVICE OR BMP	UNIT	AMOUNT
SEDIMENT BARRIER	LF	1,610
SEED , FERTILIZER & MULCH - ARRAY	SQ. FT.	108,438 (2.5 AC.)
SEED, FERTILIZER & MULCH - OUTSIDE ARRAY	SQ. FT.	40,626 (0.93 AC.)
ROCK CONSTRUCTION ENTRANCE	EACH	1

SOILS INFORMATION TABLE		
SOIL ID	DESCRIPTION	SOIL GROUP TYPE
KdD2	KIDDER LOAM, 12 TO 20 PERCENT SLOPES	HSG C
DnB	DODGE SILT LOAM, 2 TO 6 PERCENT SLOPES	HSG C
MdC2	McHENRY SILT LOAM, 6 TO 12 PERCENT SLOPES	HSG C

95% DESIGN



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REVISION RECORD

NO.	DATE	DESCRIPTION	BY	CHK'D	APP'D

WESTPHAL & COMPANY, INC.

CUSTOMER HOSTED SOLAR: MCFARLAND SCHOOL

VILLAGE OF MCFARLAND, WI.

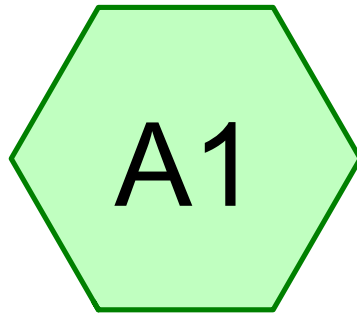
SWPPP & EROSION SEDIMENT CONTROL PLAN

DRAWING NO.

C501

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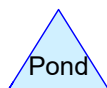
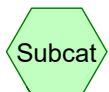
Appendix B - Existing Conditions HydroCAD Model



Existing Site



Outfall



Routing Diagram for Existing Model

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Existing Model

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Project Notes

Copied 10 events from WI-PBR-IDF 24-hr S1 storm

Existing Model

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC	P (inches)
1	1-yr	WI-University of Wisconsin-IDF 24-hr S1	1-yr	Default	24.00	1	2.49	2	2.8
2	2-yr	WI-University of Wisconsin-IDF 24-hr S1	2-yr	Default	24.00	1	2.84	2	2.8

Existing Model

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.380	98	Paved parking, HSG C (A1)
7.870	85	Row crops, straight row, Good, HSG C (A1)
8.250	86	TOTAL AREA

Existing Model

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
8.250	HSG C	A1
0.000	HSG D	
0.000	Other	
8.250		TOTAL AREA

Existing Model

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.380	0.000	0.000	0.380	Paved parking	A1
0.000	0.000	7.870	0.000	0.000	7.870	Row crops, straight row, Good	A1
0.000	0.000	8.250	0.000	0.000	8.250	TOTAL AREA	

Existing Model*WI-University of Wisconsin-IDF 24-hr S1 1-yr Rainfall=2.49", P2=2.84"*

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment A1: Existing Site

Runoff Area=8.250 ac 4.61% Impervious Runoff Depth>1.14"

Flow Length=380' Tc=10.7 min CN=86 Runoff=13.29 cfs 0.784 af

Link OUT: Outfall

Inflow=13.29 cfs 0.784 af

Primary=13.29 cfs 0.784 af

Total Runoff Area = 8.250 ac Runoff Volume = 0.784 af Average Runoff Depth = 1.14"
95.39% Pervious = 7.870 ac 4.61% Impervious = 0.380 ac

Existing Model

WI-University of Wisconsin-IDF 24-hr S1 1-yr Rainfall=2.49", P2=2.84"

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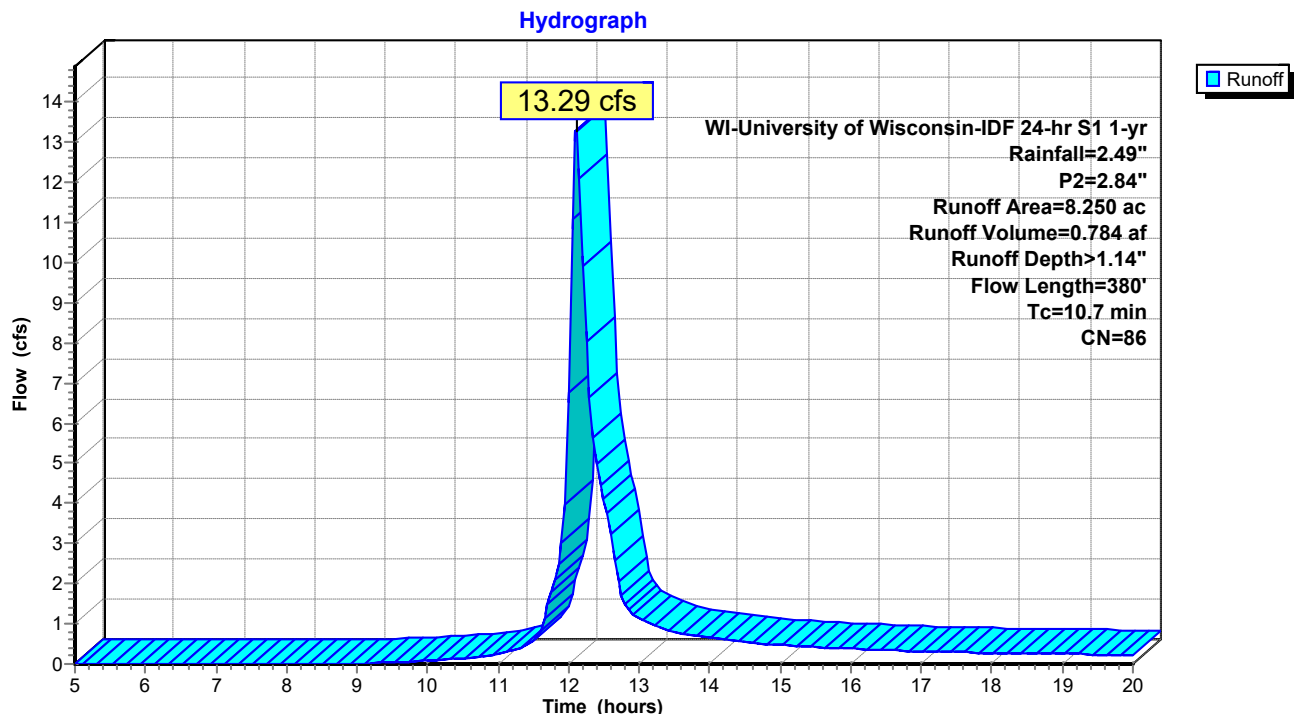
Summary for Subcatchment A1: Existing Site

Runoff = 13.29 cfs @ 12.11 hrs, Volume= 0.784 af, Depth> 1.14"
Routed to Link OUT : Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
WI-University of Wisconsin-IDF 24-hr S1 1-yr Rainfall=2.49", P2=2.84"

Area (ac)	CN	Description
7.870	85	Row crops, straight row, Good, HSG C
0.380	98	Paved parking, HSG C
8.250	86	Weighted Average
7.870		95.39% Pervious Area
0.380		4.61% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	100	0.0400	0.19		Sheet Flow, Cultivated: Residue>20% n= 0.170 P2= 2.84"
1.9	192	0.0365	1.72		Shallow Concentrated Flow, Cultivated Straight Rows Kv= 9.0 fps
0.1	88	0.0284	25.40	254.00	Channel Flow, Area= 10.0 sf Perim= 3.0' r= 3.33' n= 0.022 Earth, clean & straight
10.7	380	Total			

Subcatchment A1: Existing Site

Existing Model

WI-University of Wisconsin-IDF 24-hr S1 1-yr Rainfall=2.49", P2=2.84"

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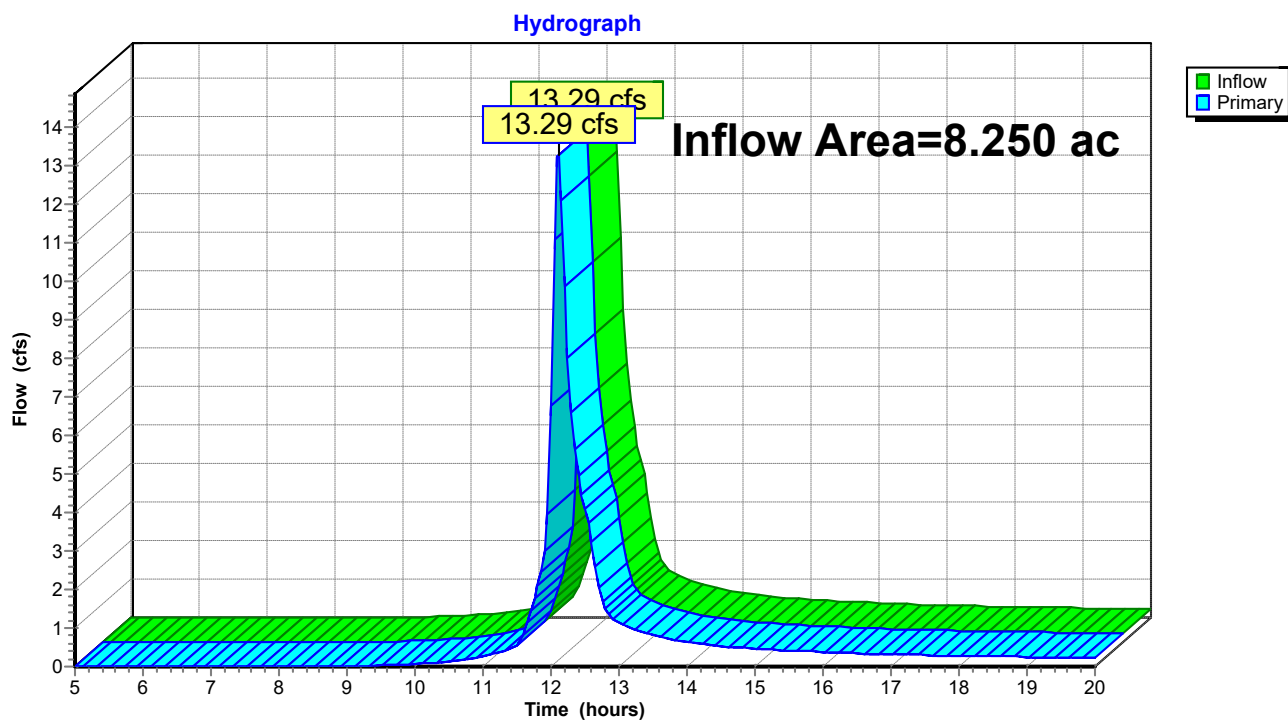
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Summary for Link OUT: Outfall

Inflow Area = 8.250 ac, 4.61% Impervious, Inflow Depth > 1.14" for 1-yr event
Inflow = 13.29 cfs @ 12.11 hrs, Volume= 0.784 af
Primary = 13.29 cfs @ 12.11 hrs, Volume= 0.784 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link OUT: Outfall



Existing Model*WI-University of Wisconsin-IDF 24-hr S1 2-yr Rainfall=2.84", P2=2.84"*

Prepared by Merjent Inc

Printed 12/16/2024

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Page 10

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment A1: Existing Site

Runoff Area=8.250 ac 4.61% Impervious Runoff Depth>1.42"

Flow Length=380' Tc=10.7 min CN=86 Runoff=16.63 cfs 0.974 af

Link OUT: Outfall

Inflow=16.63 cfs 0.974 af

Primary=16.63 cfs 0.974 af

Total Runoff Area = 8.250 ac Runoff Volume = 0.974 af Average Runoff Depth = 1.42"
95.39% Pervious = 7.870 ac 4.61% Impervious = 0.380 ac

Summary for Subcatchment A1: Existing Site

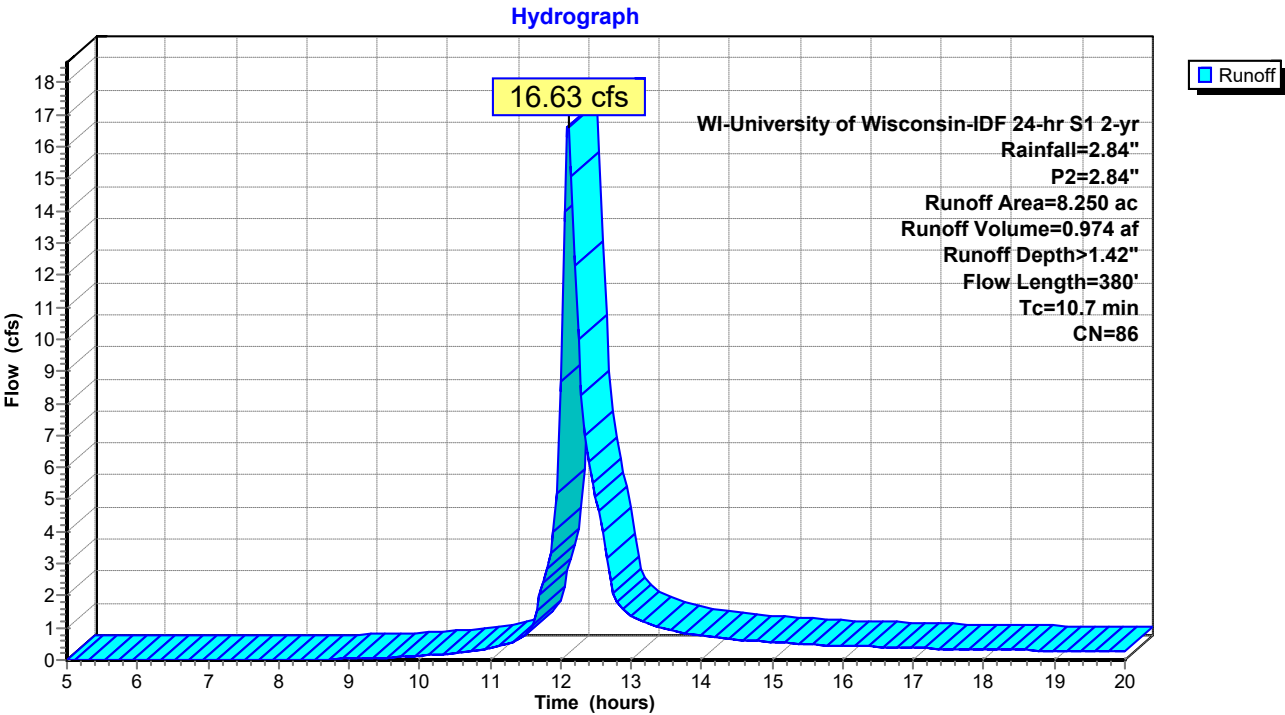
Runoff = 16.63 cfs @ 12.11 hrs, Volume= 0.974 af, Depth> 1.42"
Routed to Link OUT : Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
WI-University of Wisconsin-IDF 24-hr S1 2-yr Rainfall=2.84", P2=2.84"

Area (ac)	CN	Description			
7.870	85	Row crops, straight row, Good, HSG C			
0.380	98	Paved parking, HSG C			
8.250	86	Weighted Average			
7.870		95.39% Pervious Area			
0.380		4.61% Impervious Area			

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.7	100	0.0400	0.19		Sheet Flow, Cultivated: Residue>20% n= 0.170 P2= 2.84"
1.9	192	0.0365	1.72		Shallow Concentrated Flow, Cultivated Straight Rows Kv= 9.0 fps
0.1	88	0.0284	25.40	254.00	Channel Flow, Area= 10.0 sf Perim= 3.0' r= 3.33' n= 0.022 Earth, clean & straight
10.7	380	Total			

Subcatchment A1: Existing Site



Existing Model

WI-University of Wisconsin-IDF 24-hr S1 2-yr Rainfall=2.84", P2=2.84"

Prepared by Merjent Inc

Printed 12/16/2024

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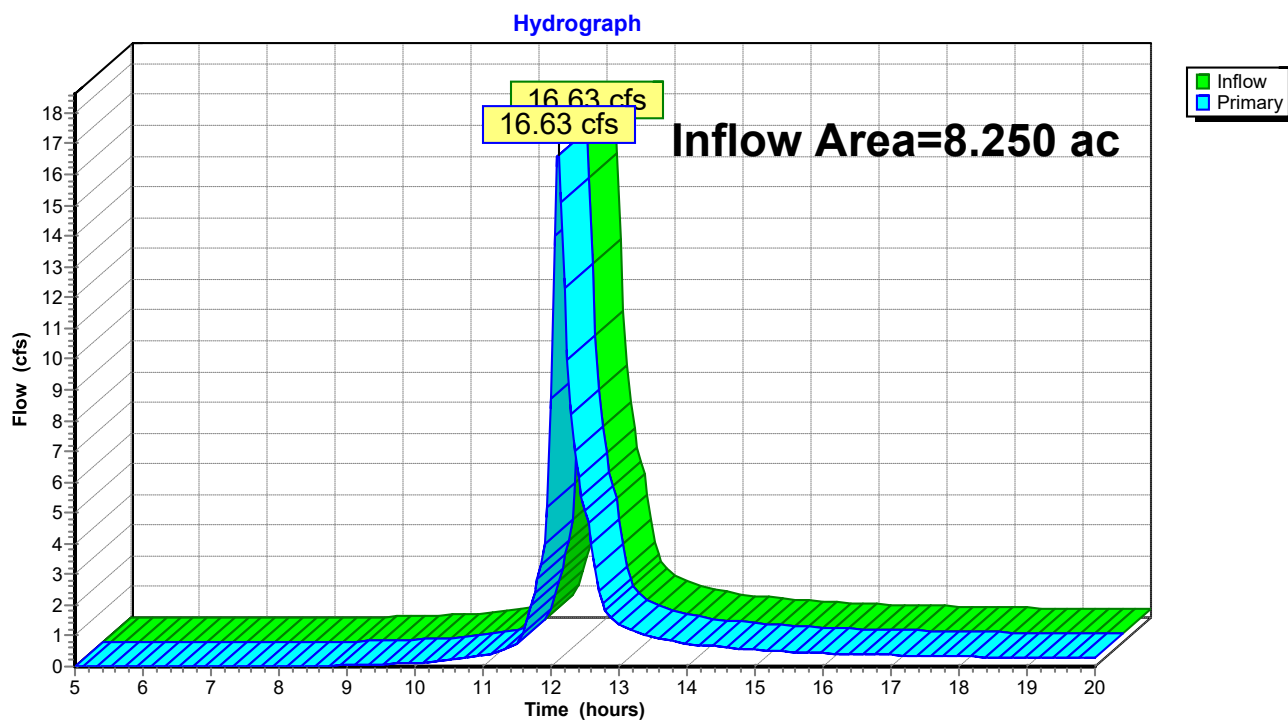
Page 12

Summary for Link OUT: Outfall

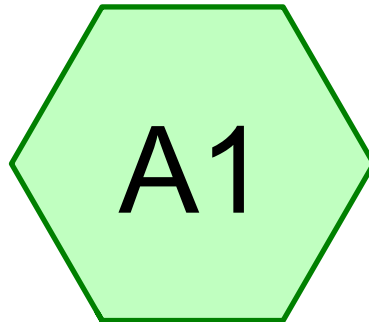
Inflow Area = 8.250 ac, 4.61% Impervious, Inflow Depth > 1.42" for 2-yr event
Inflow = 16.63 cfs @ 12.11 hrs, Volume= 0.974 af
Primary = 16.63 cfs @ 12.11 hrs, Volume= 0.974 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link OUT: Outfall



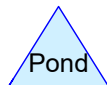
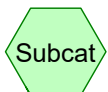
Appendix C - Proposed Conditions HydroCAD Model



Proposed Site



Outfall



Routing Diagram for Proposed Model

Prepared by Merjent Inc, Printed 12/16/2024

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Proposed Model

Prepared by Merjent Inc

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Page 2

Project Notes

Copied 10 events from WI-PBR-IDF 24-hr S1 storm

Proposed Model

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Page 3

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC	P (inches)
1	1-yr	WI-University of Wisconsin-IDF 24-hr S1	1-yr	Default	24.00	1	2.49	2	2.8
2	2-yr	WI-University of Wisconsin-IDF 24-hr S1	2-yr	Default	24.00	1	2.84	2	2.8

Proposed Model

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
6.250	71	Meadow, non-grazed, HSG C (A1)
0.470	98	Paved parking, HSG C (A1)
0.440	88	Row crops, straight row, Poor, HSG C (A1)
1.090	98	Unconnected roofs, HSG C (A1)
8.250	77	TOTAL AREA

Proposed Model

Prepared by Merjent Inc

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
8.250	HSG C	A1
0.000	HSG D	
0.000	Other	
8.250		TOTAL AREA

Proposed Model

Prepared by Merjent Inc

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	6.250	0.000	0.000	6.250	Meadow, non-grazed	A1
0.000	0.000	0.470	0.000	0.000	0.470	Paved parking	A1
0.000	0.000	0.440	0.000	0.000	0.440	Row crops, straight row, Poor	A1
0.000	0.000	1.090	0.000	0.000	1.090	Unconnected roofs	A1
0.000	0.000	8.250	0.000	0.000	8.250	TOTAL AREA	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment A1: Proposed Site Runoff Area=8.250 ac 18.91% Impervious Runoff Depth>0.58"
Flow Length=380' Tc=9.1 min UI Adjusted CN=75 Runoff=6.35 cfs 0.398 af

Link OUT: Outfall Inflow=6.35 cfs 0.398 af
Primary=6.35 cfs 0.398 af

Total Runoff Area = 8.250 ac Runoff Volume = 0.398 af Average Runoff Depth = 0.58"
81.09% Pervious = 6.690 ac 18.91% Impervious = 1.560 ac

Summary for Subcatchment A1: Proposed Site

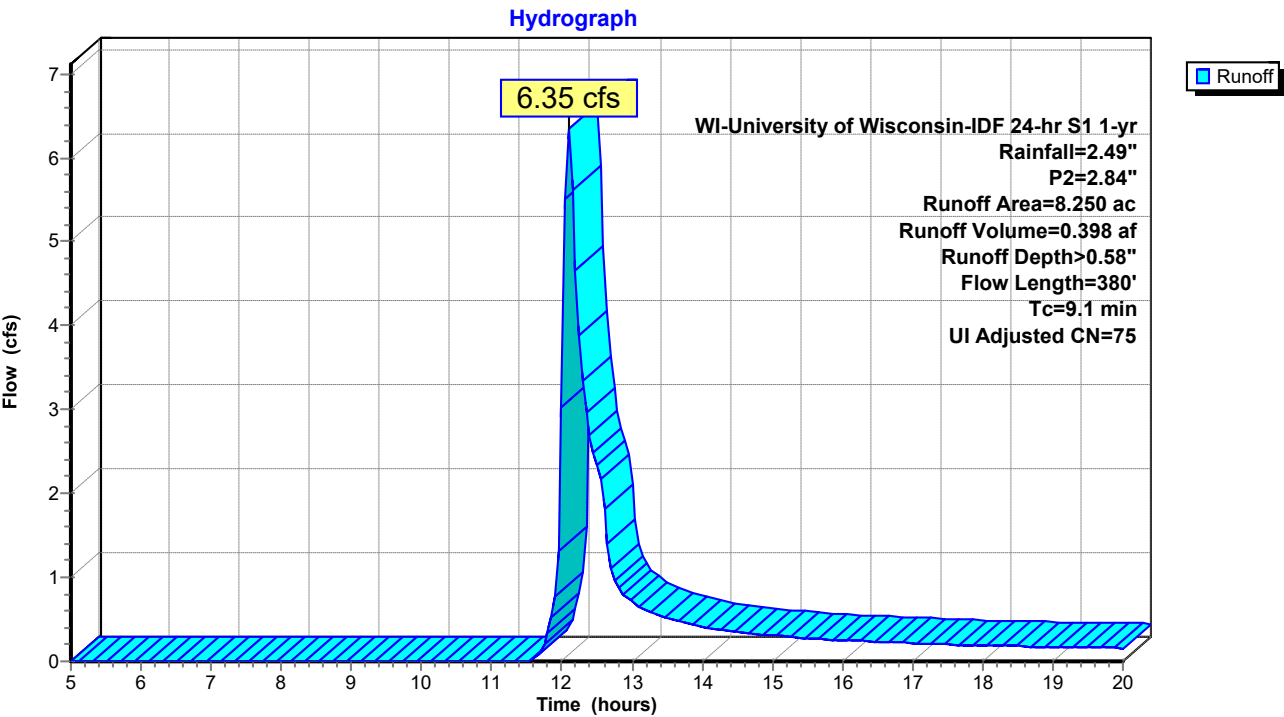
Runoff = 6.35 cfs @ 12.10 hrs, Volume= 0.398 af, Depth> 0.58"
 Routed to Link OUT : Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 WI-University of Wisconsin-IDF 24-hr S1 1-yr Rainfall=2.49", P2=2.84"

Area (ac)	CN	Adj	Description
0.440	88		Row crops, straight row, Poor, HSG C
6.250	71		Meadow, non-grazed, HSG C
1.090	98		Unconnected roofs, HSG C
0.470	98		Paved parking, HSG C
8.250	77	75	Weighted Average, UI Adjusted
6.690			81.09% Pervious Area
1.560			18.91% Impervious Area
1.090			69.87% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0400	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.1	192	0.0365	2.87		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.1	88	0.0284	18.63	186.27	Channel Flow, Area= 10.0 sf Perim= 3.0' r= 3.33' n= 0.030 Earth, grassed & winding
9.1	380	Total			

Subcatchment A1: Proposed Site



Proposed Model

WI-University of Wisconsin-IDF 24-hr S1 1-yr Rainfall=2.49", P2=2.84"

Prepared by Merjent Inc

Printed 12/16/2024

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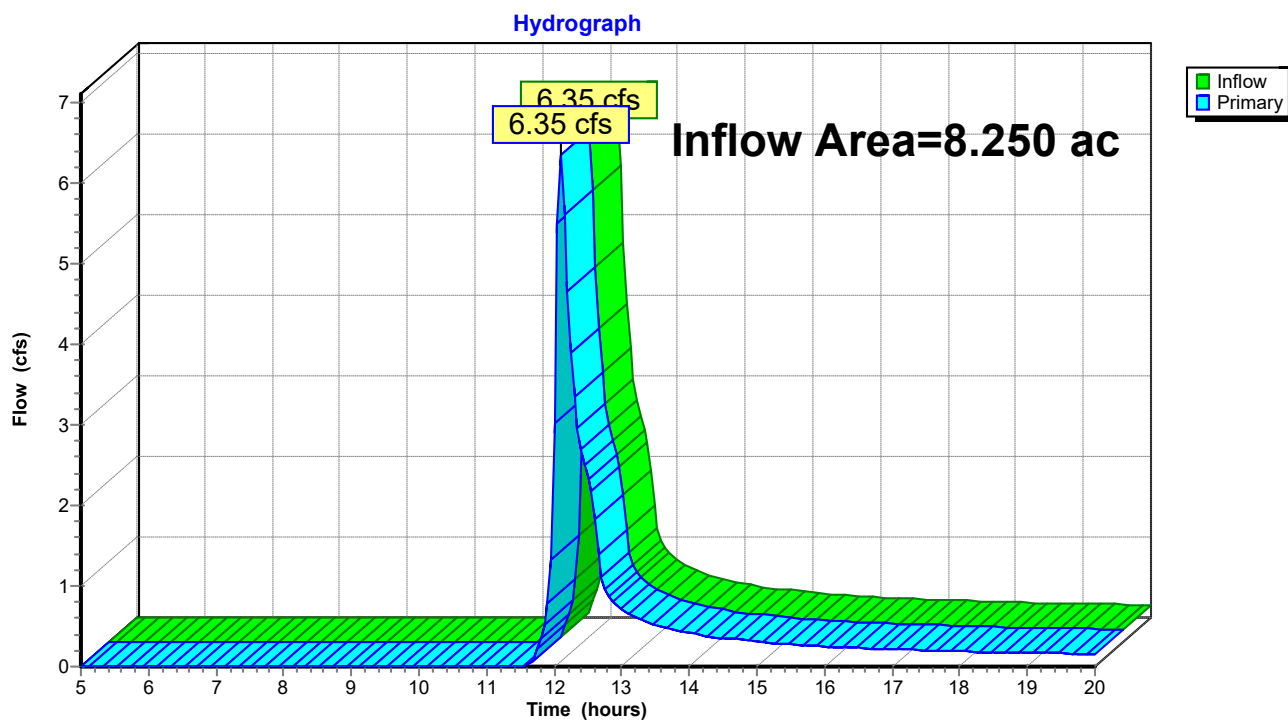
Page 10

Summary for Link OUT: Outfall

Inflow Area = 8.250 ac, 18.91% Impervious, Inflow Depth > 0.58" for 1-yr event
Inflow = 6.35 cfs @ 12.10 hrs, Volume= 0.398 af
Primary = 6.35 cfs @ 12.10 hrs, Volume= 0.398 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link OUT: Outfall



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment A1: Proposed Site Runoff Area=8.250 ac 18.91% Impervious Runoff Depth>0.78"
Flow Length=380' Tc=9.1 min UI Adjusted CN=75 Runoff=8.94 cfs 0.534 af

Link OUT: Outfall Inflow=8.94 cfs 0.534 af
Primary=8.94 cfs 0.534 af

Total Runoff Area = 8.250 ac Runoff Volume = 0.534 af Average Runoff Depth = 0.78"
81.09% Pervious = 6.690 ac 18.91% Impervious = 1.560 ac

Summary for Subcatchment A1: Proposed Site

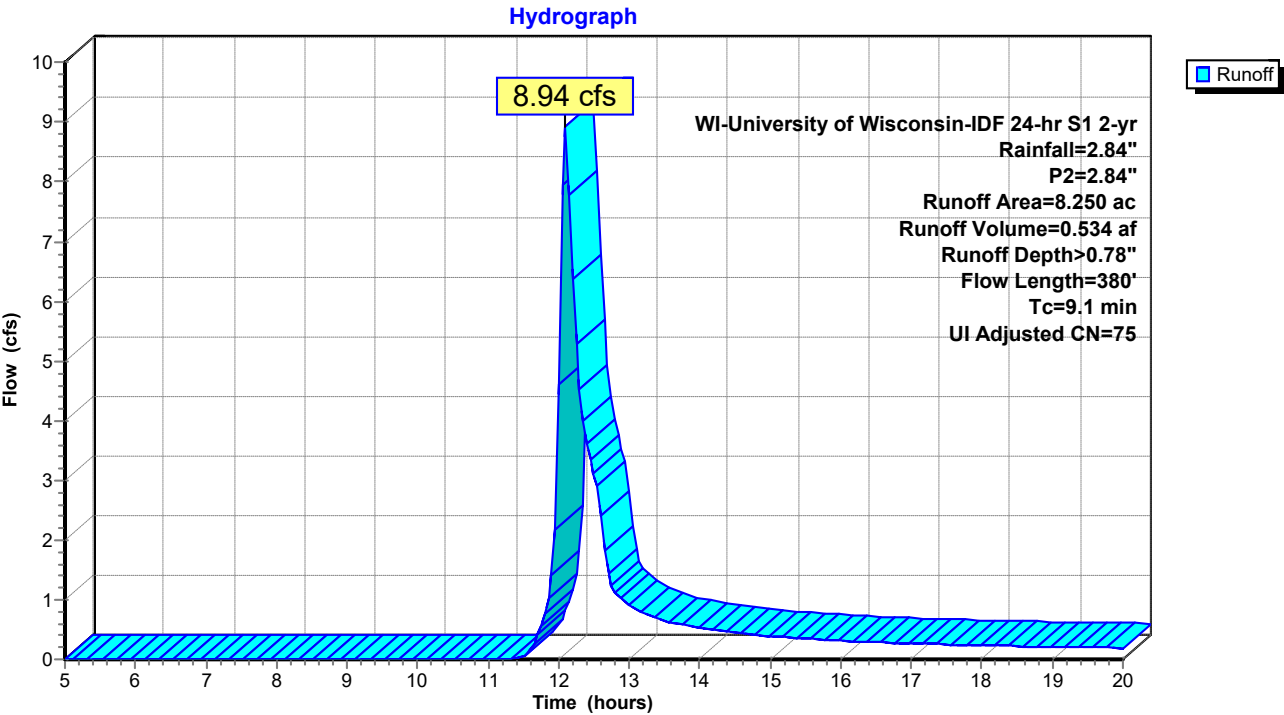
Runoff = 8.94 cfs @ 12.10 hrs, Volume= 0.534 af, Depth> 0.78"
 Routed to Link OUT : Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 WI-University of Wisconsin-IDF 24-hr S1 2-yr Rainfall=2.84", P2=2.84"

Area (ac)	CN	Adj	Description
0.440	88		Row crops, straight row, Poor, HSG C
6.250	71		Meadow, non-grazed, HSG C
1.090	98		Unconnected roofs, HSG C
0.470	98		Paved parking, HSG C
8.250	77	75	Weighted Average, UI Adjusted
6.690			81.09% Pervious Area
1.560			18.91% Impervious Area
1.090			69.87% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.9	100	0.0400	0.21		Sheet Flow, Grass: Short n= 0.150 P2= 2.84"
1.1	192	0.0365	2.87		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.1	88	0.0284	18.63	186.27	Channel Flow, Area= 10.0 sf Perim= 3.0' r= 3.33' n= 0.030 Earth, grassed & winding
9.1	380	Total			

Subcatchment A1: Proposed Site



Proposed Model

WI-University of Wisconsin-IDF 24-hr S1 2-yr Rainfall=2.84", P2=2.84"

Prepared by Merjent Inc

Printed 12/16/2024

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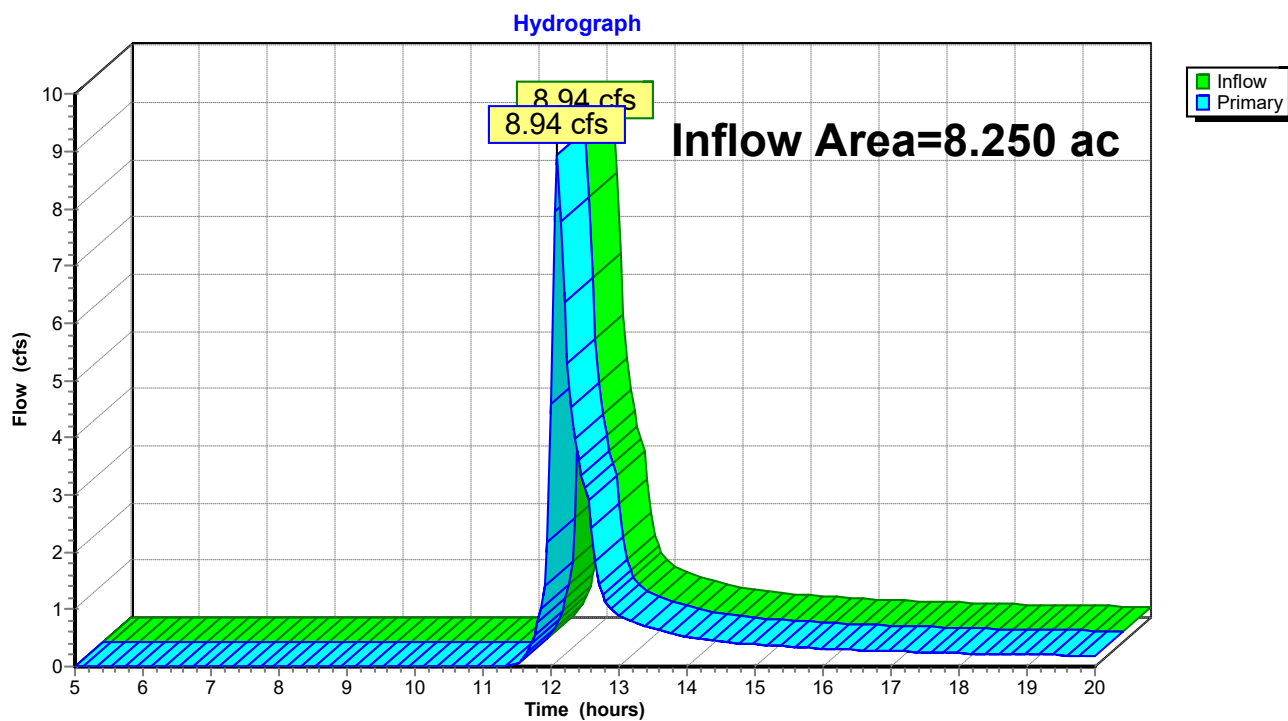
Page 14

Summary for Link OUT: Outfall

Inflow Area = 8.250 ac, 18.91% Impervious, Inflow Depth > 0.78" for 2-yr event
Inflow = 8.94 cfs @ 12.10 hrs, Volume= 0.534 af
Primary = 8.94 cfs @ 12.10 hrs, Volume= 0.534 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link OUT: Outfall



Appendix D - USLE Calculation



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin



WDNR Version 2.0 (06-29-2017)

YEAR 1

Developer: Westphal - Alliant

Project: McFarland Community Solar Project - McFarland, WI

Date: 12/16/24

County: Dane

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	05/16/25	05/31/25	5.3%	150	Silt Loam	0.43	5.3%	130	0.66	1.00	2.2	0.936	Silt Fence	1.3
Seed with Mulch or Er	05/31/25	12/01/25	79.1%	150	Silt Loam	0.43	5.3%	130	0.66	0.10	3.3	0.936	Silt Fence	1.9
End	12/01/25	----	----	----	-----	----		130	----	-----	----	0.000		0.0
		----	----	----	-----	----			----	----	----	0.000		0.0
		----	----	----	-----	----			----	----	----	0.000		0.0
		----	----	----	-----	----			----	----	----	0.000		0.0
TOTAL											5.6		TOTAL	3.1
													% Reduction Required	NONE

Notes:

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

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

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

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

Recommended Permanent Seeding Dates:

4/1-5/15 and 8/7-8/29 Turf, introduced grasses and legumes

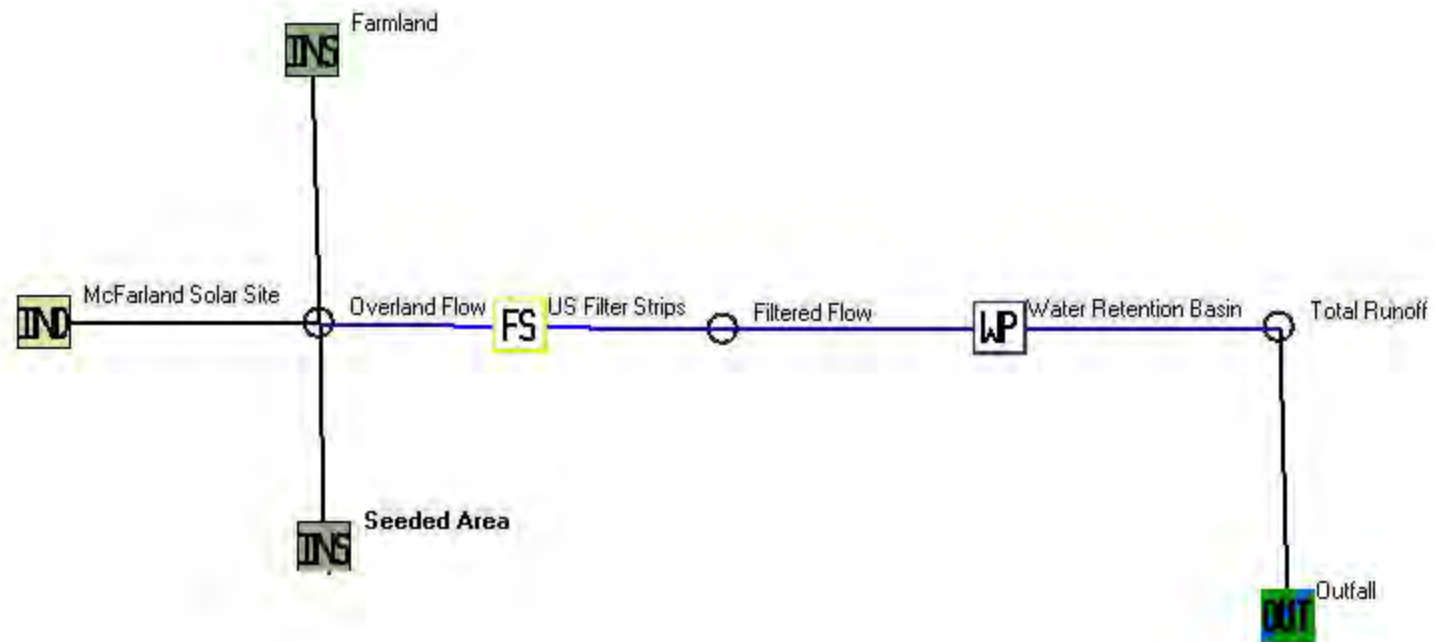
Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	Mike Behan
Date	11/5/2024

955.25

973

Appendix E - WinSLAMM Model and Output



SLAMM for Windows Version 10.5.0

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Data file name:

Z:\Clients\U_X\Westphal\McFarland_Solar\Engineering\Stormwater\WinSLAMM\McFarland Solar.mdb

Data file description:

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GE003.ppdx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Start of Winter Season: 12/02 End of Winter Season: 03/12

Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81

Date of run: 11-13-2024 Time of run: 09:30:53

Total Area Modeled (acres): 8.250

Years in Model Run: 1.00

Particulate	Percent	Runoff	Percent Particulate
		Volume	Runoff
Solids Particulate		(cu ft)	Solids
Yield	Solids		Conc.
(lbs)	Reduction		Reduction
			(mg/L)
Total of all Land Uses without Controls:		96680	-
1270	-		210.5
Outfall Total with Controls:		26769	72.31%
97.21	92.35%		58.17
Annualized Total After Outfall Controls:		26843	
97.48			

Pollutant		Concentration -	Concentration -	Conc.	
Pollutant Yield	Pollutant	Yield	Pol. Yield	Percent	No
		No Controls	With Controls	Reduction	Units
Controls	With Controls	Units			
Particulate Solids		210.5	58.17		mg/L 1270
	97.21	lbs	92.35 %		
Total Solids		339.1	183.0		mg/L 2047
	305.8	lbs	85.06 %		
Total Phosphorus		0.9636	0.5820		mg/L
5.816	0.9725	lbs	83.28 %		

March 3, 2025

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
via email

Subject: 3443 Siggelkow Road – School District Solar Installation Plan Submittal Review

Dear Andrew:

We have received the proposed plans included in the Site Plan Submittal for construction of a new solar panel installation at 3443 Siggelkow Road received February 3, 2025. The submittal has been reviewed from a public works perspective.

Stormwater Management/Erosion Control Plan

The erosion control measures satisfy the Village requirements for disturbed land during construction.

The proposed conversion of the existing row crops to the solar panels with vegetated ground below will in and of itself reduce peak flow rates and total suspended solids. There are a few updates that should be incorporated into the final plan, which could be made as conditions of Village approval:

1. The hydrologic soil group should be increased from C to D when examining the post-development condition.
2. The Village ordinance (and County ordinance) have recently been updated to also require modeling the 200-year storm for new construction.
3. A cost estimate for the erosion control and stormwater management should be provided, along with as surety for the proposed work.
4. A long-term maintenance plan for the vegetation cover and the downgradient buffer area.

Construction Plans

We have no additional comments on the plans themselves.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

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

BRB:brb

J:\JOB#S\McFarland\MC-00-00\Correspondence\2025\School Solar Farm Review Letter.docx

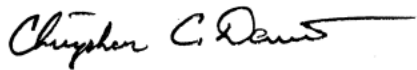
March 5, 2025

Re: 3443 Siggelkow Road Site Design and CUP Review

We have reviewed the application from Heather Deuth with Merjent as agent for Westphal & Company Inc. for Conditional Use Permit. The application is for a solar field to be located on Siggelkow Road. The application appears to be complete and acceptable.

The McFarland Fire & Rescue Department does request that a key box to be provided at the main entrance gate that complies with the Department's key box program be provided to allow emergency access. The current ordinance wouldn't require a key box to be placed due to no building being provided. The intent would be to allow access for emergencies that may not involve the equipment or emergencies occurring outside of the fence and migrating into the fenced area.

Sincerely,



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

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 18, 2025

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on a Conditional Use Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel # 0710-354-8341-1.

PREVIOUS ACTION:

ISSUE SUMMARY:

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

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to approve a Conditional Use Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel # 0710-354-8341-1 with the following conditions of approval:

1. Applicant to update the stormwater management and erosion control plan addressing the conditions in the Village Engineer's letter dated March 3, 2025.
2. Applicant to install a Know Box on the gate to the solar farm for Village emergency personnel access per the Fire Chief's letter dated March 5, 2025.
3. Applicant to maintain compliance with the terms of the property Site Lease Agreement with the McFarland School District.

ATTACHMENTS:

None

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 18, 2025

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on a Site Design Review Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel # 0710-354-8341-1.

PREVIOUS ACTION:

ISSUE SUMMARY:

Background on the request and lease agreement details are included in agenda item 4.a. The following includes only a review of Site Design Standards under Section 62-310(e). Action for approval of this item cannot be taken if agenda item 5.a. did not first receive approval.

Additionally, if the Plan Commission decides to table or postpone action on agenda item 5.a., this item must also be tabled or postponed.

Sec. 62-310(e) SITE DESIGN STANDARDS

- **Grading & Surfacing.** The submittal includes an erosion control plan with the application. The proposed project will add a 4,960-square-foot gravel access driveway parallel with the north lot line and 300-square-feet of concrete electrical pads. Included in the Village Engineer's letter were comments regarding updates to the erosion control plan including modeling the 200-year storm for new construction. The property is mostly flat with a low spot near the southwest corridor.
- **Landscaping.** The proposed ground cover details can be found on Sheet C501. The ground cover and seeding are selected to have minimal weed growth and maintenance which includes eight different species of grass and prairie mix. The mix will cover all areas within the fenced area and some portions of the northeast corner. The proposed improvements will not remove or disturb any existing trees on the property, including the existing treeline along the west and south lot lines. The A1 Agricultural Transition District does not require a minimum landscaping standard.
- **Building Relationship.** The proposed development of the solar panels will work with the current contours of the property. The site does not currently have any existing buildings. The proposed plans do not include a primary building. The proposed security fence is setback a minimum of 50 feet from the west, south, and east lot lines. The fence is approximately 10 feet along the north lot line, tapering down from east to west. The adjacent property to the north is also owned and operated by WPL. The solar panels are set back an additional 20 feet inward from the security fence, for a minimum of 70 feet



from the west, south and north lot lines. From the north, the panels are set back approximately 60 feet. The proposed plans do not include a primary building.

- Lighting. The proposed project does not include a lighting plan. The property is expected to include minimal human activity once the project is completed, except monthly scheduled visual inspection and maintenance as needed.
- Utility Service. The project does not require new connections to water or sewer services on site.
- Building Design. There are no new buildings being proposed with the proposed project. All materials used appear to be durable and made to withstand outdoor elements.

DEPARTMENT HEAD COMMENTS

Included in the packet are letters from the Village Engineer and Fire Chief. No comments or concerns from the Public Works Director or Interim Police Chief.

PUBLIC COMMENTS

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

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

Sec. 62-310(e) Site Design Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion if agenda item 5.a. is approved.

Motion, and second, to approve a Site Design Review Permit application for a Community Solar Energy Collection System, requested by Wisconsin Power & Light, an Alliant Energy Company, located at 3443 Siggelkow Road, parcel # 0710-354-8341-1 with the following conditions of approval:

1. Applicant to update the stormwater management and erosion control plan addressing the conditions in the Village Engineer's letter dated March 3, 2025.
2. Applicant to install a Know Box on the gate to the solar farm for Village emergency personnel access per the Fire Chief's letter dated March 5, 2025.
3. Applicant to maintain compliance with the terms of the property Site Lease Agreement with the McFarland School District.

ATTACHMENTS:

None

**VILLAGE OF
McFarland**
SUMMARY SHEET

MEETING DATE: Tuesday, March 18, 2025

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director, Lee Igl, Public Works Director, Kong Thao, Associate Planner

AGENDA ITEM: Discussion and action on a Site Design Review Permit for an accessory structure for a Food-Waste Compositing Bin Kiosk requested by Village Public Works located at 5115 Terminal Drive.

PREVIOUS ACTION:

July 8, 2024 - S&NR committee discussed Dane County Food Waste project.

ISSUE SUMMARY:

The Village's Public Work's Director, Lee Igl, is requesting a site design review permit for an accessory structure for a food-waste compost bin kiosk located at the Public Works building, located at 5115 Terminal Drive. The accessory structure will be a permanent ground-mounted partially enclosed structure with a pitched roof. The structure is part of a pilot program with Dane County Department of Waste and Renewables, serving as a drop-off location for compostable food waste. Waste collection will be completed by Dane County on a set schedule. The County has branded these food scrap drop-off locations "*Scrap Stops*".

DANE COUNTY PROGRAM BACKGROUND

This pilot compost program is headed by Dane County Department of Waste & Renewables (W&R) through a grant received from the USDA Composting and Food Waste Reduction Cooperative (CWFR) in late 2023. The W&R's application seeks to plan for the community's changing waste stream and purposefully set the foundation to advance the region towards circularity. As a part of these plans, W&R is committed to finding ways to divert food waste from landfills and develop food waste collection programs that can take advantage of its new organics recycling facility. W&R's proposed grant proposal seeks to bolster food waste collection and hauling efforts in Dane County by establishing food waste drop-off sites at six different locations around the County. The project is consistent with Dane County's Climate Action goal of diverting food waste from landfills to maximize the greenhouse gas emission reductions associated with food waste. The compost generated from the food scraps collected will be turned into a beneficial soil amendment, expected to be applied to Dane County farmlands and community gardens to recharge soil health and local food production. The participating agencies have met monthly to discuss the design of kiosks, locations and methods of collection.

Participating agencies and communities are:



- City of Madison
- Madison Children's Museum
- Henry Vilas Zoo
- City of Middleton
- Badger Prairie Needs Network
- Village of McFarland

EXISTING CONDITIONS

The property is 3.54 acres and zoned C-P Commercial Park. The property is a Village-owned property with the Public Works Department working from this building. The property includes the main building, approximately 20,400 square feet, with garage and three accessory buildings in the rear to hold Village-owned vehicles and equipment. There is a seasonal brush drop off site for Village residents along the southeast corner of the lot. This area is gated. The main building includes rooftop solar.

- North. To the north is 5109 Terminal Drive, a storage building zoned C-P Commercial Park. Also to the north is the Parkwoods Condominium on Lorraine Way. These condos include 12 condominium units over 6 duplex buildings. This property is zoned R-3 General Residence. The Parkwoods Condominium includes a private residential road and a turnaround cul-de-sac.
- West. To the west is 5108 Terminal Drive, a single family home, zoned R-1 Single Family Residence.
- East. To the east is US Highway 51.
- South. To the south is 5119 Terminal Drive, a privately owned business. This property shares the driveway entrance with the Public Work's building. The property is zoned C-P Commercial Park.

Sec. 62-310(e) SITE DESIGN STANDARDS

- Grading & Surfacing. The proposed structure does not trigger a requirement for an erosion control plan. The Village Engineer did not have any comments or concerns.
- Landscaping. The proposed structure does not trigger a requirement for additional landscaping on the property.
- Building Relationship. The location of the accessory structure is located adjacent to the northeast corner of the Public Works building. The location was selected for not being within a gated part of the property along with its ease of access for residents to drive up to. The location is also covered within the view of security cameras.
- Lighting. The proposed structure does not alter or disturb the current lighting plan. The project does not include new lighting fixtures or electrical connections to lighting.
- Utility Service. The proposed structure does not require connection to any water or sewer. This standard does not apply.
- Building Design. The proposed structure will use 6x6 treated lumber for its frame and



base, and repurposed metal street signs for its roof panels. The proposed structure will stand 7 feet tall. The proposed structure will utilize Option 2 - Ground Anchorage Detail from Sheet S3.0 as the method to weigh and anchor the structure.

DEPARTMENT HEAD COMMENTS

There were no additional comments or concerns from the Village Engineer, Public Works Director, Interim Police Chief, and Fire & Rescue Chief.

PUBLIC COMMENTS

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

FINANCIAL/BUDGET IMPACT:

Dane County Waste & Renewables will be responsible for all costs associated with this project. The sources of fund is covered in the awarded grant received by the USDA Composting and Food Waste Reduction Cooperative (CWFR). Dane County will cover costs of pavement or asphalt repair for the ground-mounted sites.

VILLAGE PLAN REFERENCE:

Sustainability Plan, 2021 - Solid Waste section. The goals of this section encourage the residents, businesses, and government of McFarland to utilize the most efficient and effective methods available to reduce, reuse, compose and recycle waste. To achieve this goal, three of the six action items listed within the plan recommend compost and water reduction actions:

- Near-Term - Utilize the Outlook Newsletter, or other forms of print and social media, to annually inform residents about recycling, backyard composting, product re-use and waste reduction.
- Near-Term - Facilitate a group buy program to offer compost bins to Village residents.
- Long-Term - Create a Village compost site for food waste.

Comprehensive Plan, 2017 - Chapter 2 - Natural and Agricultural Resources Objective

- *3: Support agriculture in the McFarland area for food production and community character.*

ORDINANCE REFERENCE:

Sec. 62-310(e) Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, and second, to approve a Site Design Review Permit for an accessory structure for a Food-Waste Compositing Bin Kiosk requested by Village Public Works Department located at 5115 Terminal Drive.



ATTACHMENTS:

1. 5115 Terminal Drive_Site Design Review App_01.24.25
2. W&R Food Scraps Program_Flyer_11.1.24
3. S6-H01-71-S 6 YAR SATELLITE WITH SWEEP LID AND US 2 BAR(D6071) LIFTER
SPECIAL PRICE
4. Tongue Plate Hasp

VILLAGE OF McFarland

Community & Economic Development

Plan Commission Application – 2025

~Application must be completed in full~

Applicant	Village of McFarland	Applicant's Agent	Lee Igl
Property Owner (if different)		Name	Public Works
Address	5115 Terminal Drive McFarland, WI 53558	Address	PO Box 110 McFarland, WI 53558
Email	lee.igl@mcfarland.wi.gov	Email	
Phone #	608-838-7287	Phone #	608-838-2387

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/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 papers if needed)

Installing a pilot food waste collection site in conjunction with Dane County. Site will include a lean-to over four plastic bins.

5115 Terminal Drive, McFarland, WI 53558 Zoned Commercial Park

Lot 1 of CSM 08654

Lot 1 of CSM 08654

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.gov), 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

1-24-25

Village of McFarland Community Development Department 5915 Milwaukee Street, P.O. Box 110 McFarland, WI 53558-0110		VILLAGE OF MCFARLAND PERMIT APPLICATION (Complete areas highlighted in yellow) (Read and sign front and reverse)			Permit No. Parcel No. <u>lot 1 of CSM 08654</u>	
PERMIT REQUESTED		☐ Construction ☐ HVAC ☐ Electric ☐ Plumbing ☐ Erosion ☐ Occupancy				
Owner's Name <u>Village of McFarland</u>		Mailing Address <u>PO Box 110, McFarland, WI 53558</u>			Tel. <u>608-838-7287</u> email <u>lee.ig1@mcfarland.wi.gov</u>	
Contractor's Name: ☒ Con ☐ Elec ☐ HVAC ☐ Plbg <u>Dane County</u>		Lic/Cert#	Exp.	Mailing Address		Tel. <u>608-838-7287</u> email <u>lee.ig1@mcfarland.wi.gov</u>
Contractor's Name: ☐ Con ☐ Elec ☐ HVAC ☐ Plbg		Lic/Cert#	Exp.	Mailing Address		Tel. email
Contractor's Name: ☐ Con ☐ Elec ☐ HVAC ☐ Plbg		Lic/Cert#	Exp.	Mailing Address		Tel. email
Contractor's Name: ☐ Con ☐ Elec ☐ HVAC ☐ Plbg		Lic/Cert#	Exp.	Mailing Address		Tel. email

PROJECT LOCATION		Lot area _____ Sq. ft.		_____ of Section _____, T _____ N, R _____ E (or) W			
Building Address <u>5115 Terminal Dr</u>		Subdivision Name		Lot No. <u>lot 1</u>		Block No.	
Zoning District(s)		Set-backs: _____	Front ft. _____	Rear ft. _____	Left ft. _____	Right ft. _____	COMMERCIAL - Fire Protection System Work Permit App. Date: ☐ Orig to applicant ☐ Copy to Fire Dept.

Project Description**: Install 5x6 lean-to for food waste collection container

1. PROJECT ☐ New ☐ Repair ☐ Alteration ☐ Raze * ☐ Addition ☐ Move Occupancy ☒ New Bldg. or ☐ Change of Use		3. OCCUPANCY ☐ Single Family ☐ Two Family ☐ Multi-Family ☒ Commercial ☐ Other:		6. ELECTRICAL Entrance Panel Amps: <u>NA</u> ☐ Underground ☐ Overhead 7. WALLS ☒ Wood frame ☐ Steel ☐ ICF ☐ Timber/Pole ☐ Other		9. HVAC EQUIPMENT ☐ Forced Air Furnace ☐ Radiant Baseboard/Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Fireplace or Other: <u>NA</u>		12. ENERGY SOURCE <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Fuel</td> <td style="width:10%;">Nat Gas</td> <td style="width:10%;">LP</td> <td style="width:10%;">Oil</td> <td style="width:10%;">Elec.</td> <td style="width:10%;">Solid</td> <td style="width:10%;">Solar</td> </tr> <tr> <td>Space Htg</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water Htg</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> ☐ Dwelling unit has 3 kilowatt or more electric space heating equip. Infiltration control option is ☐ Sealing of all joints ☐ Blower door test. ☐ Exterior air infiltration barrier <u>NA</u>		Fuel	Nat Gas	LP	Oil	Elec.	Solid	Solar	Space Htg							Water Htg						
Fuel	Nat Gas	LP	Oil	Elec.	Solid	Solar																								
Space Htg																														
Water Htg																														
2. AREA INVOLVED Unfin. _____ sq ft Bsmt _____ sq ft Living _____ sq ft Area _____ sq ft Deck _____ sq ft Garage _____ sq ft Porch/Balcony _____ sq ft TOTAL <u>30</u> sq ft		4. CONST. TYPE ☐ Site-Built ☐ Mfd: ☐ UDC ☐ HUD 5. STORIES ☐ 1-Story ☐ 2-Story ☐ Other: ☐ Plus Basement		8. USE ☐ Seasonal ☐ Permanent ☐ Other:		10. SEWER ☐ Municipal <u>NA</u> ☐ Septic Permit No.:		13. HEAT LOSS (Calculated) Envelope _____ BTU/HR Infiltration _____ BTU/HR																						
						11. WATER ☐ Municipal Utility ☐ Private On-Site Well		14. ESTIMATED COST OF PROJECT <u>\$ 100.00</u>																						

I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read the cautionary statement regarding contractor financial responsibility on the reverse side. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

APPLICANT'S SIGNATURE [Signature] **DATE SIGNED** 1-24-26

FEES:		APPROVAL CONDITIONS:		The permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.			
Early Start							
Building							
Electrical							
Plumbing							
HVAC							
Erosion Control							
Wis. Seal							
Occupancy							
Park Imprvmnt.							
Park Fee in Lieu							
Public Sfty.Imp.							
MMSD							
Water Impact							
Library Impact							
Other:							
TOTAL: \$		ISSUING JURISDICTION: PERMIT(S) ISSUED ☐ Construction ☐ HVAC ☐ Electrical ☐ Plumbing ☐ Erosion Occupancy ☐ New Bldg or ☐ Change of Use		Village of McFarland WIS PERMIT SEAL # (New UDC Homes Only) PAYMENT INFO		Municipality Number of Dwelling Location <u>13-154</u> PERMIT ISSUED BY: Name _____ Date _____ Tel No. <u>608-838-3154</u> Cert. No. _____	

****For an accessory structure/shed, driveway or fence permit - Applicant must include a site plan of the proposed location of the project with measurements, and a description of materials to be used (dimensions, material type, material color). This may include a representative photo/image of the structure/fence.**

***For a raze permit – Applicant must contact Public Works at (608)838-7287 to make arrangements for the return of the water meter on the property prior to this permit being issued.**

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

Sec. 101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under Sec. 101.654 (2) (a) the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and 2-family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Per Section 23- 119 (e) (3) Those who wish to appeal payment of impact fees must do so in writing to the Village Administrator within thirty days of payment of fees.

CAUTIONARY STATEMENT TO CONTRACTORS FOR PROJECTS INVOLVING BUILDINGS BUILT BEFORE 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 square feet or more of paint per room, 20 square feet or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Save Renovation Training and Certification apply. Call (608)261-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRule.htm> for details on how to be in compliance.

WETLANDS NOTICE TO PERMIT APPLICANTS

You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetlands Identification web page or contact the Department of Natural Resources Service Center.

ADDITIONAL RESPONSIBILITIES FOR OWNERS OF PROJECTS DISTURBING ONE OR MORE ACRES OF SOIL

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

OWNER / APPLICANT'S SIGNATURE: _____

Date: 1-24-25

Site and Design Plans

Check List

Date received: _____

Subject property address: 5115 Terminal Dr
McFarland, WI 53558

Landowner's name: Village of McFarland

Landowner's address: PO Box 110
McFarland, WI 53558

Landowner's phone/fax: 608-838-7287

Landowner's email: lee.igl@mcfarland.wi.gov

Agent's name: Village of McFarland

Agent's address: Lee Igl
5115 Terminal Dr

Agent's phone/fax: 608-838-7287

Agent's email: lee.igl@mcfarland.wi.gov

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

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

General Comments: Made of treated lumber.

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

Food Scrap Kiosks

DESIGN DRAFT for Stakeholder Review

December 4, 2024

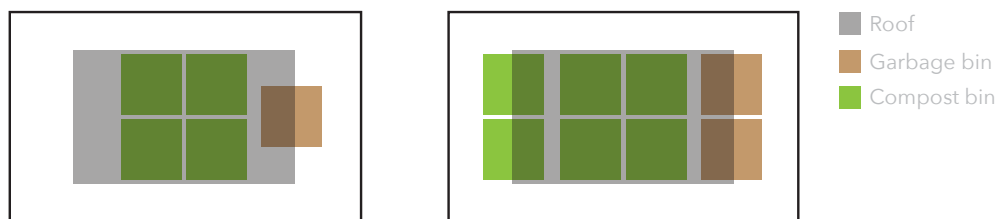
BIN CONSIDERATIONS

Agreed: 360°/symmetrical approach to kiosk

- Previously considered one-sided approach; still **possibility** for customization

Hosting minimum 4 compost 64 gallon bins (each 30"W), plus minimum 1 garbage bin

Roof is approx 10'W x 6'D -- not all bins would be covered completely



BASE CONSIDERATIONS

Agreed: primary material will be treated lumber

- Previously considered welded steel and concrete bases

Attachment needed: ground-screw into gravel/dirt or concrete fasteners

- Weight of base will be reviewed by structural engineer to balance roof

Needs to be stable when moving

Avoid trapping snow, debris, spilled compost, and leaves

ROOF CONSIDERATIONS

Agreed: Shallow A-frame in front view

- Previously considered 90° alternate, with lowest points (7') in front and back
- Snow/rain drip-lines at sides, not front and back

Want minimal maintenance for 5 years

- Need to mitigate uplift (structural engineer is currently reviewing)
- Avoid pest issues on underside structure
- Roof could be removed from base during moving for stability

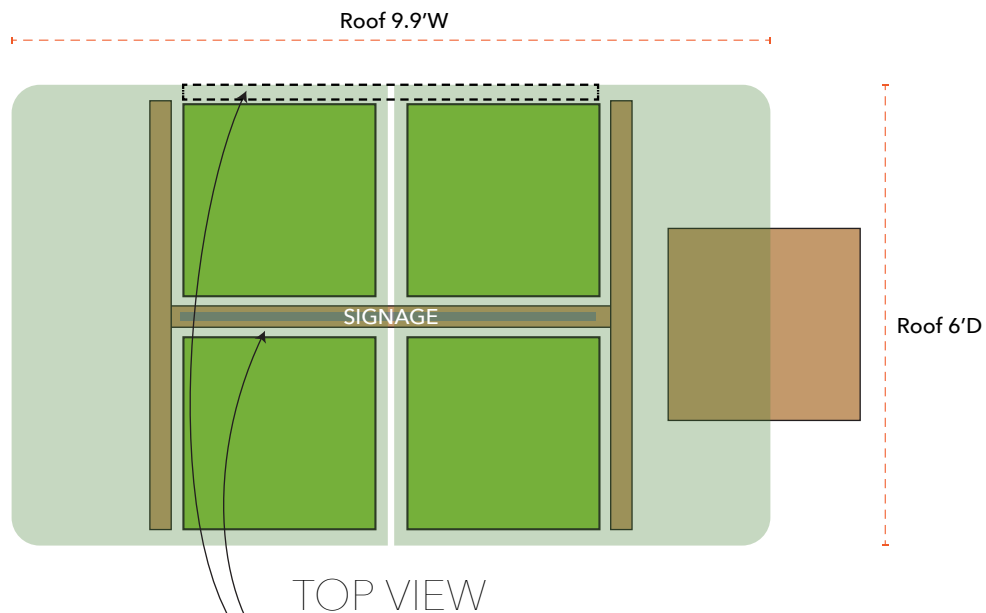
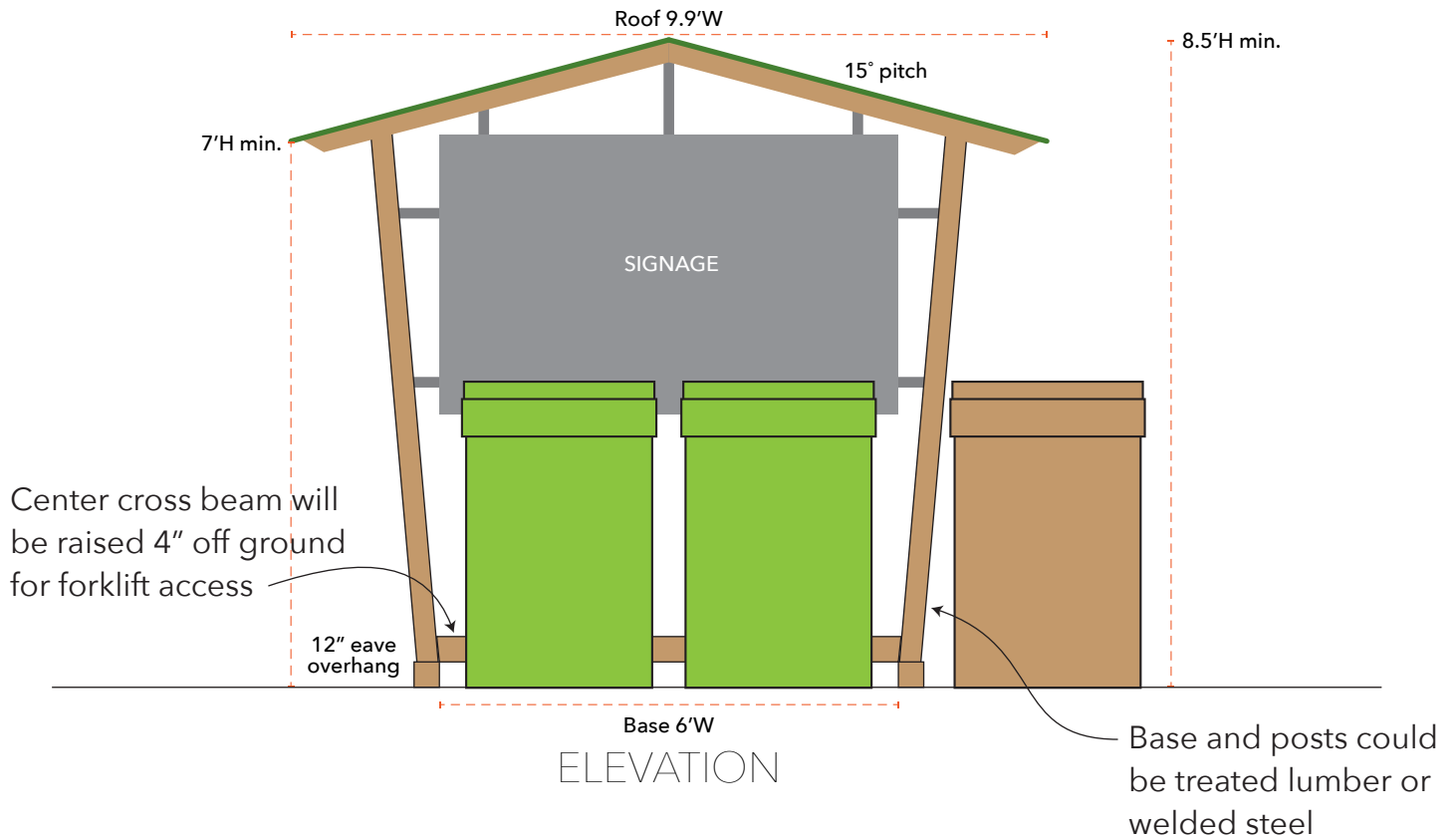
Agreed Roof Material: repurposed street sign panel roof with wood framing

- Durable, reflective, eye-catching, repurposed



CORN CRIB DESIGN

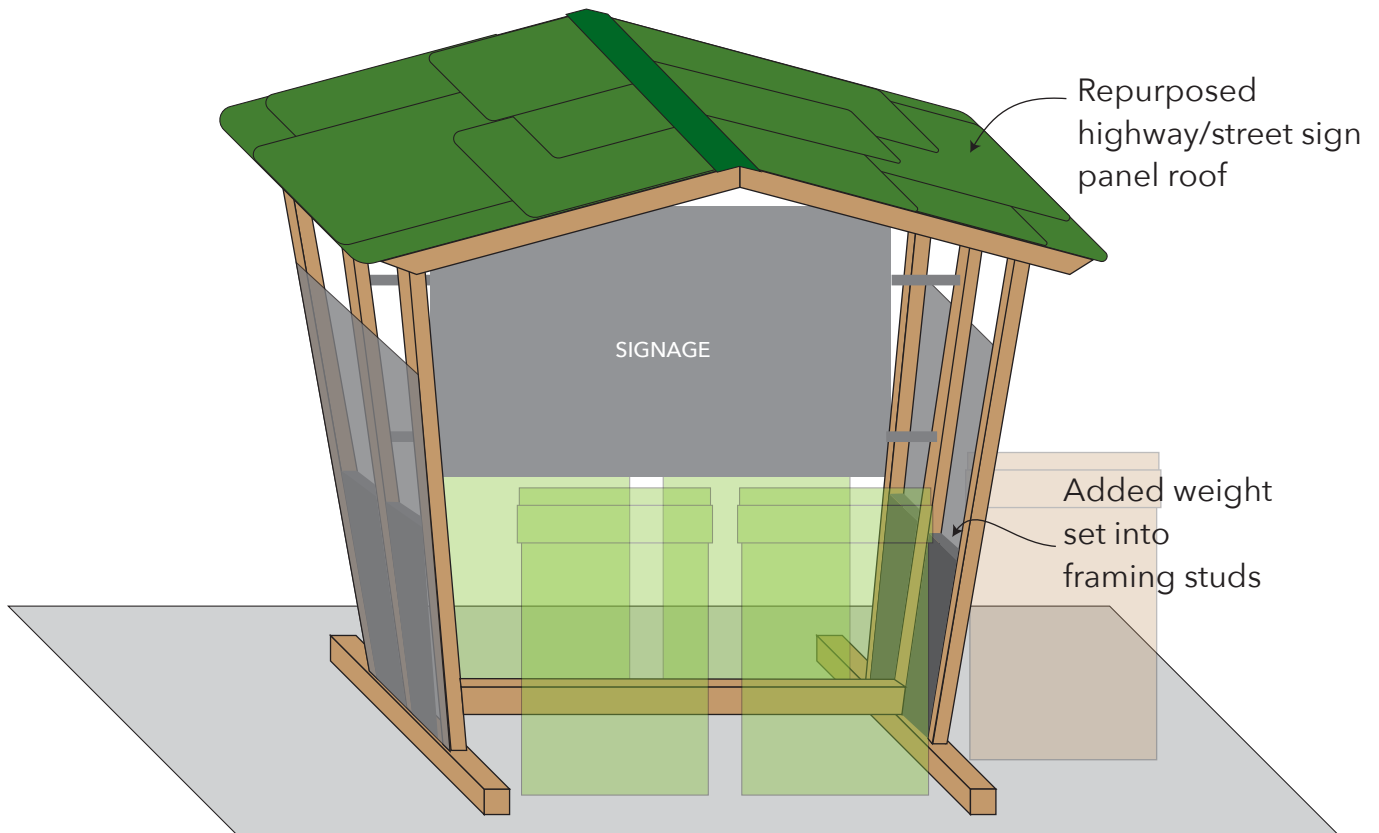
6-POSTER SIDES With Narrower Base



Center cross-beam and signage could be installed at back of kiosk, if custom one-sided approach is needed, with additional ground attachment required

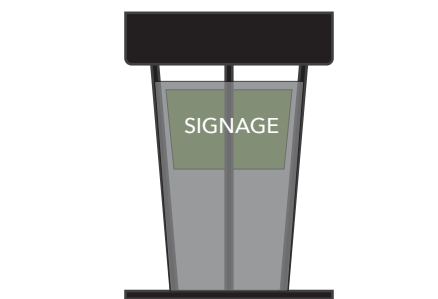
CORN CRIB DESIGN

6-POSTER SIDES With Narrower Base



OBLIQUE VIEW

- Side sign panels would help prevent racking
- 10° gentle flare from base in both front and side views



SIDE VIEW

- Side panels offer good opportunity for additional signage/info/branding



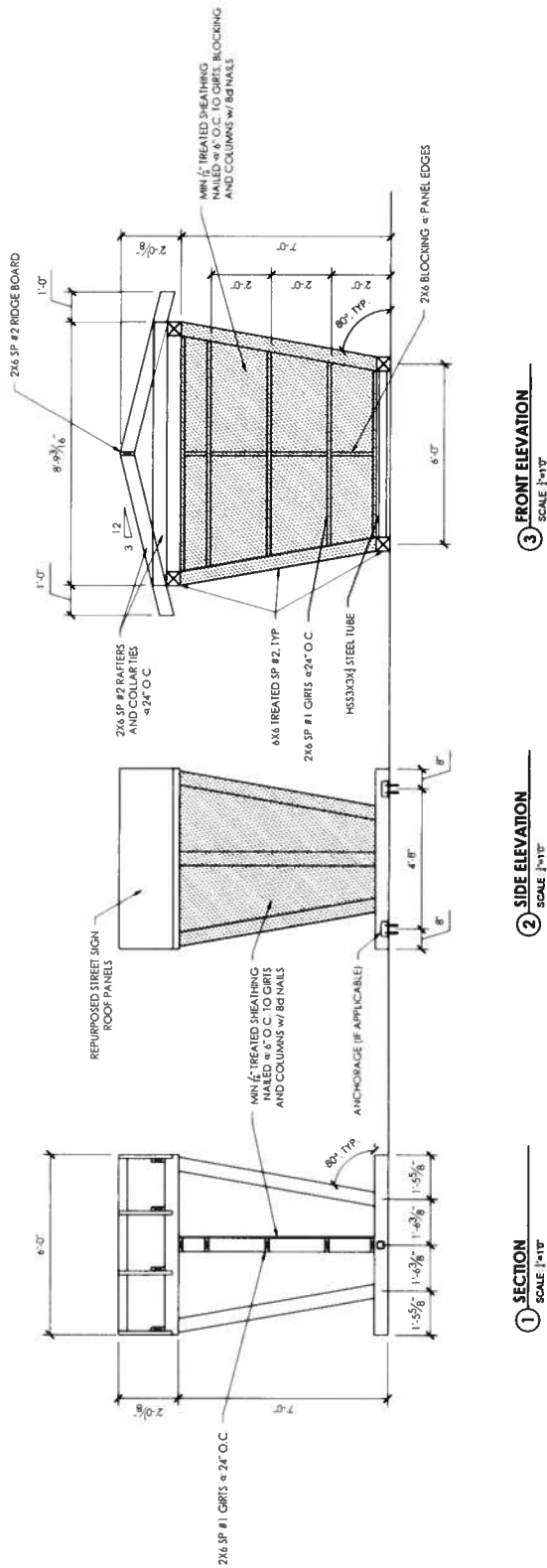
General Engineering Company
P.O. Box 340 • 918 5th St. • Piquette, MI 49079
616.742.2100 (Toll Free) • 616.742.2582 (Fax)
www.generalengineering.com

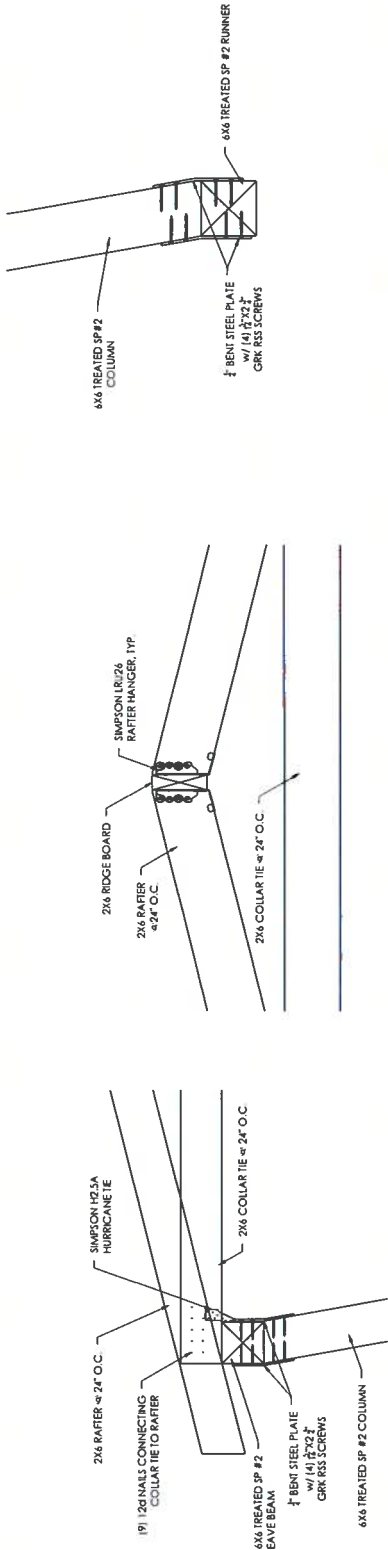
MIDDLE BRACE LOCATION - ELEVATIONS
MADISON CHILDREN'S MUSEUM
City, Town, Village or
County, WI

REVISIONS		NO	BY	DATE

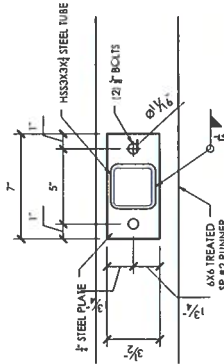
SCALE	
FOUNDER BY	REP
DESIGNED BY	DATE
ISSUED DATE	01/11/2020
PROJECT NO.	21271-552
SHEET NO.	

\$1.0

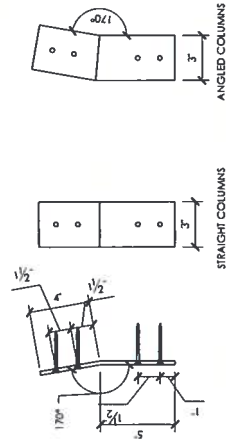




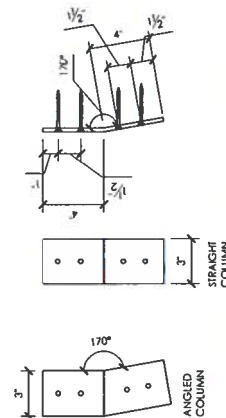
3 COLUMN TO RUNNER CONNECTION
 SCALE 1"=1'-0"



5 LIFTING BEAM CONNECTION DETAIL
 SCALE 1 1/2"=1'-0"



4 LIFTING BEAM CONNECTION DETAIL
 SCALE 1 1/2"=1'-0"



7 BOTTOM BENT STEEL PLATE
 SCALE 1 1/2"=1'-0"

6 TOP BENT STEEL PLATE
 SCALE 1 1/2"=1'-0"



General Engineering Company
P.O. Box 340 - 818 Shaw Lane Dr. - Piquette, MI 48675
606-742-2169 (Office) - 606-742-2582 (Fax)
www.generalengineering.net

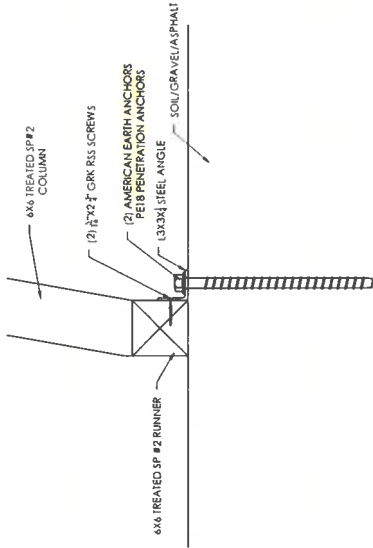
GROUND ATTACHMENT DETAILS
FOOD SCRAP KIOSK
MADISON CHILDREN'S MUSEUM
City, Town, Village of
County, WI

NO.	BY	DATE

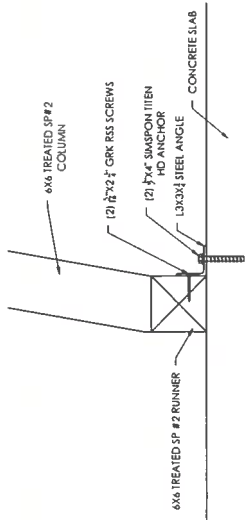
SCALE

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\$3.0

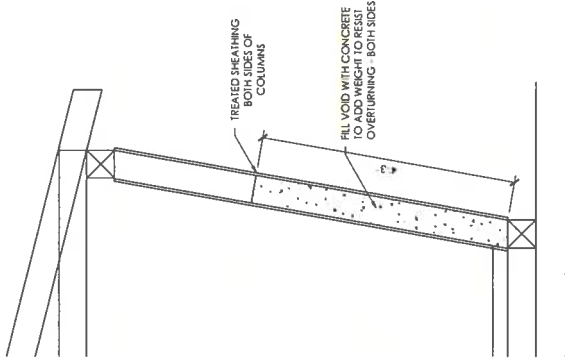


2 **OPTION 2 - GROUND ANCHORAGE DETAIL**
SCALE 1"=1'0"

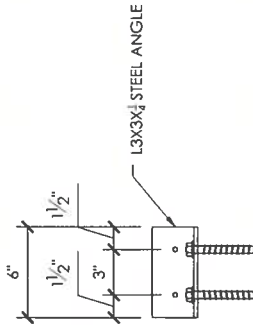


1 **OPTION 1 - CONCRETE ANCHORAGE DETAIL**
SCALE 1"=1'0"

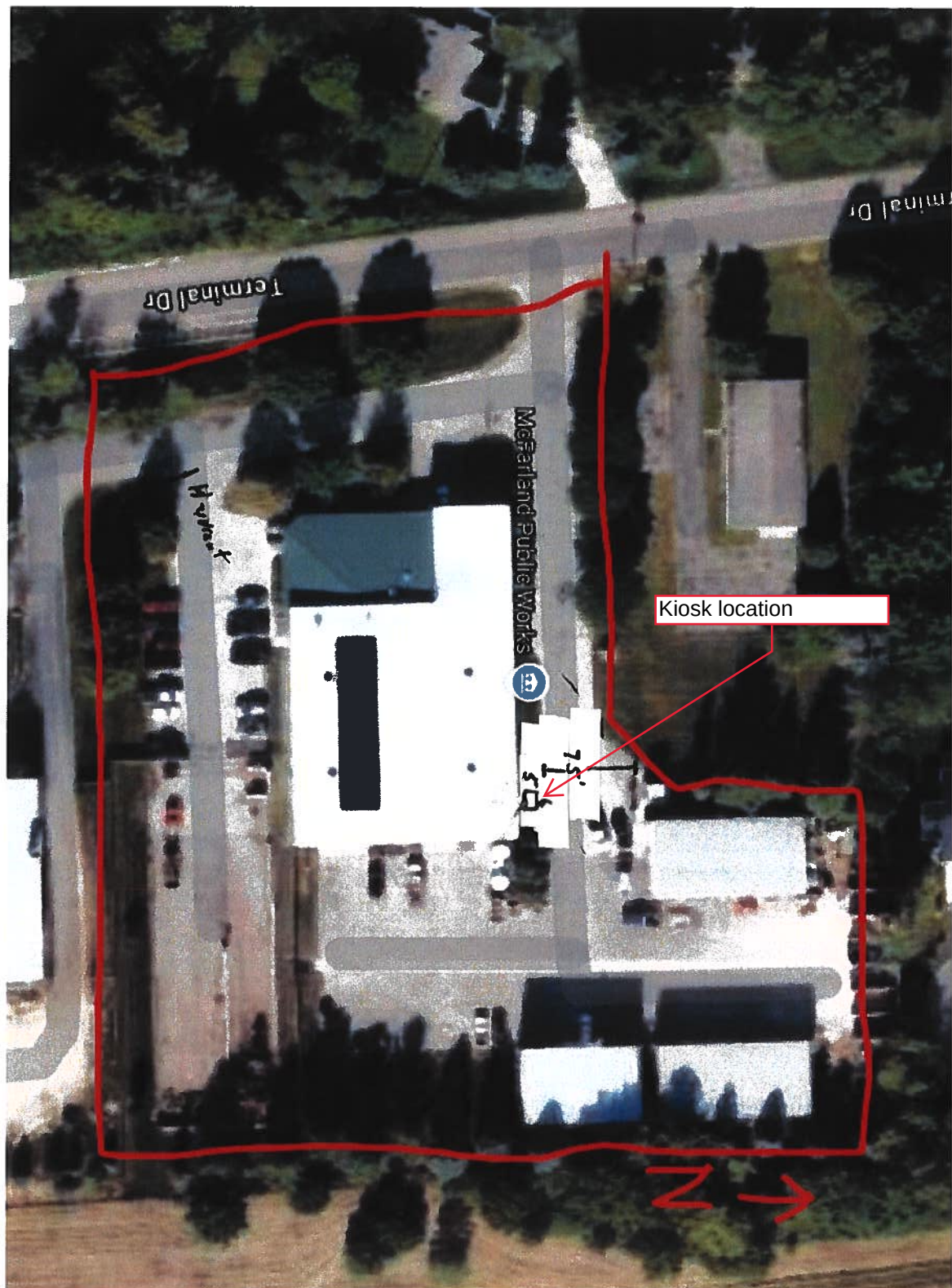
OR



2 **OPTION 3 - NO BASE CONNECTION DETAIL**
SCALE 1"=1'0"



4 **STEEL ANGLE DETAIL FOR BASE ATTACHMENT**
SCALE 1"=1'0"





Dane County Food Scrap Recycling

Organics such as food scraps are one of the largest waste streams entering the Dane County landfill, at over one-third of all incoming materials. In order to divert local organic resources from the landfill, the Dane County Department of Waste & Renewables (W&R) is partnering with Purple Cow Organics to recycle these materials into compost.

As of Fall 2024, W&R is partnering with local businesses for food scraps collection. County residents will be able to compost their food scraps with the program by using designated drop-off locations opening early Summer 2025.



The Compost Process



Food scraps collection and hauling.



Once hauled to Purple Cow, food scraps are tipped onto a bed of carbon material.



The mixture is piled into concrete bunkers as a preconditioning step, reducing odors.



After a few days, the pile is formed into windrows for the duration of the composting process.



Finished compost is screened once before it is sold, removing larger particles that remain.

Commercial Food Scraps Collection

For the 2024 season, W&R will be collecting food scraps from local businesses for composting, in coordination with haulers and Purple Cow Organics. W&R staff will work with customers to provide collection education, establish best practices, and intervene in cases of contamination.

Residential Food Scraps Drop-off

Coming soon!

Free to residents starting Summer 2025!

Partnered with host municipalities, W&R will collect from drop-off locations across the county. See the map to the right for tentative locations.

Scan for Program Webpage



Legend



Drop-off location



Contact Gobster.Delaney@DaneCounty.gov | 608.206.6952 to start food scrap collections!





VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 18, 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, 2025 - Plan Commission preapplication meeting #1

February 19, 2025 - Plan Commission preapplication meeting #2

February 26, 2025 - Lakestone Properties held their own neighborhood meeting at the Municipal Center

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 the third updated concept from Lakestone that incorporates feedback received at the February 19, 2025 Plan Commission preapplication meeting and their developer hosted neighborhood meeting on February 26, 2025.

As a summary, the second update to the concept plan (dated February 11, 2025) incorporated feedback received at the January 21, 2025 Plan Commission preapplication meeting. Significant changes included:

- 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.

The third concept plan (dated March 7, 2025) includes the following additional revisions:

- Adjustments to CTH AB and Elvehjem Road corner to address Dane County's requirement to include a 150-foot vision triangle. The County's vision triangle requirements resulted in the need to shift the eastern apartment building 10 feet north,



which is now shown as a 32.9' setback to the property line of 2921 CTH AB.

- Inclusion of 5' sidewalk along Elvehjem Road then partially north along CTH AB.
- Updates to the proposed public water main along Elvehjem Road.
- Updates to the proposed infiltration basins and wet ponds and related stormwater pipes.
- Widening of Lots 3-7 from 98.0' to 102.0'.

The updated concept in the packet is not intended to illustrate a final design. Lakestone is working through a number of potential revisions, including, but not limited to, widening the proposed 5-foot sidewalk into an 8-foot wide bicycle and pedestrian path as previously recommended by staff, building and lot line adjustments, coordination of site, roadway and utility improvements along Elvehjem and CTH AB with applicable utility and easement holders, etc.

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 showing that the proposed development is not anticipated to generate enough traffic to trigger a traffic study per the Dane County Highway Department's requirements. Although the preliminary review memo from SRF showed that the proposed development falls below the minimum amount of traffic to require a traffic study by Dane County, Lakestone desires to proceed with completion of a traffic study to assist in addressing questions and concerns raised by members of the public and Plan Commission. Following the February 26 neighborhood meeting, Lakestone, Village Staff and staff from the Dane County Highway Department met to discuss the scope of the proposed traffic study. Included in the packet is the recommended scope for the traffic study based on input from Dane County Highway Department and Village Staff.

The purpose of the March 18th Plan Commission meeting is to provide an update on their on-going concept planning. Lakestone hosted their rescheduled neighborhood meeting Wednesday, February 26th at 6PM at the Municipal Center. Their meeting was open to the public, but was not an official Plan Commission or Village meeting, although Village Staff were in attendance. Developer-led 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. A [video recording](#) of the meeting is available on the Pending Request page of the Village's Website.

The following information was presented at the January 21, 2025 Plan Commission meeting with updates to reflect the revised concept dated March 7, 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. 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 borders 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 ~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 ~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. Duplexes along Perrot Place have net densities ranging from 5.7 to 7.3 dwelling units per acre while single family homes have a net density ranging from 1.7 to 3.9 dwelling units per acre. 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 2023 East Side Plan policies for developments located within that plan. The applicant is not required to provide details of housing costs estimates or construction details for a preapplication meeting. These details 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 extending east then south towards Elvehjem Road. The March 7th concept includes 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. This concept includes a public pathway along Elvehjem Road and partially north along CTH AB.
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 dispersed housing uses throughout the Village, avoiding clustering of similar or like buildings in one location. Along the west lot line, the concept includes similar scale housing types to the existing neighborhood, transitioning to larger residential type buildings with higher unit counts to the east along CTH AB, consistent with the intent of the 2023 East Side Plan.

East Side Plan, 2023

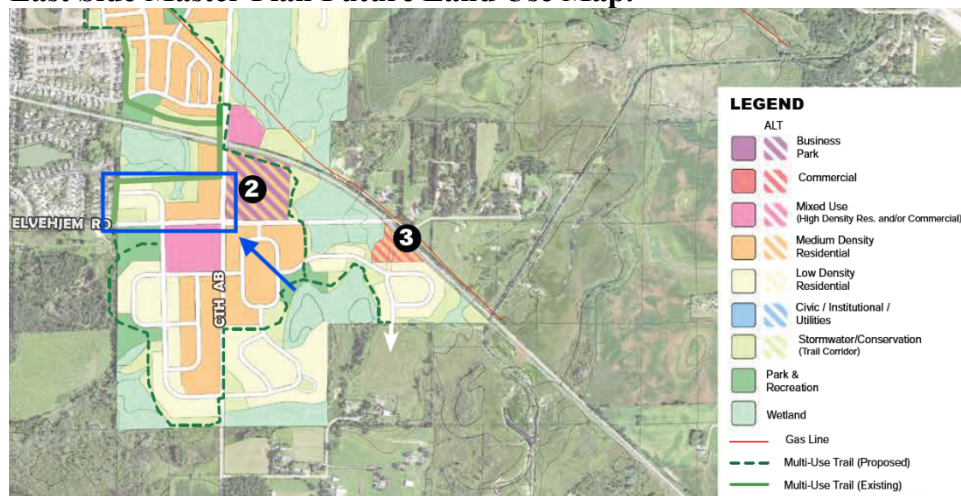
The East Side Master Plan Concept ([Chapter 4](#)) identifies multiple uses for the property (see image below). The uses include Low Density Residential, Medium Density Residential,



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 include 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 considerably fewer wetland areas than the WDNR aerial data. The Village requires a minimum 75-foot building setback from wetland boundaries. The March 7th concept includes additional detail on the size of the infiltration basins and wet ponds. Three new infiltration basins have been added to Lot 1, serving each building on the lot. Lot 7's infiltration basin is located adjacent to the east of the four-unit building. Two infiltration basins have also been added to support the middle apartment building in Lot 8, located along the south lot line. The other infiltration pond is located conceptually between the 36-unit apartment and CTH AB.
- 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 from the January 21, 2025 Plan Commission meeting on the preliminary concepts. Below is a summary of the comments received by topic. The 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 would likely be timed with the conclusion of the last phase of the Lakestone project if approved to avoid construction traffic damaging the new road. Since this is a local road, the Village can also consider reducing the speed limit from the current 45 mph adjacent to the property.
- **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 but would likely be tied with the reconstruction of Elvehjem Road. The speed limit along CTH AB is determined by the Dane County Highway Department.
- **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. Placing 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 as stubs at the end of Devils Lake Way and near the SW corner of the property on Elvehjem Road. 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. Additional mains are conceptually shown to extend east along Elvehjem Road then north along CTH AB. Whereas a lateral for the first forty-unit apartment building includes a lateral from Devil's Lake Way, the extension of the water main east will serve the other two apartment buildings in Lot 8 as well as a hydrant at the southeast corner. 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. Three locations for infiltration basins have been added to Lot 1. Lot 2, 3, and 7 have received their own infiltration basins. Additional details on infiltration basins and wet ponds will be further developed when progressing into the preliminary and final platting. The development will be required to meet the Village's 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 shown 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, at the January 21 Plan Commission for the first reapplication meeting, this was the location of an infiltration pond, which has since been relocated north of the eastern wet pond. Consideration of 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. 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. Based on public feedback to date, the developer will consider using different building colors to differentiate each townhouse and apartment building.

- **Landscaping and Lighting.** Details regarding landscaping and lighting are not required at this stage of the project. Preliminary landscaping has been included between the forty-unit apartment buildings to screen headlights leading to the underground parking for the 36-unit apartment building.
- **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 an 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.

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 (i.e. 150' down from the intersection of the centerline of Elvehjem Road and CTH AB).
- 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_03.07.2025
2. McFarland Lakestone TIA Proposal
3. 18939.PP Lakestone TIA_Initial Development Memo
4. Lakestone Properties Elvehjem Road Land Concept_01.03.25
5. Lakestone Representative Images
6. Lakestone Elvehjem Concept Site-Design Review - Public Works Comments 01.11.2025
7. Lakestone Elvehjem Concept Site-Design Review - Fire Rescue Comments 01.10.2025
8. McFarland Future Land Use Map_04.25.2023
9. Pease_Lakestone Comments_01.15.2025
10. Morris_Lakestone Comments_01.19.2025
11. 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: MARCH 7, 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



March 7, 2025

Mr. Brett Rieman
LAKESTONE PROPERTIES
5910 Main Street Suite 1
McFarland, Wisconsin 53558

Subject: PROPOSAL FOR PROFESSIONAL SERVICES, TRAFFIC IMPACT ANALYSIS (TIA) STUDY
PROPOSED LAKESTONE PROPERTIES RESIDENTIAL DEVELOPMENT
MCFARLAND, WISCONSIN

Dear Mr. Rieman:

Based on your request, SRF Consulting Group, Inc. (SRF) is pleased to submit this proposal to provide professional services for a traffic impact analysis (TIA) study for the proposed residential development located in the Village of McFarland, Wisconsin.

Scope of Services

We propose to carry out the work (“Scope of Services”) as follows:

1. Conduct a virtual study kickoff meeting with Lakestone Properties to review the development plans and study assumptions. Thereafter conduct two additional virtual meetings to summarize the findings of the study with Lakestone Properties.
2. This study will perform tasks in accordance with City of Middleton TIA guidelines¹ for a **Small Development**. Additional task elements from the **Medium Development** guidelines are incorporated into the study as noted below and noted in Task 3. This study will complete all Small Development tasks, which are as follows:
 - A. Identify existing roadway and intersection geometrics, traffic controls, and traffic volumes.
 - B. Access evaluation of proposed site access drives and intersection sight distance evaluation.
 - C. Planning level capacity analysis of fronting roadway.
 - D. Site circulation evaluation of proposed development.
 - E. Trip generation, distribution, and assignment of site traffic to and from the development.
 - F. Conduct most recent available 5 years of crash data analysis at the intersection of County AB and Elvehjem Road

¹ <https://www.cityofmiddleton.us/DocumentCenter/View/293/Traffic-Impact-Analysis-Guidelines>

- G. **Medium Development Task:** Trip generation, distribution, and assignment of adjacent developments that are currently proposed, reasonably anticipated, or included in the analysis as vacant land that is assumed to develop as part of the background growth of the study area.
3. Perform a field review of the study area and surrounding intersections to obtain roadway and intersection geometrics. The study includes the following intersections. As described in Task 2, two (2) of these intersections are beyond the typical limits of a Small Development type TIA.
 - i. Elvehjem Road and Hidden Farm Road
 - ii. Elvehjem Road and Holscher Road
 - iii. Elvehjem Road and Perrot Place
 - iv. County AB and County MN (**beyond the limits of a Small Development type TIA**)
 - v. County AB and Tuscobia Trail
 - vi. County AB and Elvehjem Road
 - vii. Proposed Access Road and Elvehjem Road
 - viii. Creamery Road and Country Walk (**beyond the limits of a Small Development type TIA**)
 4. Perform three (3)-hour counts in the morning and three (3)-hour counts in the evening at the intersections identified in Task 3, anticipated to be 6 a.m.-9 a.m. and 3 p.m.-6 p.m. **This study assumes there will be no analysis for the midday peak or weekend peak.** Counts will be distinguished by passenger vehicles, trucks, bicycles, and pedestrians. These counts will be performed using video count technology and the video will be collected for more than the hours proposed to be processed.
 5. Perform a traffic operations analysis using the Highway Capacity Manual (HCM) 7-th Edition module of the Synchro12 software for the intersections listed under Task 3 of this proposal, and proposed site access drives during the weekday morning and weekday evening peak hours. Analysis will be performed for the following scenarios for the two (2) peak hours. The Opening Year is considered to be the first year in which development construction is completed and the buildings are 100-percent occupied.
 - A. **Existing Conditions Analysis** (without any physical improvements)
 - i. Existing Year (2025) Conditions
 - ii. Opening Year (2030) Conditions **WITHOUT** Lakestone Development (includes background growth and off-site development traffic)
 - iii. Opening Year (2030) Conditions **WITH** Lakestone Development (includes Lakestone site traffic + background growth and off-site development traffic)
 - iv. **Medium Development Task:** Horizon Year (2040) Conditions **WITHOUT** Lakestone Development (includes background growth and off-site development traffic)
 - v. **Medium Development Task:** Horizon Year (2040) Conditions **WITH** Lakestone Development (includes Lakestone site traffic + background growth and off-site development traffic)

Traffic movements that operate at Level of Service (LOS) D or worse for future year scenarios will be investigated for measures that improve traffic operations LOS (includes evaluation of minor isolated improvements).

- B. **Improved Conditions Analysis** (with physical and operational improvements, conducted only at intersections that have LOS D or worse for a movement in one or more of the scenarios analyzed in the Existing Conditions Analysis)
- i. Opening Year (2030) Conditions WITHOUT Lakestone Development (includes background growth and off-site development traffic)
 - ii. Opening Year (2030) Conditions WITH Lakestone Development (includes Lakestone site traffic + background growth and off-site development traffic)
 - iii. **Medium Development Task:** Horizon Year (2040) Conditions WITHOUT Lakestone Development (includes background growth and off-site development traffic)
 - iv. **Medium Development Task:** Horizon Year (2040) Conditions WITH Lakestone Development (includes Lakestone site traffic + background growth and off-site development traffic)
6. Document study methodologies, analyses, and results in a report consistent with Middleton TIA guidelines as listed in Task 4.

It should be noted that meetings, except the kickoff meeting and summary meetings listed in the scope, are not included in this scope and shall be considered "Extra Services". In addition, only one agreed-upon land use and site access plan shall be analyzed as part of this project. Any changes or deviations from the agreed-upon land use and site access plan, or the site's phasing schedule, will be considered "Extra Services".

Assumptions

The following lists information that will be provided to SRF:

- Proposed site plan for the proposed site
 - Includes site access and circulation plan
 - Includes phasing schedule (if applicable) of development

Schedule

We will complete this work within a mutually agreed-upon time schedule.

Basis of Payment/Budget

We propose to be reimbursed for our services on an hourly basis for the actual time expended. Other direct project expenses such as traffic count services by separate vendor, printing, supplies, reproduction, etc., will be billed at cost and mileage will be billed at the current allowable IRS rate for business miles. Invoices are submitted on a monthly basis for work performed during the previous month. Payment is due within 35 days.

Based on our understanding of the project and our scope of services, we estimate the cost of our services to be \$26,500, which includes both time and expenses. This cost includes an approximate \$2,800 direct expense cost for a traffic count vendor to gather the traffic counts needed for the study.

Changes in Scope of Services

It is understood that if the scope or extent of work changes, the cost will be adjusted accordingly. Before any out-of-scope work is initiated, however, we will submit a budget request for the new work and will not begin work until we receive authorization from you.

Standard Terms and Conditions

The attached Standard Terms and Conditions (Attachment A) together with this proposal for professional services, constitute the entire agreement between Lakestone Properties and SRF and supersede all prior written or oral understandings. This agreement may only be amended, supplemented, modified, or canceled by a written instrument executed by both parties.

Acceptance/Notice to Proceed

A signed copy of this proposal, mailed or emailed to our office, will serve as acceptance of this proposal and our notice to proceed. The email address is jknudson@srfconsulting.com.

We appreciate your consideration of this proposal and look forward to working with you on this project. Please feel free to contact us if you have any questions or need additional information.

Sincerely,

SRF CONSULTING GROUP, INC.



Jeff Knudson, PE, PTOE
Senior Director

JK

Attachment A: Standard Terms and Conditions

Approved: Lakestone Properties

(signature)

Name _____

Title _____

Date _____

This cost proposal is valid for a period of 90 days. SRF reserves the right to adjust its cost estimate after 90 days from the date of this proposal.

ATTACHMENT A

STANDARD TERMS AND CONDITIONS

The Standard Terms and Conditions together with the attached Proposal for Professional Services and all Attachments constitute the entire Agreement between the CLIENT and SRF Consulting Group, Inc. ("SRF") and supersede all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by written amendment signed by both parties.

1. STANDARD OF CARE

- a. The standard of care for all professional services performed or furnished by SRF under this Agreement will be the care and skill ordinarily used in the profession practicing under similar circumstances. SRF makes no warranties, expressed or implied, under the Agreement or otherwise, in connection with SRF's services.
- b. The CLIENT shall be responsible for, and SRF may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by CLIENT to SRF pursuant to this Agreement. SRF may use such requirements, reports, data, and information in performing or furnishing services under this Agreement.

2. NO THIRD-PARTY BENEFICIARY

All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the CLIENT and SRF and not for the benefit of any other party. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or SRF. SRF's services under this Agreement are being performed solely for the CLIENT's benefit, and no other entity shall have any claims against SRF because of this Agreement or the performance or nonperformance of services hereunder.

3. PAYMENT TO SRF

Invoices will be prepared in accordance with SRF's standard invoicing practices and will be submitted to the CLIENT by SRF monthly, unless otherwise agreed. Invoices are due and payable within thirty-five (35) days of receipt. If the CLIENT fails to make any payment due SRF for services and expenses within forty-five (45) days after receipt of SRF's invoice thereafter, the amounts due SRF will be increased at the rate of 1-1/2% per month (or the maximum rate of interest permitted by law, if less). In addition, SRF may, after giving seven days written notice to the CLIENT, suspend services under this Agreement until SRF has been paid in full of amounts due for services, expenses, and other related charges.

4. OPINION OF PROBABLE CONSTRUCTION COST

Any opinions of costs prepared by SRF represent its judgment as a design professional and are furnished for the general guidance of the CLIENT. Since SRF has no control over the cost of labor, materials, market condition, or competitive bidding, SRF does not guarantee the accuracy of such cost opinions as compared to contractor or supplier bids or actual cost to the CLIENT.

5. INSURANCE

SRF will maintain the following types of coverage and limits throughout the term of this Agreement. Policies shall name CLIENT as an Additional Insured to Comprehensive General Liability and Business Automobile Liability.

Workers' Compensation	Statutorily required amounts
Employer's Liability Insurance	<u>Minimal Limits:</u> \$100,000 Each Accident \$100,000 Each Employee by Disease \$100,000 Aggregate Disease
General Liability Insurance	<u>Minimal Limits:</u> \$1,000,000 Each Occurrence \$2,000,000 Annual Aggregate
Automobile Liability Insurance	<u>Minimal Limits:</u> \$1,000,000 combined single limit each occurrence covering owned, non-owned and hired automobiles.
Professional Liability Insurance	<u>Minimal Limits:</u> \$2,000,000 per Claim \$2,000,000 Annual Aggregate

6. INDEMNIFICATION AND ALLOCATION OF RISK

- a. To the fullest extent permitted by law, SRF agrees to indemnify and hold harmless the CLIENT, their officers, directors and employees against all damages, liabilities or costs (including reasonable attorneys' fees and defense costs) to the extent caused by SRF's negligent acts under this Agreement and anyone for whom SRF is legally liable.
- b. To the fullest extent permitted by law, the CLIENT agrees to indemnify and hold harmless SRF, their officers, directors and employees against all damages, liabilities or costs (including reasonable attorneys' fees and defense costs) to the extent caused by the CLIENT's negligent acts under this Agreement and anyone for whom the CLIENT is legally liable.

7. TERMINATION OF AGREEMENT

Either party may at any time, upon seven days prior written notice to the other party, terminate this Agreement. Upon such termination, the CLIENT shall pay to SRF all amounts owing to SRF under this Agreement, for all work performed up to the effective date of termination.

8. OWNERSHIP AND REUSE OF DOCUMENTS

Upon full payment to SRF, all deliverables which were prepared by or authored by SRF pursuant to this Agreement are deemed to be "works made for hire" and shall automatically become the property of the Client. Any preexisting intellectual property shall remain the property of SRF. SRF grants the Client a perpetual, irrevocable, non-exclusive, royalty free license for SRF's preexisting intellectual property that are incorporated in the deliverables that are purchased by CLIENT. Reuse of any deliverables by the CLIENT shall be at CLIENT's sole risk; and the CLIENT agrees to indemnify, and hold SRF harmless from all claims, damages, and expenses including attorney's fees arising out of such reuse of documents by the CLIENT or by others acting through the CLIENT.

9. FORCE MAJEURE

SRF shall not be liable for any loss or damage due to failure or delay in rendering any service called for under this Agreement resulting from any cause beyond SRF's reasonable control.

10. ASSIGNMENT

Neither party shall assign its rights, interests or obligations under this Agreement without the express written consent of the other party.

11. BINDING EFFECT

This Agreement shall bind, and the benefits thereof shall inure to the respective parties hereto, their legal representatives, executors, administrators, successors, and assigns.

12. SEVERABILITY AND WAIVER OF PROVISIONS

Any provisions or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the CLIENT and SRF, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

13. SURVIVAL

All provisions of this Agreement regarding Ownership and Reuse of Documents, Indemnification and Allocation of Risk, and Dispute Resolution and Damages shall remain in effect after termination or expiration of this Agreement.

14. DISPUTE RESOLUTION AND DAMAGES

CLIENT and SRF agree to use their best efforts to resolve amicably any dispute. In the event that a dispute cannot be resolved, upon the joint concurrence of the parties to the selection of a mediator, the dispute will be submitted to mediation before, and as a condition precedent to, the initiation of any legal action. CLIENT and SRF agree to waive all incidental, indirect, consequential and special damages, including, but not limited to, loss of use, income, reputation, profits, revenue, business opportunity, or production.

15. CONTROLLING LAW

The laws of the state where the Project is located govern this Agreement. Legal proceedings, if any, shall be brought in a court of competent jurisdiction in the county where the Project is located.

16. SITE SAFETY

Except for the activities of SRF under this Agreement, SRF shall not at any time supervise, direct, or have control over any other work on the Project, nor shall SRF be responsible for the means, methods, techniques, schedules or procedures of construction selected for the Project or the safety precautions or programs incident to that work.

17. RECORDS

SRF shall establish and maintain accurate and complete books, accounts, records and reports pertaining to the Project and shall maintain said records for a period of six years from the date of final payment to SRF under this Agreement.

18. INDEPENDENT CONTRACTOR

Nothing in this Agreement is intended, or shall be construed, to create a partnership or joint venture between the parties. For the purpose of this Agreement, the parties acknowledge that SRF and its employees and agents are independent contractors and not employees or agents of the CLIENT, including for state or federal tax purposes and related withholdings and unemployment.

19. ADDITIONAL TERMS AND CONDITIONS

SRF shall endeavor to perform all professional services under this Agreement in accordance with all applicable federal, state, and local laws, ordinances, rules and regulations insofar as they relate to SRF's performance of the provisions of this Agreement.

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>

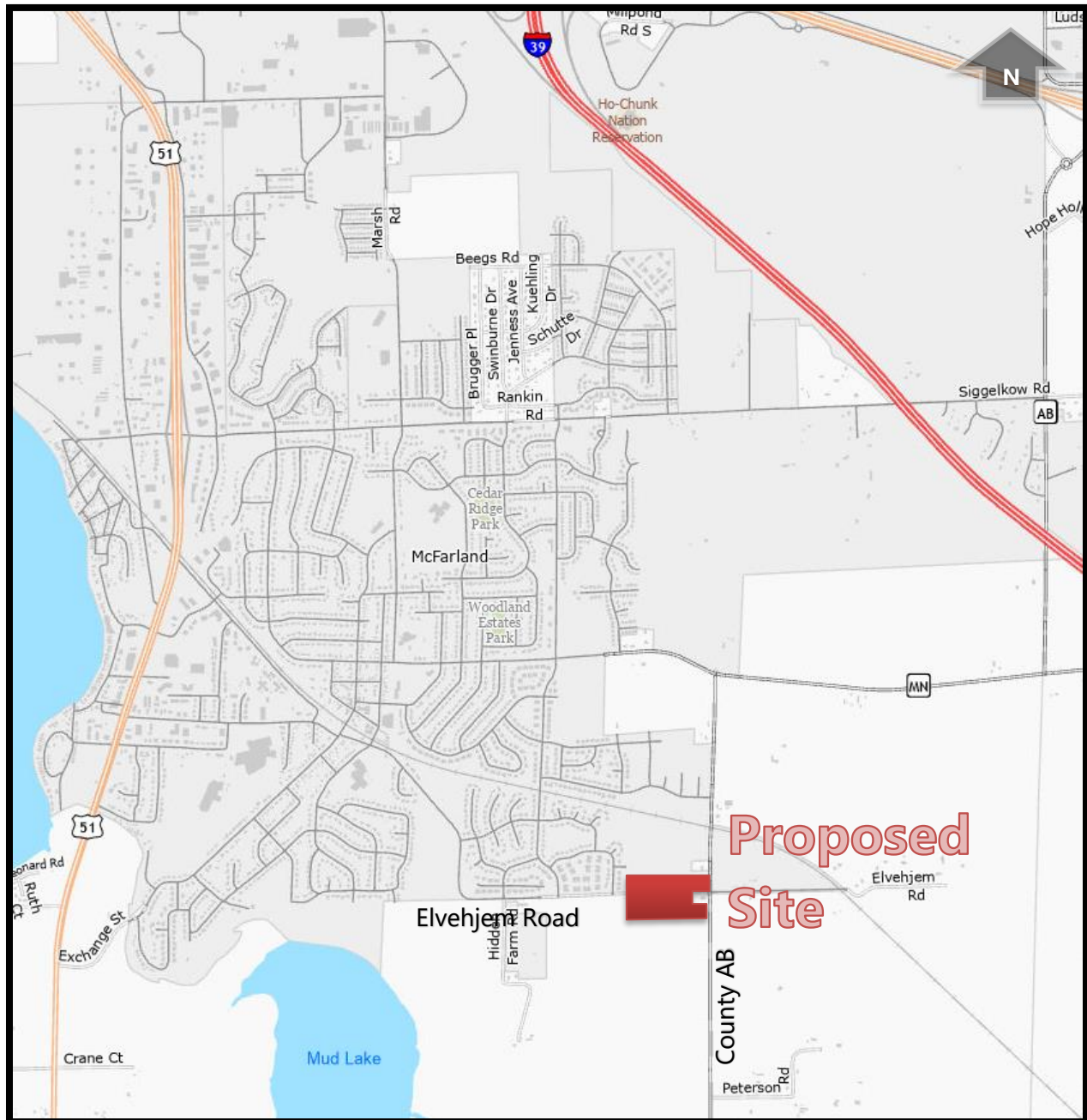


Figure 1: Project Location Map

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

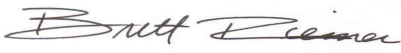
- Apartment vacancy in McFarland is at 2%. Lakestone vacancy is 0%
- Additional units are needed to support the growth of the Village.

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.

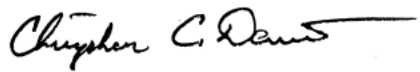
IFC D106.1 Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including 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.

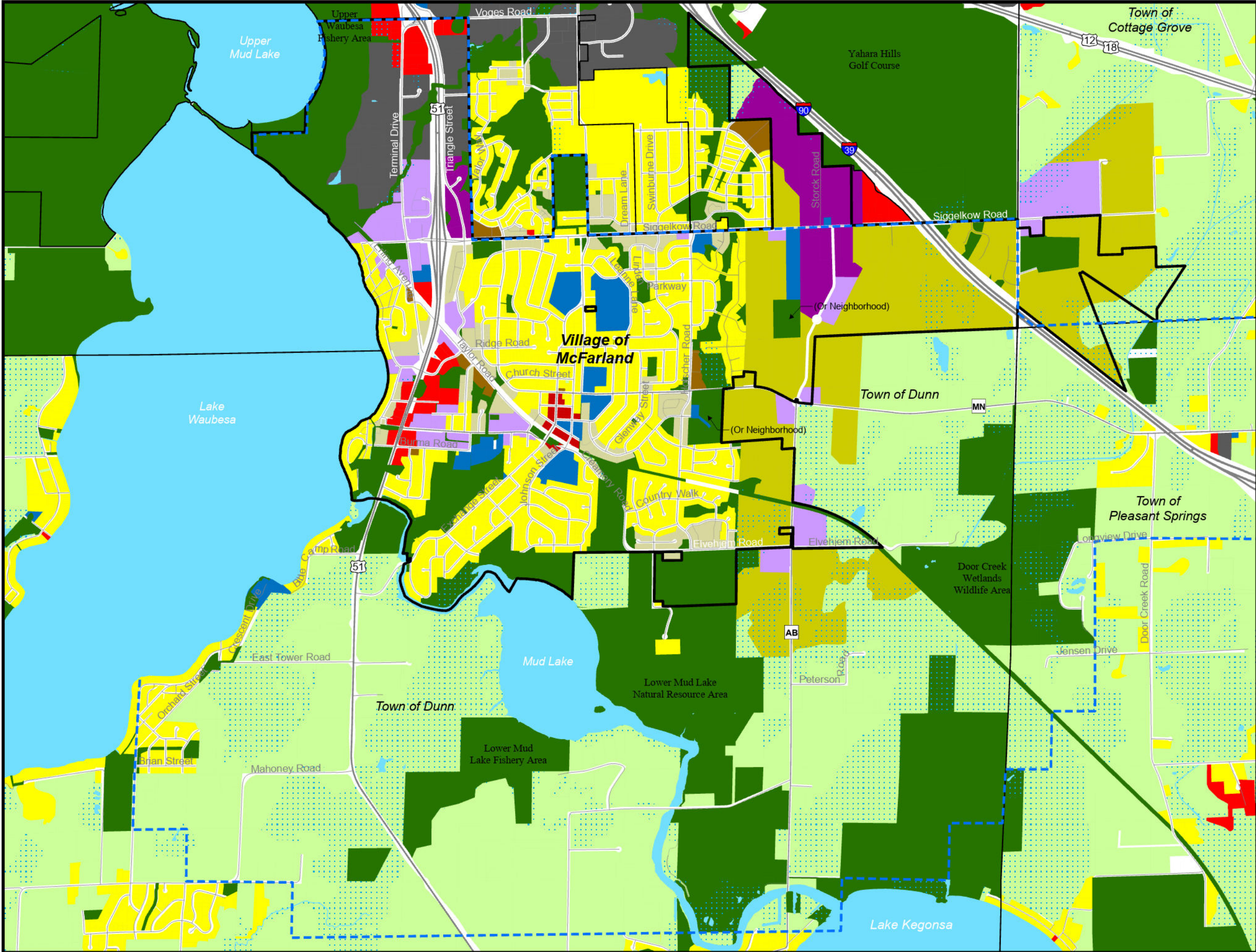
Please note that the Village of McFarland is a delegated agent for the State Wisconsin to perform fire protection and fire alarm systems reviews. Before installation of any fire protection system a work permit is required to be issued by McFarland Fire & Rescue.

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.



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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McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, March 18, 2025

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Andrew Bremer, Comm & Eco Dev Director, Kong Thao, Associate Planner

AGENDA ITEM: Discussion regarding the updated Village Comprehensive Outdoor and Recreational Plan.

PREVIOUS ACTION:

April 3, 2024 - Kickoff meeting with Parks & Recreation Committee on draft table of content and project timeline.

April 8, 2024 - Kickoff meeting with Sustainability & Natural Resources Committee

May 3, 2024 - Village Staff meeting with School District Staff.

May 7, 2024 - Discussion regarding CORP Survey and Public Information Meeting

May 9–June 9, 2024 - CORP Public Survey is open for 31 days.

May 15, 2024 - CORP Public Information Meeting

July 2, 2024 - Parks & Recreation Committee discussed survey results

July 8, 2024 - Sustainability & Natural Resources Committee discussed survey results

August 6, 2024 - Parks & Recreation Committee discussed first draft maps.

October 1, 2024 - Parks & Recreation Committee discussed revised maps and possible future parkland areas.

December 3, 2024 - Parks & Recreation Committee draft plan review

December 9, 2024 - Sustainability & Natural Resources Committee draft plan review

February 4, 2025 - Parks & Recreation Committee discussion

ISSUE SUMMARY:

Village staff are working with the Parks and Recreation Committee to update the Village's 2019 Comprehensive Outdoor Recreation Plan (CORP). The purpose of the CORP is to guide the development and improvements of existing and future parks, trails and recreational amenities.

CORP's are typically updated every five years so they remain relevant and eligible for state and federal recreational grant opportunities. The CORP is used to further inform the annual updates to the Village's Capital Improvement Plan and Annual Budget.

The Village's first CORP was adopted in 1995 and amended in 2001, 2007, 2013, and 2019.

The packet includes an updated draft copy of the Comprehensive Outdoor Recreation Plan 2025-2029. The Parks and Recreation Committee is leading this plan update that began in early 2024 with sections of the plan reviewed by other committees (e.g. the Sustainability & Natural Resources Committee) as needed. This includes providing the Plan Commission with a project update. Staff's primary desire is to focus the Plan Commission's discussion on those portions of the draft plan that relate to future parkland dedication requirements. Noting that if Plan



Commission members desire to provide input on other portions of the plan (e.g. proposed improvements to existing parks) there is an upcoming public information meeting scheduled for Thursday, April 3rd at 6PM that Plan Commission members are welcome to attend to provide input on all aspects of the plan.

Parkland Dedication

Page 45 of the draft plan includes an objective to *"maintain a minimum of 18.5 acres of Village parkland (excluding natural areas) per 1,000 residents within the Village"*. In 2020, the Village updated the parkland dedication requirement based on a goal of 18.5 acres, excluding natural areas (i.e. wetlands and floodplains), per 1,000 residents, up from a goal of 15.0 in the 2019 CORP ([see Ordinance 2020-08](#)). The prior goal of 15.0 acres/1,000 residents was increased from 10.5 acres per 1,000 residents as part of the 2001 CORP update. The prior goal of 10.5 acres per 1,000 residents has its basis in prior guidance from the National Recreation and Park Association (NRPA), which was further broken down to include 0.5 acres/1,000 for mini-parks, 2.0 acres/1,000 for neighborhood parks, and 8.0 acres/1,000 for community parks, for a total of 10.5 acres/1,000. Noting that the NRPA guidelines did not include other types of parks, like conservancies or special purpose parks. Passively accessible conservation areas and special-purpose parks (e.g. disc golf, dog parks) are also valuable assets to the Village's system of parks and trails. Therefore, the Village has established a goal of providing 18.5 acres/1,000 residents of parkland (excluding natural areas). Natural areas are defined as wetland or 100-year floodplain areas. While these areas may provide some limited passively accessible recreational uses, the dedication of wetlands and floodplain areas typically is not counted as part of a developer's required parkland dedication under the Village's Subdivision Code as these lands are not developable, and typically provide limited active recreational opportunities.

The goal of 18.5 acres/1,000 residents is then utilized to develop the required amount of parkland dedication per dwelling unit under [Section 56-173](#) of the Subdivision Code. As previously mentioned, these values were last updated in 2020 as part of the Village's updated Park Impact Fee Study. The current required dedications are:

- 2,106 square feet per single-family dwelling unit
- 1,463 square feet per duplex or multi-family dwelling unit
- 804 square feet per group quarters dwelling unit

These values are based on the 18.5 acre/1,000 goal and the current average people per household in each type of dwelling unit based on available Census data. As part of the 2025 Budget, the Village is scheduled to update the 2020 Park Impact Fee Study. This follows a similar pattern as in 2019, whereby first the Village updates its CORP to establish its big picture goals, and then updates the Impact Fee Study to account for changing demographics and market conditions (e.g. cost of acquiring land or purchasing play equipment), followed by updating Sec. 56-173 and the Village's Appendix A (fees in lieu of parkland dedication and park improvement impact fees).

While the Village has been annually adjusting its park impact fees since 2020 to account for inflation, it is also best practice to update the Park Impact Fee study after updating a CORP as annual changes in the Consumer Price Index may not directly match annual changes in land or park equipment acquisition costs.



Current park impact fees and parkland dedication values are provided in the following table. A comparison of the Village's parkland dedication requirements and park impact fees with other pier communities in Dane County can be found on pages 76-77 of the draft CORP for informational purposes.

Per Article 56-VI Park and Public Land Dedications and Appendix A Fees			
	Single-Family	Duplex/Multi-Family	Group Quarters
Parkland Dedication (square feet)	2,106	1,463	804
Fee in lieu of land dedication	\$4,787.52	\$3,321.52	\$1,825.01
Park improvement fee	\$3,141.33	\$2,182.13	\$1,198.98

Next steps for the CORP

Staff are continuing to work with the Communications and Technology Department on a draft plan and to be presented at the Public Information Meeting April 3 at 6:00 PM in the Community Room. Comments received from the meeting will be included and presented at the May 6, 2025 Parks and Recreation Committee Meeting for recommendation to the Village Board and expected to be reviewed for action.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for discussion only.

ATTACHMENTS:

1. 2025-2029 CORP Draft 03.13.25

VILLAGE OF MCFARLAND

COMPREHENSIVE OUTDOOR RECREATION PLAN 2025-2029



ACKNOWLEDGEMENTS

2024 VILLAGE BOARD

Carolyn Clow, Village President
Hilary Brandt, Village Trustee
Stephanie Brassington, Village Trustee
Luke Fessler, Village Trustee
Alisa Leamy, Village Trustee
Miguel Peña, Village Trustee
Lowell Prill, Village Trustee

2024 PARKS AND RECREATION COMMITTEE

Luke Fessler, Chairperson and Village Trustee
Alisa Leamy, Village Trustee
Sarah Kuba, Citizen Member
Tanya Lancaster, Citizen Member
Anita Iwanski, Citizen Member
Jessica Tokar, Citizen Member
Lori Wisnicky, Citizen Member

2024 SUSTAINABILITY AND NATURAL RESOURCES COMMITTEE

Miguel Peña, Chairperson and Village Trustee
Alisa Leamy, Village Trustee
Michael Allen, Citizen Member
Angela Freedman, Citizen Member
Nina Schultz, Citizen Member
Judy Taber, Citizen Member

VILLAGE STAFF

Kong Thao, Associate Planner
Andrew Bremer, AICP, Community & Economic Development Director
Lee Igl, Public Works Director
Sayer Larson, Parks Superintendent and Village Forester
Melanie Camellia, Communications Manager
Eleanor Kay, Communications Specialist
Ben Bees, Media Producer

MAPPING ASSISTANCE

MSA Professional Services, Inc.

Intentionally left blank for
Adoption Resolution
To be inserted upon plan adoption

Land Acknowledgement

On May 3, 2023, the Village Board adopted Resolution 2023-07, A Resolution Acknowledging and Celebrating the Inherent Sovereignty of the Ho-Chunk Nation and 11 Additional Indigenous Nations Within What is Now referred to as the State of Wisconsin, as follows:

McFarland occupies ancestral, sacred and continuously inhabited Ho-Chunk land, the four lakes region is known to the Ho-Chunk people as Teejop (day-JOPE) since time immemorial. In an 1832 treaty, the Ho-Chunk were forced to cede this territory. Decades of ethnic cleansing followed when the federal government repeatedly, but unsuccessfully, sought to forcibly remove all Ho-Chunk people from Wisconsin. We acknowledge the role that the United States government and settlers played that led to the forced removal of Ho-Chunk people, and honor their legacy of resistance and resilience. This history of colonization informs our work and vision for a collaborative future. The Ho-Chunk Nation's government is currently headquartered in Black River Falls. It is with great respect that we acknowledge and celebrate the inherent sovereignty of the Ho-Chunk Nation and the 11 additional Indigenous Nations within what is now referred to as the State of Wisconsin.

Executive Summary

The Village of McFarland is a community just under a population of 10,000 and located less than ten minutes southeast of Madison from US Highway 18 (Beltline). Often misunderstood by the industrial gateway, McFarland expands beyond this to a community hidden in plain sight. Traveling south along US Highway 51, beyond the commercial park district of McFarland, visitors can explore a plethora of opportunities from lakeside properties, commercial businesses, and a community committed to open and park areas.

The Comprehensive Outdoor Recreation Plan, 2025-2029 (CORP) is an update to the previous [2019-2023 Outdoor Recreation and Open Space Plan](#) continuing the task to provide guidance on outdoor recreational planning and park growth. The plan update process included two public information meetings, a community survey that doubled the previous survey's responses, and expanded on the interpretation of open space through maps. Over the course of March 2024 to May 2025, the plan was reviewed and discussed at 12 public committee meetings.

Parks offer an essential service to public health, both to locally residents and visitors. The range of amenities offered varies depending on locational and community needs, from hosting public/private local events to organized sporting events, or conservation of natural areas such as wetlands and floodplains. From scenic hiking trails embedded in conservations to paved pathways connecting park amenities, McFarland's parks strive to meet a diverse set of community needs.

The Village of McFarland includes three mini-parks (totlots), nine neighborhood parks, five community parks, eleven conservancy areas, and three special purpose parks for a total of 31 parks and conservancies and 283.2 acres of open space.

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CHAPTER 1: Introduction & Plan Background

PLAN PURPOSE

Park and recreation planning has become an essential element of long-range community planning. Increased leisure time, renewed emphasis on physical and mental fitness, and the need to find relief from the pace of life in urbanizing communities has underlined the need for expanded recreational facilities. Parks also serve a valuable function of providing open space in an increasingly urbanizing environment creating important habitats for urban wildlife and laboratories for environmental/conservation education. As a community grows and densities increase, parks also function as a focal point for community aesthetics. Park and recreational amenities also play an increasingly important role in supporting economic development. Community events and festivals often take place in parks, adding direct financial benefits to the Village and event organizers. In addition, having a unique or high-quality recreational facility can attract users from outside of the Village that may then make secondary trips to local businesses. Finally, having high-quality park and recreational amenities helps to maintain and attract new residents to the Village. More people are choosing locations to live in based on quality-of-life factors such as parks and recreational amenities. The ability to retain or attract new residents has direct economic benefits to the Village. The Village's [2023 Economic Strategic Plan](#) includes six core strategies including *"focusing on improving quality of life."*

As McFarland continues to grow, additional parks should be dedicated with private land development and/or acquired by the Village. The purpose of this Comprehensive Outdoor Recreation Plan (CORP) is to guide short and long-term investments in the Village's parks, conservancy areas, and recreational trails. The Village's first CORP was adopted in 1995, and amended in 2001, 2007, 2013, and 2019. The CORP is typically updated every five years so the plan remains relevant and the Village remains eligible for state and federal recreational grant opportunities. The Village of McFarland is dedicated to maintaining current park locations, protecting open space and natural resources, and improving the park and trail system for future growth.

The CORP is also intended to be a support document and component of the Village of McFarland's Comprehensive Land Use Plan. This plan, along with the Village's other long-range plans and development-related ordinances, will be used to guide the implementation of improvements to the Village's parks, conservancies, and recreational trails.

Specifically, the plan provides:

- Information regarding demographic trends
- An inventory of existing park and recreational facilities

- An analysis of parkland and recreational needs and demands
- General policy direction regarding park and open space planning and maintenance
- Recommendations for improving existing park facilities
- Recommendations for new parks and trails
- Implementation strategies

This plan identifies conceptual locations and recommendations for different types of parks, trails, conservancy areas, and recreational facilities. In nearly every case, more detailed planning, engineering, budgeting, and discussion will be necessary before decisions are made to acquire land, accept parkland dedications, or construct recreational facilities.

The recommendations and implementation strategies within this plan will be utilized to aid annual updates to the Village's Capital Improvement Plan, Village Board Strategic Plan, and Municipal Budget. The goals, objectives, and policies within this plan will also be utilized to inform the Village's parkland dedication requirements and park impacts fees.

Parks are no longer viewed as single-use facilities serving only limited groups in a community; rather, there is now an emphasis on providing diverse outdoor recreational opportunities for all ages, social groups, and physical abilities. In viewing parks as part of a system, such issues as access, safety, neighborhood aesthetics and multiple uses of environmental resources become elements of park and recreation planning.

PLANNING METHODOLOGY

The Planning Team consisted of two staff from the Village's Community & Economic Development Department (Andrew Bremer, AICP, Community & Economic Development Director; and Kong Thao, Associate Planner) and Public Works Department (Sayer Larson, Parks Superintendent/Village Forester; and Lee Igl, Public Works Director), with Kong Thao as the project lead. Mapping assistance was provided by MSA Professional Services. The Village's Parks & Recreation Committee (P&R) provided project oversight with input from the Village's Sustainability & Natural Resources Committee (S&NR). The following is a summary of project meetings and activities:

- March 25, 2024 – Kick off meeting with Planning Team
- April 3 – Parks and Rec Committee (P&R) Meeting #1: discussion of project scope and schedule
- April 8 – Sustainability & Natural Resources Committee (S&NR) Meeting #1: discussion of project scope and schedule
- April 23 – Stakeholder meeting with Dane County Park Staff
- May 3 – Stakeholder meeting with McFarland School District Staff

- May 7 – P&R Meeting #2: discussion of goals, objectives, and policies; finalized survey questions
- May 9 – Public survey goes live and published in Outlook newsletter
- May 15 – Planning team holds Public Information Meeting #1
- June 9 – Public survey closes
- July 2 – P&R Meeting #3: Discussion and analysis of survey results
- July 7 – S&NR Meeting #2: Discussion and analysis of survey results
- August 6 – P&R Meeting #4: Discussion on draft maps, survey responses, and upcoming Capital Improvement Projects
- October 1 – P&R Meeting #5: Discussion on revised CORP maps, including future parks and trails
- December 3 – P&R Meeting #6: Discussion of draft CORP
- December 9 – S&NR Meeting #3: Discussion of draft CORP
- February 4 – P&R Meeting #7: Review of draft CORP and Public Information Meeting #2 preparations
- March 18 – Plan Commission Meeting #1: Review of draft CORP
- May 3 – Public Information Meeting #2: Open house on draft CORP
- TBD – P&R Meeting #8: Review of final draft CORP and recommendation to Village Board for adoption
- TBD – S&NR Meeting #4: Review of final CORP and recommendation to Village Board for adoption
- TBD – Plan Commission Meeting #2: Review of final CORP and recommendation to Village Board for adoption
- TBD – Village Board adopts CORP 2025-2029

PUBLIC PARTICIPATION

In addition to the public meetings summarized in the prior section, the public was invited to participate in the creation of this plan via an online survey and two public information meetings. The 2024 public survey was available May 9 through June 9 and collected 523 total responses. Response rates from the 2024 survey were doubled in comparison to the 2018 survey for the outdoor and open space plan, which received 259 total responses. An initial Public Information Meeting was scheduled May 15, 2024, engaging attendees in conversations concerning missing amenities and services throughout Village parks. A second public information meeting was held on April 3, 2025, to review the final 2025-2029 CORP draft prior to proceeding with plan adoption. Summaries of public input can be reviewed in Chapter 4, Qualitative Analysis, and Appendix A Survey Results. Regular project updates were provided to the public via the Community and Economic Development's monthly email newsletter, the Lookout,

Outlook, Village social media accounts, and a dedicated project website was developed tracking available links to packets, presentations, and sources. In addition, a postcard regarding the second Public Information Meeting was mailed to all properties within the McFarland zip code.

REFERENCED VILLAGE PLANS

The CORP 2025-2029 refers to several Village plans to help identify aspects of the community. These plans provided useful background analysis while working to maintain consistency among goals, policies, and standards described in their respective work. The following Village plans referenced are as follows:

Comprehensive Plan, 2017

The Village of McFarland's [2017 Comprehensive Plan](#) identifies action on maintaining and improving natural resources, securing recreational opportunities throughout the community. Volume 2, Chapter 7, Initiative 4 includes updating the Village's Outdoor Recreation & Open Space Plan, identifying actionable projects to be pursued, moving community health forward, incorporating accessibility throughout the Village park system, and improving multimodal opportunities of transportation.

Outdoor Recreation and Open Space Plan, 2019-2024

The [2019-2024 Outdoor Recreation and Open Space Plan](#) established goals, objectives, and policies on recreational activities for the Village. Many sections of the previous plan were reviewed then reconsidered in this CORP update if the underlying themes were still identified as a priority.

Sustainability Plan, 2021

The [2021 Sustainability Plan](#) was the first of its kind in the Village, establishing a baseline for climate action planning. The plan identifies actionable recommendations among six factors: Transportation, Land Use, Energy, Water, Solid Waste, and Community Health. Several near-, mid-, and long-term actions in Transportation, Land Use & Development, and Community Health identify ways the Village can enhance recreational spaces, encourage safety, and achieve sustainable action.

East Side Plan, 2023

The [East Side Plan](#) is a document which guides future development east as the Village continues to grow. The plan recommendations include a variety of residential housing types combined with recreational and commercial opportunities. The plan encourages safe, multimodal transportation along roads and arterial corridors and encourages a variety of park types and sizes (mini parks, neighborhood parks, and community parks).

Other Village plans referenced throughout this CORP include:

- Park Master Plans, Various¹
 - Brandt Park, 2006
 - McDaniel Park, 2017
 - Urso Schuetz Park, 2017
 - Inclusive Park Playground, 2020
 - Arnold Larson Park, 2020
 - McFarland Park and Community Park, 2021
 - Lewis Park, 2015, as amended 2024
- Economic Strategic Plan, 2023
- Housing Needs Assessment, 2023
- Conservation Management Plan, 2023
- Preservation and Maintenance of Native American Mounds Plan, 2023
- Urban Forestry Management Plan, 2024
- Capital Improvement Plan, 2025-2029 (as annually amended)²

DANE COUNTY AND WISCONSIN RESOURCES

County and regional recreational amenities can often overlap with local municipalities. One example is Babcock County Park located off Highway 51, which offers recreational camping and lake access to park-goers, or the County's Lower Yahara River Trail (LYRT) which connects McFarland to Madison. While the Village was developing this plan, Dane County Parks was updating their Dane County Parks & Open Space Plan. This plan may not contain all the recommendations or updates of the County's most recent plan. County and State plans reviewed as part of this planning project included:

- Dane County Parks and Open Space Plan, 2018-2023
- Lower Mud Lake Natural Resource Area Project Plan
- Lower Yahara River Trail
- Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP), 2019-2023

¹ Accepted park master plans are included in Appendix C and are incorporated by reference in this 2025-2029 CORP. Appendix C only includes the site plan drawing from each plan and readers are encouraged to consult the separate park master plan for additional details. As new park master plans are completed, they may be accepted as an amendment to this CORP with the applicable site plan added to Appendix C.

² The Village maintains a rolling Capital Improvement Plan (CIP) to guide current and projected capital borrowing related to various Village projects. The 2025-2029 CORP includes those projects identified in the 2025-2029 CIP related to park improvements but may also include additional projects not in the latest CIP. Not all projects within the 2025-2029 CORP are anticipated to be completed by 2029, particularly those that may be related to future park dedication or acquisition.

CHAPTER 2: About McFarland

The Village of McFarland (2024 pop. 9,676) is located in Dane County, in south-central Wisconsin. The Village is 4.85 square miles in area and has a population density of 1,995 inhabitants per square mile. The Village is directly southeast of Madison, Wisconsin's capital, and shares borders with the City of Madison and Town of Blooming Grove to the north, the Town of Dunn to the south and east, Town of Cottage Grove to the northeast, and Town of Pleasant Springs to the southeast. The Village is 80 miles west of Milwaukee, 150 miles northwest of Chicago, and 250 miles southeast of Minneapolis. Spurred by a strong regional economy and educational opportunities, housing demand is strong across the entire region. The Village is notably located along U.S. Highway 51 and I-90/39, providing convenient access to Madison, Janesville, and Chicago. Its location along Lake Waubesa, Upper and Lower Mud Lakes, and the Yahara River provides recreational and wildlife amenities contributing to McFarland's tagline, *Naturally Connected*.

POPULATION TRENDS & PROJECTIONS

The Village of McFarland (VOM) has steadily experienced growth in recent decades. Table 1 shows Census data between the Village and Dane County from 1970 to 2020. The percent increase is calculated using the growth change from the previous year. The table shows the Village is growing at a faster rate compared to the County with both showing their lowest change in 2020. From 2000 to 2020 the Village averaged an annual population growth rate of 2.0%, compared to the County average of 1.4%. According to the Wisconsin Department of Administration, the 2024 population estimate for the Village is 9,676, or an annual increase of 1.9% since 2020 as compared to the County average increase of 1.7% over the same period.

Table 1: Population Trends 1970s - 2020s

Year	VOM	Increase from Prev. Census	% increase	Dane County	% increase
1970	2,386	-	0	290,272	0
1980	3,783	1,397	58.5%	323,545	11.5%
1990	5,232	1,449	38.3%	367,085	13.5%
2000	6,416	1,184	22.6%	426,526	16.2%
2010	7,808	1,392	21.7%	488,073	14.4%
2020	8,991	1,183	15.2%	542,459	11.1%
2024	9,676	685	7.6%	599,930	10.6%

Source: ACS Census Data and Department of Administration

The Village's 2023 [Housing Needs Assessment](#) provides population projection estimates on growth trends and housing gaps. The population estimate included three (high, medium, low) projections forecasting out to 2040. The CORP utilizes the medium population projections provided in the report for future park demand discussed in Chapter 4. Table 2 compares the medium population projection of the Village and Dane County. By 2030, the next scheduled CORP update, the Village is projected to have a population of 10,967, an increase of 1,976, or an average growth rate of 2.2% per year since 2020.

Table 2: Population Projections 2020-2040

Year	McFarland		Dane County	
	Population	Increase since 2020	Population	Increase since 2020
2020	8,991		542,459	
2025	9,930	939	555,100	12,641
2030	10,967	1,976	577,300	34,841
2035	12,113	3,122	593,440	50,981
2040	13,378	4,387	606,620	64,161

HOUSING TRENDS & PROJECTIONS

According to the 2020 US Census, McFarland had 3,598 households. From 2000 to 2020, the Village averaged an annual household growth rate of 2.4%, slightly higher than the population growth rate of 2.0% per year. The average household size in McFarland in 2020 was 2.47, down from 2.54 in 2000. Average household size has steadily declined over the last 50 years following national trends attributed to smaller family sizes, increases in life expectancy, and increases in single person and single parent households.

Table 3 uses the medium-growth projection from the 2023 Housing Needs Assessment, estimating households in McFarland to reach 4,455 by 2030, or an average growth rate of 2.4% per year since 2020. Additional estimates on the number of households in the Village and the projected households are provided in Table 3. Table 3 estimates there will be 857 new households by 2030, an increase of 86 households per year.

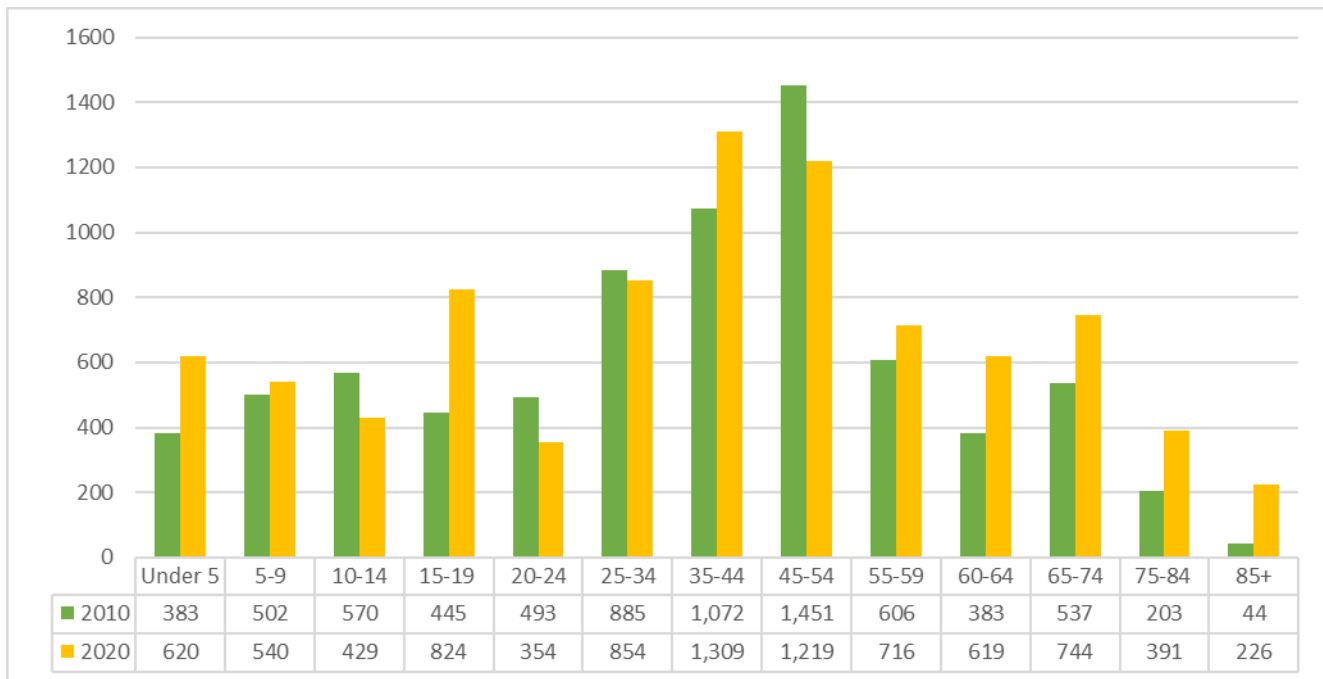
Table 3: Household Projections 2020-2040

Year	Medium Growth	Increase since 2020
1990	1,846	-
2000	2,434	-
2010	3,079	-
2020	3,598	-
2025	4,004	406
2030	4,455	857
2035	4,958	1,360
2040	5,517	1,919

AGE DISTRIBUTION

The 2010 & 2020 American Community Survey (ACS) 5-year estimate data are comparatively shown in Figure 1. The highest age group in 2010 for the Village was 45-54 years at 1,451 people, or 19.2%. This age cohort saw the largest decline from 2010 to 2020, without a corresponding increase in the 55-59 age cohort in 2020, suggesting an outward migration of individuals in this age range. It should be noted that the ACS data reports some age groups with a 5 year-range, and some include a 10-year range, which can distort comparisons from one age cohort to the next. In 2020, the age group with the highest population was 35-44 at 1,309 people, or 14.8%. In 2010, individuals 19 or younger comprised 25.1% of the Village population, while those ages 60 and over comprised 15.5% of the population. In 2020, individuals 19 or younger comprised 27.3% of the population, while those ages 60 and over comprised 22.4%. The percentage of the population age 60 and over is likely to continue to increase following state and national trends.

Figure 1: Age Distribution

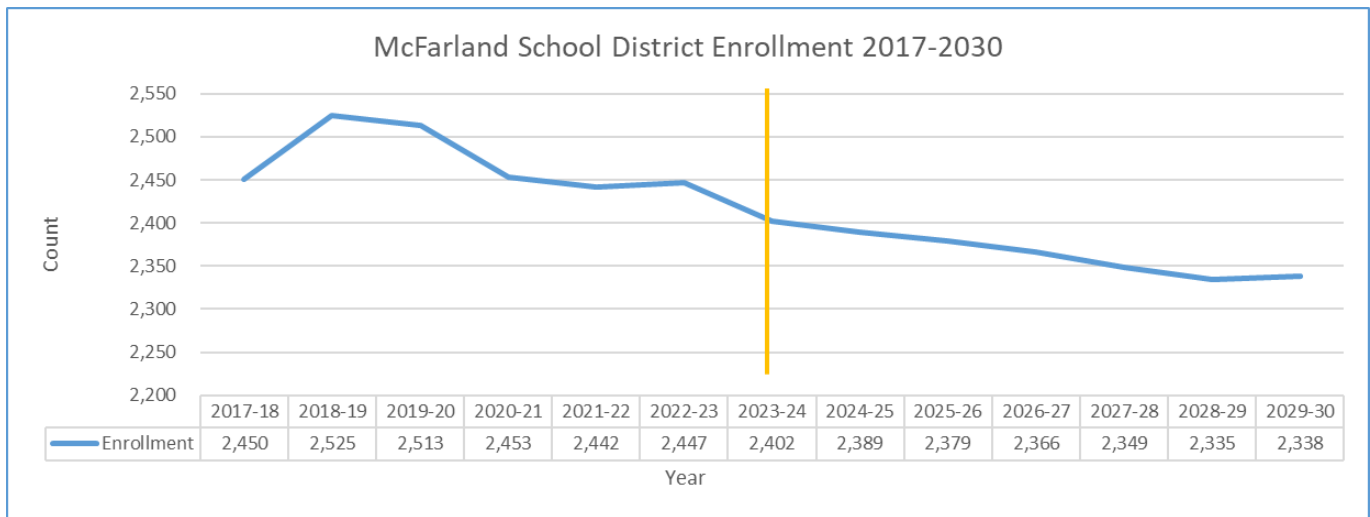


*Source: ACS Census Data

McFARLAND SCHOOL DISTRICT

The Village and some of the surrounding communities are served by the [McFarland School District](#). The District maintains four facilities in the Village: Conrad Elvehjem Primary School (grades 4K-2), Waubesa Intermediate School (grades 3-5), Indian Mound Middle School (grades 6-8) and McFarland High School (grades 9-12). In the 2023-24 school year, the school district reported an enrollment of 2,402 students. This is slightly down from the previous 2022-23 school year at 2,447 enrolled students. Figure 2: McFarland School District Enrollment 2017-2030 includes enrollment numbers from previous academic school years and predicted enrollment into 2030. The vertical line indicates the year the data was drawn and projected enrollment values. The District projects enrollment numbers will continue to decline over the next few years until 2028-29.

Figure 2: McFarland School District Enrollment 2017-2030



*Source: McFarland School District

The Wisconsin Department of Public Instructions issues a District Report Card through the Wisconsin School Performance Report³. This is intended to evaluate and measure each public school and district on overall accountability, giving a score from 0 to 100 based on four priority areas: Student Achievement, Student Growth, Target Group Outcomes, and On-Track to Graduation. In the 2022-23 school year, the McFarland School District received a score of 78.6, with *On-Track to Graduation* as its highest priority area at 89.3. Although the School District's enrollment is steadily decreasing, the School District continues to perform well.

McFARLAND RECREATION ACTIVITIES AND PLAY, MRAP

MRAP is a coalition of 501c(3) community recreation partners offering organized recreational activities for youths in McFarland. Club and recreational sports offerings include basketball, football, softball, soccer, among others. MRAP partners are frequent users of Village and School District recreational facilities. Participation is open to all that apply, and all MRAP partners are approved by the McFarland School Board. Other recreational organizations around McFarland exist, but MRAP stands as one of the more recognizable organizations.

³ <https://dpi.wi.gov/spr/about>

PHYSICAL CHARACTER AND ENVIRONMENTAL RESOURCES

Water Resources

Two bodies of water provide natural borders for McFarland. To the west is Lake Waubesa and Upper Mud Lake and to the south is the Yahara River and Lower Mud Lake. Upper Mud Lake includes approximately 264.6 acres and has a maximum depth of 8 feet. Lake Waubesa, the larger body of water, has a maximum depth of 38 feet, and is over 2000 acres in size⁴. With approximately 9.4 miles of shoreline, there are four municipalities that borders its waters. These municipalities include the Village of McFarland, Town of Dunn, Town of Blooming Grove, and City of Madison. The Yahara River connects the region's lakes and provides a physical separation with the Town of Dunn to the southwest. Lower Mud Lake includes marshlands and a mostly shallow body of water with a maximum depth of 7.5 feet at approximately 33 acres in size. The formation of this lake extends the Yahara River south into Lake Kegonsa.

McFarland has eight lake access points along its eastern border with Lake Waubesa. Including McDaniel Park, these provide residents with viewing opportunities of the lake. The lake access points provide limited to no amenities excluding McDaniel Park as it is an actual park.

Wetlands and Floodplains

McFarland includes conservancy areas dedicated to the protection and preservation of wetland areas and floodplains adjacent to the bodies of water mentioned. These are located to the northwest near McDaniel Park and along McFarland's southern border, naturally making up the wetland areas. These natural resources are essential in maintaining wildlife habitats and mitigating damage to properties.

Topography

The land elevation ranges from around 845 feet above sea level along Lake Waubesa and the Yahara River, to around 960 feet above sea level. One of the highest points in McFarland is also the location of one of the two water towers. This is most notable for its hiking trails and location within Indian Mound Conservancy, located west of McFarland's Middle and High Schools.

Environmental Corridors

Environmental Corridors are continuous systems of open space in urban and urbanizing areas. These corridors include environmentally sensitive lands, natural resources requiring protection from disturbance and development, and lands needed for open space and recreational use⁵. McFarland is a

⁴ More information on Wisconsin lakes can be found through the Wisconsin Department of Natural Resources. https://apps.dnr.wi.gov/doclink/lakes_maps/0803700a.pdf

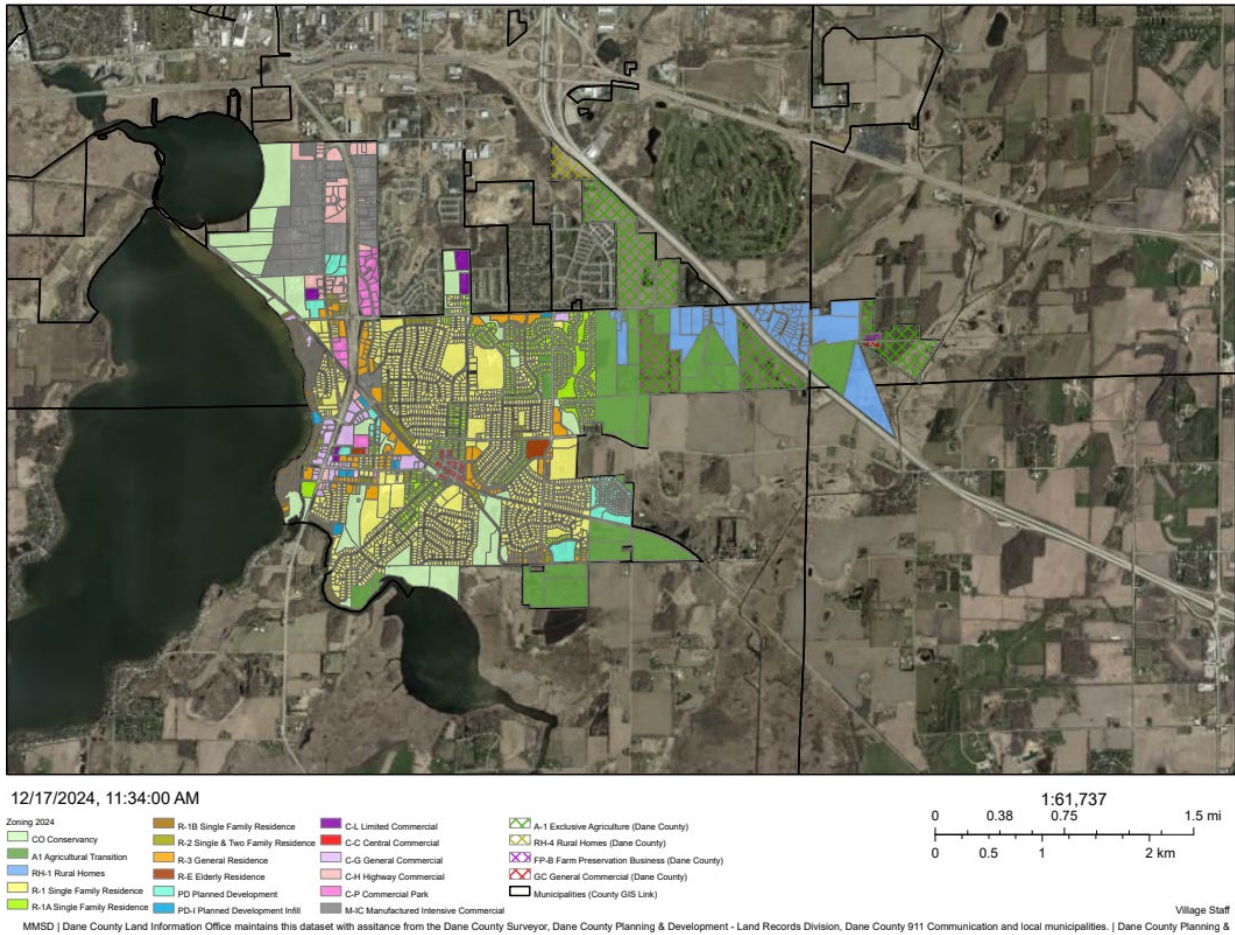
⁵ Definition provided by Capital Areal Regional Plan Commission, <https://www.capitalarearpc.org/environmental-resources/environmental-corridors/>

community that holds its commitment to the preservation of natural habitats and supporting ecological health. Parks are often associated with balancing recreational space with the preservation and maintenance of wetlands and woodland areas. McFarland's parks are intentional in minimally disturbing these corridors and respecting the benefits they provide for wildlife animals who use them for food and shelter. This creates a cohesive park experience for park goers to enjoy, offerings of both active or passive recreational activities, while supporting wildlife, educational, and health benefits. The designation of environmental corridors is administered by the Capital Area Regional Planning Commission.

EXISTING LAND USE AND ZONING

The zoning map identifies the current classification for land uses throughout the Village. The Village's standards on permitted and conditional uses can be found in Division 62-II-2 Zoning Districts and District Regulations of the Zoning Code. Established provisions provide details on each district's uses, including boundaries and standards. Under Public uses of Sec. 62-69 Permitted Uses of the zoning code, "greenways, open space, parks and pools" are identified as permitted uses under all residential districts. This includes A-1 Agricultural Transition and CO Conservancy.

Village of McFarland 2024 Zoning Map



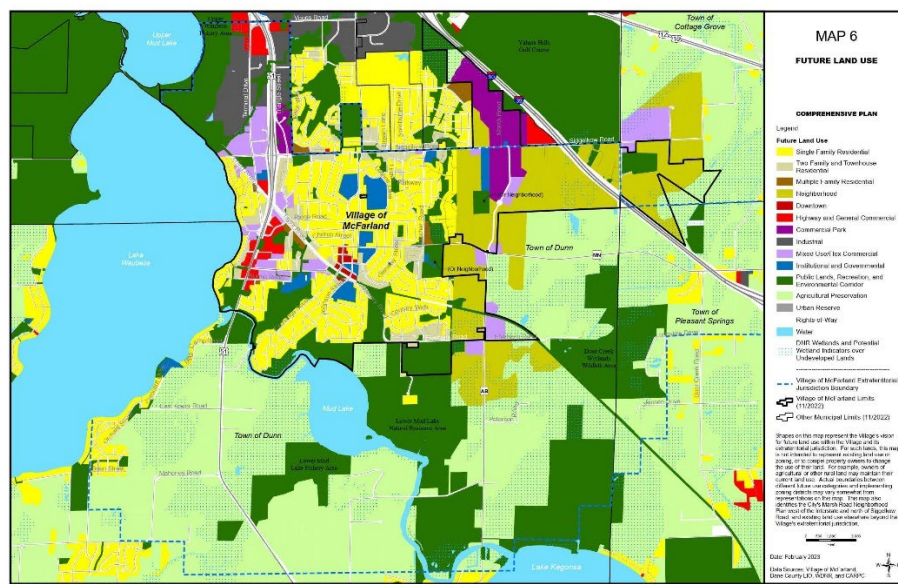
BOUNDARY AND INTERGOVERNMENTAL AGREEMENTS

The Village of McFarland maintains a boundary agreement with the Town of Dunn that prevents annexation of town lands south of the Yahara River, while providing restrictions on the Town of Dunn's purchase of conservation easements on the Village's east side. The existing boundary agreement will expire at the end of 2025. At the time of adoption of the CORP, the Town and Village are considering a new boundary agreement.

COMPREHENSIVE PLAN, 2017

The Village's [Comprehensive Plan](#) was adopted in 2017 and is updated every 10 years as required by Wisconsin State Statutes. Figure 3 is the Comprehensive Plan's Map 6 Future Land Use Map and identifies properties planned for Public Lands, Recreation, and Environmental Corridors. This does not include additional parks that would be expected to be dedicated as part of future residential growth of the Village, particularly on the Village's east side under the "Neighborhood" future land use category.

Figure 3: Comprehensive Plan 2017, Map 6 Future Land Use Map

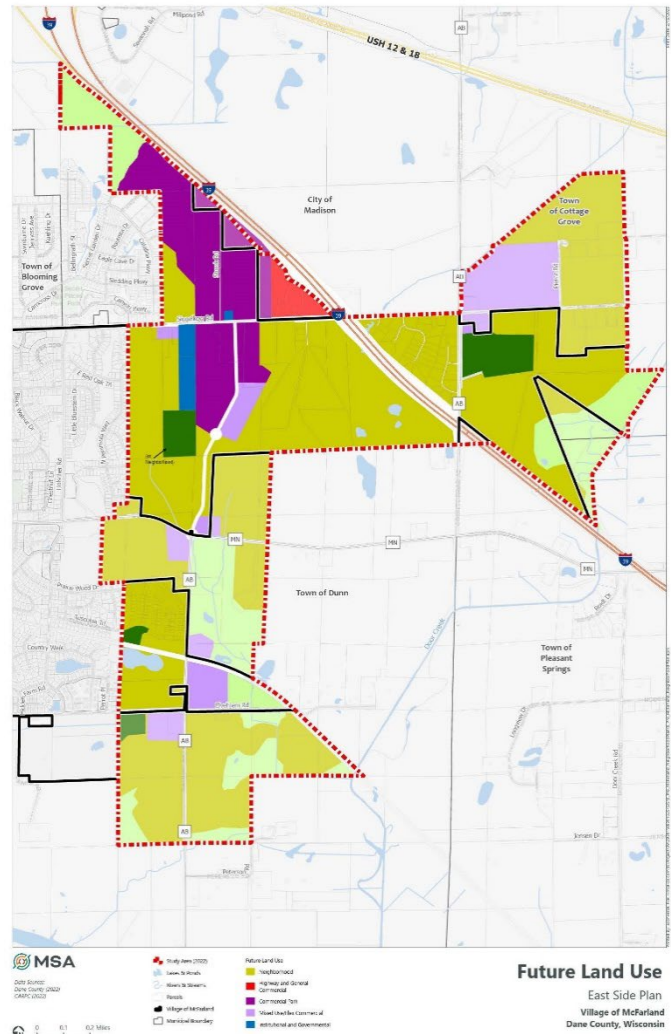


Source: Village of McFarland Comprehensive Plan, 2017, updated April 25, 2023 with inclusion of 2023 East Side Plan

EAST SIDE PLAN, 2023

The East Side Plan provides guidance for McFarland's future growth eastward since the Village is landlocked by bodies of water and the City of Madison. Figure 4 shows the future land use map for the parcels identified in its boundaries. The future land use map uses similar land use classification as Figure 3 for consistency. This would mean that future locations identified for neighborhood and residential developments have the potential to be developed, or partially developed, as parks and open spaces as new parks are dedicated within new residential subdivisions. More details on policies of park development can be found in Chapter 5 including Goal 2 – *"To provide an adequate supply of dedicated parkland and conservancies to continue to meet McFarland's existing and future needs."*

Figure 4: East Side Plan, 2023 Future Land Use Map



Source: Village of McFarland East Side Plan, 2023

CHAPTER 3 Park, Open Space, Conservancy, and Recreation Inventory

The following chapter contains an inventory on recreational facilities and trails within the Village. The list does not include a complete inventory of amenities located within McFarland School District, Dane County, or privately-owned properties as the CORP is focused on jurisdictional oversight of Village-owned properties and facilities.

The National Recreational and Park Association (NRPA) Agency Performance Review gathers data annually from park and recreation agencies nationwide⁶. The NRPA identifies three park types: Mini Parks, Neighborhood Parks, and Community Parks. The discussion of the park inventory in this chapter also includes additional recreational spaces within dedicated conservancy areas and special use parks. The NRPA does not include standards for conservancies and special use parks as there are other existing standards for conservancies and community definitions for special use parks can vary significantly.

Table 4 includes the park inventory of Village parks and amenities. Maps in Chapter 4 provide several locational analyses on park locations, amenities offered, and accessibility based on certain features.

[Insert Park Inventory on full page spread, landscaping orientation; to be labeled Table 4, Title: Park Inventory]

⁶ [NRPA Agency Performance Review, 2024](#)

VILLAGE-OWNED FACILITIES

Mini/Tot Lot Parks

Mini parks include specialized facilities that serve a concentrated or limited population or specific group such as young children (“tots”) or senior citizens. Desirable size is 1 acre or less. Mini Parks are expected to serve areas within a quarter-mile radius. In some cases, a mini park may be developed from repurposed Village property (e.g. a former well site) or added to an existing public property that serves a different primary purpose (e.g. Discovery Garden Park adjacent to the E.D. Locke Library).

Discovery Garden, 5920 Milwaukee Street

This park is 0.3 acres and is located adjacent to the Village’s E.D. Locke Public Library, across from the Municipal Center. The park was redeveloped in 2018, offering new playground equipment and outdoor programming opportunities for the Public Library with available seating and benches. Well House #1 is located on the same parcel with plans to be retired in the future with the development of the Village’s new Well #5. The site is included in the plans to redevelop McFarland’s Municipal Center into a Community Center.

Ridgeview Tot Lot, 5323 Black Walnut Dr

This 0.4-acre mini park is located at the corner of Black Walnut Drive and Chestnut Lane. Amenities include a playground equipment and an open play area. An existing underground easement runs from the park’s northwest corner to its southeast.

Valley Tot Lot, 5100 Broadhead Street

This mini park is approximately 0.5 acres and located near the intersection of Valley Drive and Church Street. The mini park is part of a 1.3-acre parcel, partially dedicated as a stormwater retention basin. The park includes a playground equipment, picnic tables, and an open area for play. The stormwater retention basin is fully fenced.

Neighborhood Parks

Neighborhood parks are larger, open-space areas compared to mini parks and are capable of multiple, and sometimes more intensive, recreational activities. Facilities may include athletic fields, sports courts, playgrounds, skate parks, trails, picnic areas, and places of gathering including shelters and restrooms. Their typical size is between 3 to 10 acres, serving areas up to a half-mile radius.

Arnold Larson Park, 6002 Exchange Street

This 1.5-acre park is a reclaimed brownfield site located within the Village's downtown, formally home to the Badger Petroleum Company. The brownfield site was remediated in 2007⁷. There is an existing clay cover barrier surface over the eastern 2/3rds of the property to prevent human contact with residual soil contaminants that might otherwise pose a threat to human health. The park includes a gazebo, benches, picnic tables, connection to the Lower Yahara River Trail, and sidewalks. Arnold Larson Park is a hotspot for community gatherings (e.g. Lion's Club Food Truck Frenzy and Chamber Winter Wonderland in the Village) due to its high visibility and central location within the community. Some limitations on the property include the railroad to the north, no permanent restroom and off-street specific parking.

Autumn Grove Park, 5207 Falling Leaves Lane

This 1.2-acre park is located in the Autumn Grove neighborhood near the intersection of Falling Leaves Lane and Summer Trail Road. This park includes two half-court basketball hoops, playground equipment, and an open play area. A pathway connects pedestrians from Valley Drive to the west of this park as well.

Cedar Ridge Park, 5303 Wild Cherry Lane

This 3.9-acre park provides a mix of uses to the surrounding neighborhood. The park includes playground equipment added in 1999, a gazebo, an open field with soccer goal posts, paved walking paths, and sidewalks. The park includes a connector path at the southeast corner to Black Walnut Drive. This park is located just 200 feet east of McFarland School District's Waubesa Intermediate School.

Egner Park, 5703 Bird Song Court

This 2.2-acre neighborhood park lies along Creamery Road and the Lower Yahara River Trail. The existing building is dual functioning as a Well House (Well #4) and open-air park shelter. The park includes a basketball court, benches, two separate playground structures for varying ages, free library box, a porta-potty, and an open space area. The playground was partially replaced in 2018.

Highland Oaks Park, 5945 Osborn Drive

This neighborhood park received updates in 2024 which included a new, permanent seasonal all-gender restroom, drinking fountain, and playground equipment. The 2.2-acre park includes an open-air shelter, basketball court, seating, paved walking paths, and picnic tables. At the southeast corner of the park, there is a paved connector path to Holscher with a park sign

⁷ WDNR Bureau for Remediation and Redevelopment Tracking System (BRRT No. #03-13-000811)

Juniper Ridge Park

This 1.5-acre park is located on the north side of Juniper Ridge neighborhood, adjacent to the water tower. A paved pathway cutting west to east through the properties connects pedestrians from Holscher Road and around the water tower to Lodgecliffe Lane. The neighborhood park includes an open-air shelter, benches, a bike rack, an open play area, and playground equipment.

Rosewood Fields Park

This 3.2-acre neighborhood park is one of the latest additions to the Village's park system. The park includes an open area, paved walking pathways, playground equipment, and seating.

Siggelkow Road Park, 5002 Valley Drive

This 5.6-acre undeveloped neighborhood park is half open-space and half conservancy. The conservancy area on the park's west side includes documented Native American mounds along its slopes. This mound group, referred to as the Siggelkow Mounds, is on the State and National Register of Historic Places. The remaining east side of the park is approximately 1.9-acres of open space with the potential for the development of recreational facilities to serve the neighborhood. The site is limited to on-street parking only and high-volume traffic on Siggelkow Road.

Woodland Estates Park, 5601 Glenway St

This neighborhood park serves an east-central neighborhood of McFarland. The 2.3-acre park includes an open-air shelter, an outside grill, a half-court basketball hoop, playground equipment, a sand volleyball court, picnic tables, benches, and an open playfield with backstop and soccer goals posts. There is a 16-foot-wide grass public right-of-way on the east side of the park connecting to Cardinal Drive.

Community Parks

Community parks are the largest of the three park classifications, capable of providing a wider range of recreational activities that may include all the amenities of the previous parks mentioned. These amenities include athletic complexes (indoor and outdoor), trails, and large swimming pools.

Community parks are typically 10 acres or larger and serve populations up to a 2-mile radius but may vary depending on the amenities offered. With more acreage, they usually include park shelters capable of supporting larger public and private events.

Brandt Park, 4601 Siggelkow Road

This popular 5.0-acre park is located just off US HWY 51. Users of the Lower Yahara River Trail coming from McDaniel Park will see Brandt Park as the trail guides them east along Siggelkow and south onto Terminal Drive. Brandt Park includes two lit and fenced softball diamonds, bleachers, and park

benches. A park shelter is equipped with restrooms, a concessions counter, and plenty of picnic tables. The park also includes a playground added in 2010, fencing along Siggelkow Road, and a full basketball court. In 2024-25, the shelter restrooms and concessions area will be updated to include a new all-gender restroom.

Community Park, 3234 County HWY AB

This 26-acre park was acquired by the Village in 2019. A park master plan⁸ was accepted by the Village Board in November 2021, which also includes updates to William McFarland Park. At the time of this plan being drafted, no official name has been assigned to this park other than “Community Park.” In 2023, the park completed installation of turf fields and irrigation systems for the anticipation of the McFarland Soccer Club. The site is still being prepped for future amenities which include off-street parking lot, shelters with restrooms, playgrounds, baseball/softball diamonds, basketball courts, an internal trail/path network, sledding hill, and a BMX course. The park may still have potential for other recreational opportunities as time progresses, including a potential public or private indoor athletic facility.

Lewis Park, 5012 Highland Drive

This 10.4-acre community park is located along the northern edge of Lower Mud Lake. The park includes the dedicated plaque and flag for the Legion Memorial Park at the park’s entrance roundabout. The southern half of the Village is a central gathering place for ice skating in the winter and wildlife viewing along its observation deck. Recreational amenities found in Lewis Park include a sand volleyball court, baseball field, a batting cage, playground equipment added in 2007, off-street parking and picnic tables. An enclosed heated shelter was completed in 2016, including restrooms, concession, and glass overhead doors which can be left open during warm days.

McDaniel Park, 4806 McDaniel Lane

Acquired in 1976, this community park is a popular destination for many travelers and locals. This 7.9-acre park includes the Lower Yahara River Trail which connects McFarland to Madison’s trail network and Dane County’s Lussier Farm Park via a boardwalk and bridge over the Yahara River. This project was completed in 2017, and the park serves as a trail head of the Lower Yahara River Trail. The northern half of the park is approximately 3.8 acres of mostly undeveloped conservancy, while the southern half and park amenities are approximately 4.1 acres. The park includes off-street parking, three different shelters (one shelter with concession and restrooms, and two open-air shelters), a sand volleyball court, playground equipment added in 2008, bike share (BCycle) station, two beaches, boat/canoe storage, a pier, and a trail marker and description board.

⁸ [William McFarland Park & New Community Park Master Plan, 2021](#)

William McFarland Park, 4802/4820 Marsh Road

This park was named after the Village's founder, William H. McFarland. McFarland Park makes up 19.8-acres of recreational space and is the Village's most northern park. The park includes 4 bocce ball lanes (run by the Four Lakes Bocce Association), a skate park (updated in 2023), drinking fountains, shade structures, benches, and eight pickleball courts (added in 2022). The park includes a baseball diamond, over 100 off-street parking stalls, a park shelter with overhead doors, playground equipment added 1998, and multiple soccer fields of various sizes. The Madison Curling Club leases a portion of the property. Adjacent to the park is the McFarland Community Ice Arena, which is used by the McFarland Hockey Club and the School District. McFarland Park is the location for the McFarland Soccer Club with open fields painted for various ages of soccer players. The establishment of the Community Park will relocate the McFarland Soccer Club to the new park, whilst providing an opportunity to update McFarland Park. The park master plan is included with the Community Park Master Plan.

Conservancies

Conservancies are dedicated lands, such as forests and marshlands, that are ecologically restricted for the purpose of passive recreation and land preservation due to their unique contribution. This may include the protection of natural resources that contribute to wildlife habitats. Additionally, conservancies are regulated under different standards compared to parks and may require alternative methods of management, for example Native American Mounds. Although the NRPA does not identify minimum standards for conservancies, the community of McFarland strongly supports the protection of its natural resources that contribute to McFarland's tagline, "Naturally Connected". The following conservancy areas make up approximately 132.2 acres of protected lands, marshlands, floodplains and other natural spaces.

Babcock Conservancy, South Court

This 7.8-acre conservancy, located on Lake Waubesa, was deeded to the Village in 1986. It is relatively unimproved and consists of marshland and floodplain. A public right-of-way called South Court includes a cul-du-sac adjacent to this location. This conservancy provides excellent views of Lake Waubesa and is a popular fishing spot.

Grand View Conservancy, 5602 Creamery Road

This conservancy area was acquired in 1984. The southern 26.3 acres were received by dedication and the northern 6.5 acres by purchase. The total acreage is approximately 32.8 acres. A small part of the conservancy area west of Creamery Road includes an Alliant natural gas substation. A path and new

boardwalk were installed in 2017, providing a connection to Marsh Woods Conservancy near the Village's sanitary sewer Lift Station #2.

Indian Mound Conservancy, 4901 Burma Road

This conservancy area with 15.8-acres of forested hills includes a Village water tower and passive recreational trails that take users through seven recorded Native American mounds (Indian effigy mound cultural tradition). The mounds are designated on the State and National Registers of Historic Places. The conservancy includes limited passive recreational trails with some made of asphalt and some gravel. In 2023, this park was expanded to its current size through a dedication by the McFarland School District of the McFarland School Forest. This dedication extended the boundaries of the conservancy to Exchange Street. The trail system connects Exchange Street to Thrun Marsh, Conrad Jaeger Park, Yahara Drive, and Burma Road.

Eco Park, located within the Juniper Ridge Subdivision

The 15.2-acre conservancy includes a series of stormwater detention basins and prairie areas. A linear paved walking pathway follows the outline of the detention basins while including various fitness stations along the path. Eco Park dual functions as both a stormwater detention for the subdivision and a respite on urban sprawl. The path continues south to the adjacent Prairie Place Conservancy.⁹

Legion Memorial Park, 5301 Marsh Woods Drive

The Edwards-Foye American Legion Post 534 Memorial Monument and flagpole, (~2,500 square feet) is located in front of the Lewis Park shelter. A dedication plaque recognizes the memory of servicemen and past veterans who sacrificed their lives in service of the United States military.

Marsh Woods Conservancy, 5399 Marsh Woods Dr

This conservancy area is located just north of Lower Mud Lake between Legion Memorial Park and MaHunt Dunn #1 (a privately held conservancy). The area is stretched across two parcels for a total of 28.6-acre. Predominantly wetland area with a quarter of the parcel (~7.6 acres) included with Lewis Park, the conservancy includes an existing observation deck extending south overlooking Lower Mud Lake. In 2025 a new boardwalk, ADA-compliant kayak launch, and kayak storage rack will be added to the conservancy. The conservancy offers park goers opportunities for trail hiking and educational uses. A nature trail constructed of wood chips with benches and informational signage has been completed by volunteer youth groups.

⁹ Eco Park primarily serves as stormwater basins and is not included in the Conservancy Management Plan. Funds for improvements of maintenance will come from the storm management fund.

Prairie Place Conservancy

This conservancy is located behind the Prairie Place Condominiums off Holscher Road and consists of three parcels totaling 9.9 acres. Most of the conservancy consists of wetland and prairie areas with a shared pedestrian and bike trail on the west side connects riders north all the way to Siggelkow Road. An additional undeveloped outlot (Prairie Place Outlot 5) lies along Holscher Road and connects the trail system to the trails within the Juniper Ridge Conservancy. This 1.0-acre parcel has the potential to be developed as a mini-park to serve the neighborhood.

Taylor Road Conservancy

Three parcels make up this 4.7-acre hillside conservancy, preserving the northeastern slope of the drumlin adjacent to Taylor Road. A Native American mound is located in the area. The park includes limited hiking trails, a sledding hill, and a paved pathway.

Thrun Marsh Conservancy

Accessible from Jaeger Road, this conservancy is a combination of mostly wetlands and dedicated forested trails. The 5.8-acre conservancy is located between Jaeger Park and Indian Mound Conservancy. Hiking trails start at Jaeger, then connects to Thrun Marsh Conservancy and onto Indian Mound Conservancy.

Woodland Commons Conservancy, 5604 Lexington Street

Woodland Commons includes visible signs on the west along Larson Beach Road and east along Lexington Street. This 5.2-acre conservancy was acquired as a result of parkland dedication requirements for the Woodland Commons Subdivision. The park includes two documented Native American mounds (Woodland Commons Outlot 3). The park is used for passive recreation.

Yahara River Conservancy, 6623 Meredith Way

This conservancy area is located along the Yahara River where Meredith Way changes into Sleepy Hollow Road. The 1.7-acre conservancy includes a detention pond, wetlands, and access to the river and canoe launch. The conservancy includes the Village's sanitary sewer Lift Station #3.

Special Use Parks

Special use parks are areas for specialized or single purpose recreational activities, such as frisbee golf, dog parks, nature centers, etc. In some cases, through continued facility improvements (e.g. playground installation), a specialized park may transition into a neighborhood or community park.

Inclusive Park, 5318 Leanne Lane (Waubesa Intermediate School)

Completed in 2024, this 1-acre special purpose park was achieved through the collaborative effort between the School District and Village. Through the implementation of the [Inclusive Playground Master Plan](#), a portion of the Waubesa Intermediate School green space area was dedicated as the land for the Inclusive Park. The park completed its construction at the start of the 2024-25 school year. The Inclusive Park was built to meet the diverse access needs of community members and their families across many abilities.

Orchard Hill Park, 2860 Hidden Farms Road

This 16.9-acre special purpose park is immediately adjacent to John Urso Park (Urso Park). Previously considered part of Urso Park, this park was formally the “Schuetz Property.” The park includes a disc golf course, green space, and recreational walking pathways that connect east to Urso Park. Orchard Hill Disc Golf Course is a nine-hole course designed to meet Professional Disc Golf Association (PDGA) standards. Each hole has two tee pads and two fixed DGA Mach 7 baskets allowing for varied play and skill types. Additional plans include the construction of a new park shelter with restrooms and off-street parking.

John Urso Park (Urso Park), 6201 Elvehjem Road

This 40.1-acre special purpose park was acquired as part of the parkland dedication requirements for Park View Estates. The park includes 8-acres of off-leash dog exercise area at the northeastern portion of the parcel along Elvehjem Road. In 2020, several amenities were added to the park which include a dog wash station, drinking fountains, restroom, and seating area. Trails were added to the west portion in 2011. Dane County’s Lower Yahara River Trail currently ends at this park on the north side of Elvehjem Road picking up at Fish Camp, .

OTHER VILLAGE RECREATIONAL FACILITIES/ASSETS

Lake Access Points

There are seven lake access points in McFarland that overlook Lake Waubesa. These are dead-end streets of several neighborhood roads and include “Pedestrian access only” signs listed at the access points. This list excludes McDaniel Park and Lewis Park as the access points provide limited park improvements and amenities to be designated as mini-parks.

- Beckler Street
- Bellevue Court
- Field Avenue
- Lake View Avenue
- Larson Street

- South Court
- Wisconsin Avenue

McFARLAND SCHOOL DISTRICT FACILITIES

The McFarland School District is a separate public entity within the Village with their own recreational facilities located onsite at their schools. As these are not Village-owned properties, maintenance and changes to the facilities are not within the jurisdiction of the Village, with the exception of the Inclusive Park at Waubesa Intermediate School. Nonetheless, these school properties do provide recreational amenities for the greater community. The following is not a comprehensive overview of the School District's facilities.

McFarland Baseball Field, 6008 Osborn Drive

This School District property is 17.7 acres and includes two baseball diamonds, one with artificial turf and one with natural grass. This park is currently the only park not located next to a school. Additional amenities include an off-street parking lot, bleachers, dugouts, a batting cage, concessions stand, and passive recreational green area.

McFarland Primary School and Conrad Elvehjem Early Learning Center, 6009/6013 Johnson Street

The school includes students in grades 4K-2. The recreational activities are situated away from street view and located in the rear yard of the property. The outdoor recreational amenities include playground equipment, basketball courts, green space areas, sledding hills, a backstop, seating, bleachers, and eight tennis courts.

McFarland Waubesa Intermediate School, 5605 Red Oak Trail

This school includes students in grades 3-5. The outdoor recreational amenities include two softball fields, an educational prairie grass area, a council ring, playground equipment, sports fields, and the Inclusive Park. A park shelter with restrooms, concessions, seating, off-street parking, and drinking fountains was approved for the site with driveway access from Leanne Lane.

McFarland Indian Mound Middle School/McFarland High School, 6330 Exchange Street/5103 Farwell Street

The high school and School District offices are in the same building. The middle school building is located adjacent to Indian Mound Conservancy. The recreational amenities are located between both buildings and are generally shared between the two schools. Outdoor recreational amenities include a football stadium, bleachers, two basketball courts, and green space area. The high school also includes an indoor swimming pool, available to the public at designated hours.

PRIVATELY-OWNED FACILITIES

The following privately-owned facilities are identified as recreational uses but are not owned by the Village. These share similar jurisdictional challenges with the School District recreational facilities. The following do not include a comprehensive assessment of the amenities offered.

McFarland Community Garden, 5710 Anthony Street

This community garden is located on land owned by the McFarland United Church of Christ. The community garden is operated by the Friends of McFarland Parks, under a three-party lease agreement with the Village. This location is the only community garden in the Village. The garden includes 62 plots, with a 4-H youth playground. The garden is mostly maintained and operated by volunteer efforts of participants. The Village provides water and refuse collection services.

McFarland Community Ice Arena, 4812 Marsh Road

This 4.5-acre property is located adjacent to William McFarland Community Park. Operated by the McFarland Hockey, Inc., an addition of approximately 14,000 square feet was approved in August 2024 for additional space for locker rooms, a smaller practice hockey rink, storage, office space, and restrooms.

Madison Curling Club, 4802 Marsh Road

The Madison Curling Club occupies a recreational facility located on Village property. The building is owned by the Village and leased to the club. The curling club has been a long-time member of the McFarland community and hosts many opportunities of all skill levels. The indoor facility includes six curling sheets.

MaHunt Dunn #1

This privately owned 39.3-acre land is located in the Town of Dunn directly south of Grandview Conservancy in the Village. This land includes recreational hiking trails, limited access to Lower Mudd Lake, and hunting opportunities. No hunting is permitted in the northern 400 feet of the property. The land includes eight recorded Native American mounds.

Hope Rod & Gun Club, 3435 Siggelkow Road

This privately owned property includes the Hope Rod & Gun Club. The property is 14 acres and is for private members use only. The location includes a large berm along the south lot line, offering its members various firearm shooting options down the range, from trap and skeet to archery. In the event the gun club decides to relocate, the property is identified in the Village's 2023 East Side Plan as a potential park. Possible recreational uses for this park could include a sledding hill and neighborhood park with passive recreational uses.

DANE COUNTY & WISCONSIN DEPARTMENT OF NATURAL RESOURCES PARKS & TRAILS**Babcock County Park, 6214 US Highway 51**

This Dane County Park includes sections along US Highway 51 in McFarland and across the river into the Town of Dunn (2909/2971 US Highway 51). The county park offers opportunities for water access, boat launching, playground equipment, camping, boat trailer parking, and limited hunting across its 37-acres of land¹⁰. The property also includes wetlands.

Jaeger Park, 6402 Jaeger Road

Located along the Yahara River adjacent to the trail head of Thrun Marsh Conservancy, this park offers a boat launch location, limited boat storage, and a small fishing platform. The park includes off-street parking, benches, and hiking access to Thrun Marsh Conservancy. The property is owned by the Wisconsin Department of Natural Resources (WDNR) and is leased to the Village for use and maintenance responsibilities.

¹⁰ <https://parks-lwr.danecounty.gov/park/Babcock>

Lower Yahara River Trail (LYRT)

This Dane County multimodal trail connects Lake Farm County Park from the City of Madison along the northern marshlands of Lake Waubesa to McFarland. The trailhead in McDaniel Park runs along Taylor Road, then switches onto Creamery Road, and finishes east along Elvehjem Road to Urso Park. The trail includes accessible facilities, fishing opportunities, shared bike/pedestrian uses, and opportunities for wildlife viewing. The County is planning additional extensions of the trail to Fish Camp County Park along Lake Kegonsa. In 2024, the County completed a portion of the LYRT from Fish Camp to Lake Kegonsa State Park. Ultimately the County intends to connect the LYRT to the City of Stoughton.

DRAFT

CHAPTER 4: Qualitative, Quantitative, and Geographical Analysis

This chapter provides an analysis of existing park and recreational facilities using standards recommended by the National Recreational and Park Association (NRPA). The analysis discusses the results obtained from public engagement (qualitative), data analysis of recreational activities in the Village (quantitative), and a review of park locations (geographical).

QUANTITATIVE ANALYSIS

Summary of Village Parks

Table 5: Park Acreage Inventory summarizes the parks identified in McFarland and their acreages. The table organizes the existing parks by park classification, ownership, and function. The total acreage of dedicated parkland and conservancy space including McFarland School District and Dane County parklands is about 482 acres. The total acreage of Village-owned parks is 279.4 acres, including conservancies and special purpose parks. Excluding areas designated as “Wetlands and Floodplains” (previously “Natural Areas”), the total acreage of active and passive recreation areas for Village-owned parks is 154.9 acres.

Residents per Park

The 2024 NRPA Agency Performance Review report¹¹ was used as a reference within this chapter’s analysis. The report creates

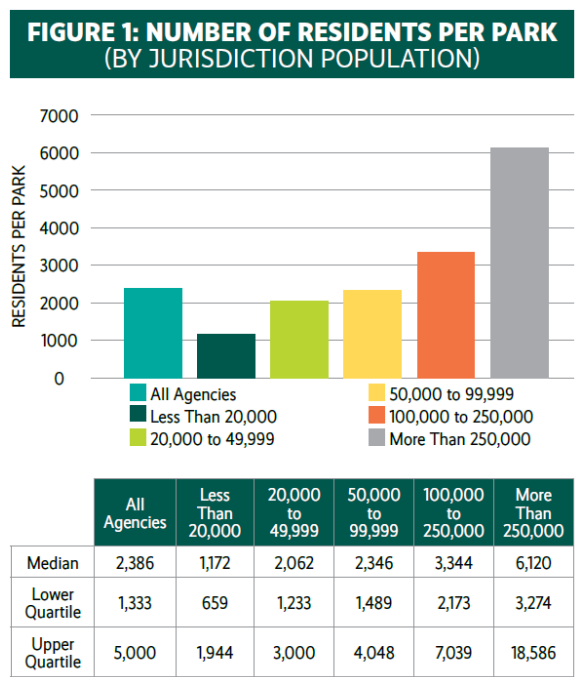
Table 5: Park Acreages Inventory

Recreation Areas by Ownership, Park Type, and Function					
Type of Park & Ownership	Active Recreation Area	Passive Recreation Area	Wetland or Floodplain	Special Facilities Area	Total Park Acreage
Totlot/Mini - Village					
Discovery Garden	0.3				0.3
Ridgeview	0.4				0.4
Valley Greenway	0.4				0.4
Total - Totlots	1.1	0.0	0.0	0.0	1.1
Neighborhood Parks - Village					
Arnold Larson	1.5				1.5
Autumn Grove	1.2				1.2
Cedar Ridge	3.9				3.9
Egner	2.2				2.2
Highland Oaks	2.2				2.2
Juniper Ridge	1.5				1.5
Rosewood Fields	3.2				3.2
Siggelkow Road	1.9	3.7			5.6
Woodland Estates	2.3				2.3
Total - Neighborhood Parks	20.0	3.7	0.0	0.0	23.7
Community Parks - Village					
Brandt	5.0				5.0
Community	26.0				26.0
Lewis	10.4				10.4
McDaniel	3.8		4.1		7.9
William McFarland	19.8				19.8
Total - Community Parks	65.1	0.0	4.1	0.0	69.2
Conservancy Areas - Village					
Babcock		1.5	6.3		7.8
Grandview		6.5	26.2		32.8
Indian Mound		13.0	2.8		15.8
Eco Park		15.2			15.2
Legion Memorial				0.06	0.1
Marsh Woods		7.6	21.0		28.6
Prairie Place		3.2	6.7		9.9
Taylor Road		4.7			4.7
Thrun Marsh		2.1	3.7		5.8
Woodland Commons		5.2			5.2
Yahara River		0.4	1.2		1.7
Total - Conservancy Areas	0.0	59.5	68.0	0.1	127.6
Special Purpose Parks					
Waubesa Intermediate - Inclusive				0.9	0.9
Orchard Hill			2.2	14.7	16.9
Urso			25.7	14.4	40.1
Total - Special Purpose Parks	0.0	0.0	27.9	30.0	57.9
Other Public Parks and Recreation					
Primary and Elementary				12.9	12.9
Waubesa Intermediate				23.3	23.3
CTH. MN Ballfield				17.7	17.7
McFarland Highschool				22.3	22.3
Indian Mound Middle School				14.3	14.3
Babcock County Park			0.7	5.9	6.6
Jaeger County Park		1.1	0.1		1.2
Upper Mud Lake - Capital Springs		3.5	100.6		104.1
Total School Dist. And Dane Co.	0.0	4.6	101.4	96.4	202.4
Total VOM Only	86.2	63.2	100.0	30.1	279.4
Grand Total	86.2	67.8	201.3	126.5	481.8

¹¹ <https://www.nrpa.org/siteassets/research/2024-agency-performance-review.pdf>

categories for three various park types and organizes the data by population size, with the Village falling within the “Less Than 20,000” classification as shown in Figure 1 of the NRPA report. A lower reported number would indicate more parks space present in a community.

For jurisdictions with populations less than 20,000 people, the median number of residents per park is 1,172. Currently, there are 21 Village parks, excluding lake access points and conservancies, giving the Village a ratio of 460.8 residents per park, based on the 2024 DOA population estimate of 9,676. If the calculations include all Village-owned facilities (adding 11 conservancies, excluding lake access points) this ratio decreases to 302.4 residents per park, which is still better than the reported nation-wide average for communities under 20,000 residents.



Source: 2024 National Agency Performance Review

Acres per 1,000 Residents

The 2001 CORP recommended a rate of 15 acres of parkland and open space per 1,000 residents, up from the previous goal of 10.5 acres per 1,000 residents from the 1995 CORP. The change from 10 to 15 acres per 1,000 residents was increased by the Village in 2001 to align with the recommendations used by Dane County at that time. In 2020, the Village updated the parkland dedication requirement based on a goal of 18.5 acres, excluding natural areas (i.e. wetlands and floodplains), per 1,000 residents, up from 15.0 in the 2019 CORP ([see Ordinance 2020-08](#)). This change was based on the existing level of service as of 2020.

When determining this ratio for the current active parklands in the Village only (86.2 acres), the Village currently has 8.91 acres per 1,000 residents. For all Village parklands excluding natural areas (179.5 acres), the Village has 18.55 acres per 1,000 residents.

Figure 5 compares McFarland’s total acreage for active parkland and total acreage excluding natural areas among other jurisdictional agencies with populations less than 20,000. For active parks only, McFarland is between the lower quartile and median. For total acreage including natural areas (shown as “Active, Passive, Special”), McFarland is between the median and upper quartile. This comparison helps determine the progress on meeting the demand for park space within McFarland and whether McFarland is undersupplying dedicated parkland space. Meeting the standard or exceeding this does not mean the work is complete. Table 6 identifies deficiencies and growth opportunities still possible.

Figure 5: Acres parkland per 1000 Residents (by jurisdiction population)

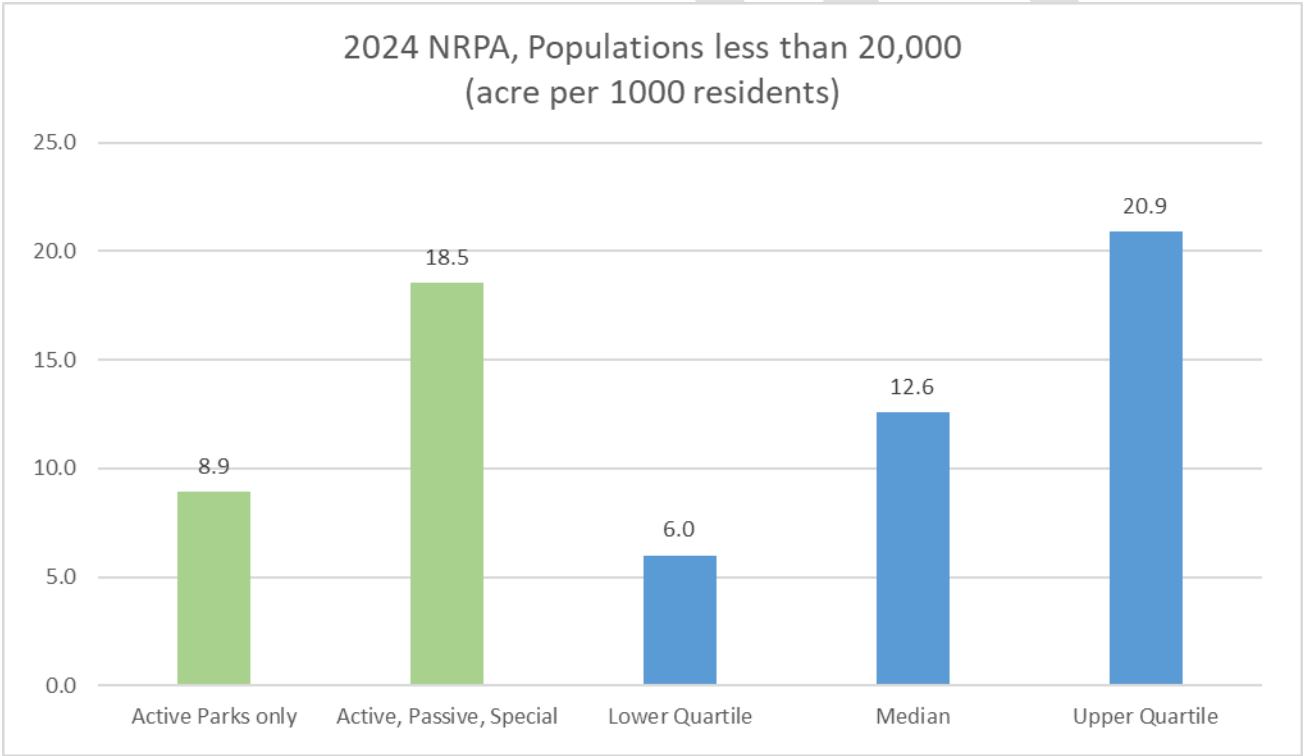


Table 6 compares the NRPA’s 2024 guidelines for communities with populations of 20,000 or less with McFarland. As stated previously, the NRPA does not establish standards for school districts, conservancy areas, privately-owned properties, and special purpose parks, therefore the values are only for the primary three park types (miniparks, neighborhood parks, and community parks). Based on McFarland’s current acreage in park facilities, McFarland is below the NRPA’s guideline of 10.5 acres

per 1,000 by 15.38 acres using the estimated population of 9,676 as of January 1, 2024. This excludes Passive/Conservancies and Special Purpose parks.

Table 6: Recreation acres per 1,000 persons

	NRPA Guidelines	Current Village Park Facilities			School and Dane Co. Active and Passive Facilities		Total
Type of Park	Acres/1000 persons	Total Acres	Acres per 1,000 person	DEMAND	Total Acres	Acres per 1,000 persons	Acres per 1,000 persons
Mini-park	0.50	1.14	0.12	4.84	0	0	0.12
Neighborhood Park	2.00	19.99	2.07	19.35	0	0	2.07
Community Park	8.00	65.09	6.73	77.41	0	0	6.73
Village Active Parks	10.50	86.22	8.91	101.60	0.00	0.00	8.91
Passive	NA	63.18	6.53	NA	0	0	6.53
Special Purpose	NA	30.07	3.11	NA	0	0	3.11
Village Total	10.5	179.48	18.55	NA	0	0	18.55
Wetland or Floodplain Areas	NA	99.97	10.33	NA	0.00	0	10.33
School and Dane Co.	None	0	0	0	202.38	20.9	20.92
Total	None	279.44	18.55	NA	202.38	20.92	49.80

Table 6 also calculates the total acreage demand needed to meet the NRPA's guidelines among each park type. The demand column in Table 6 shows McFarland has a small surplus in acreage for Neighborhood parks and deficits in Mini Parks and Community Parks. The NRPA guideline of 10.5 acres per 1,000 residents suggests 3.7 additional acres for mini parks and 12.32 additional acres for community parks. The deficits do not force McFarland to add the missing amount in only the two park types. Instead, the goal should be to consider strategic locations where these park types are most beneficial, adding to gaps in services and areas of most impact. Generally speaking, it is more advantageous to focus on having a sufficient supply of neighborhood and community parks as these parks can serve larger areas while accommodating a broader range of recreational facilities.

Table 7: Park Supply compares the NRPA's guidelines of 10.5 acres per 1,000 residents and Village's current standard of 18.5 acres per 1,000 residents to total acreages. The difference of 8 acres was incorporated as the Passive/Conservancy and Special Purpose areas. To achieve comparable standards, the three categories of parks maintained the same distribution with the NRPA's guidelines. For each guideline and standard, a demand column provides the minimum acreages required for the type of park. Based on McFarland's standard, current facilities show that the Village is deficient among Mini and Community park types. There is a slight surplus for Neighborhood Parks

Table 7 gradually incorporates additional park types (Passive/Conservancy and Special Purpose Parks) to accommodate all dedicated parkland and natural areas. Based on the core demand and existing

active total acreage, the Village appears to be at a deficit of 15.38-acres among all core park types. The addition of Passive/Conservancy and Special Purpose Parks includes an additional 93.26-acres, shows a surplus of 15.85-acres in this Village Standard for the 8.0-acres. When Table 7 includes park types identified (Active + Passive + Special Purpose), the Village is at a surplus of 0.47 acres, based on the 18.5 acres per 1,000 residents. This value combines the deficit from the active total acreage demand and surplus of Passive and Special purpose. However, it is important to not dismiss the deficiencies shown for active parks, emphasizing what park types to pursue.

Table 7: Park Supply

Type of Park	NRPA Guidelines		Village Standards		Current Village Park Facilities		Surplus/Deficit	
	Acres/1,000 persons	DEMAND	Acres/1,000 persons	DEMAND	Total Acres	Acres/ 1,000 persons	NRPA Guideline	VOM Standard
Mini-park	0.50	4.84	0.50	4.84	1.14	0.12	-3.69	-3.69
Neighborhood Park	2.00	19.35	2.00	19.35	19.99	2.07	0.63	0.63
Community Park	8.00	77.41	8.00	77.41	65.09	6.73	-12.32	-12.32
Active Parks Only	10.50	101.60	10.50	101.60	86.22	8.91	-15.38	-15.38
Passive & Special Purpose	0.00	0.00	8.0	77.41	93.26	9.64	0.00	15.85
Active + Passive + Special Purpose	10.50	101.60	18.50	179.01	179.48	18.55	-15.38	0.47
Wetland & Floodplain Areas	0.00	0.00	0	0.00	99.97	10.33	0.00	0.00

Source: Used Wisconsin DOA population estimate: 9,676 to calculate acres per 1,000 persons

Park Demand Projection by 2040

Table 8 utilizes the population projections cited in Chapter 2, Table 2, to predict park demand until 2040. McFarland is projected to have a population of 13,378 by 2040, a growth of 3,702 since 2024. Assuming the 18.5 acres per 1,000 standard remains unchanged during this period, the following park type distribution should be as shown in Table 8. By 2040, the Village will need to add approximately 68.49 acres of active and passive parkland to meet the population growth demand. With the 17-year window, that is on average 4.03 acres per year. Included with that acreage growth should be experienced staffing that must also increase to maintain the parks as needed.

Table 8: Park Demand Projection 2040 (18.5 ac./1000 residents)

	Village Standards	Current (WDOA Est.)	Housing Needs Assessment Medium Growth Projection				Difference 2024-2040
	Acres/1000 persons	2024	2025	2030	2035	2040	
Population		9,676	9,930	10,967	12,113	13,378	3,702
Mini Park	0.50	4.84	4.97	5.48	6.06	6.69	1.85
Neighborhood Park	2.00	19.35	19.86	21.93	24.23	26.76	7.40
Community Park	8.00	77.41	79.44	87.74	96.90	107.02	29.62
Passive + Special Purpose	8.00	77.41	79.44	87.74	96.90	107.02	29.62
Totals	18.50	179.01	183.71	202.89	224.09	247.49	68.49

Outdoor Park Facility

Table 9 reviews existing activity-related facilities among the Village of McFarland (VOM), School District, and Dane County based on the 2024 NRPA Agency Performance Review. The NRPA includes a more comprehensive list of reported recreational facilities not used in the analysis of the CORP. Table 9 includes future needs for the identified facilities for McFarland by 2040. The future needs of the Village's facilities were determined using the 2040 projected population of 13,378 residents as shown in Table 8. A value near or below the current count for facilities would indicate a future need for the facility type. A value slightly above 0 would indicate potential need for this facility type.

Table 9: Outdoor Park Facilities

Facility Type	NRPA Guideline Median Number of Residents per facility ($<20,000$ pop.)*	NRPA number of suggested facility (Pop. of 9,676)	VOM Current Facilities	School District & Dane County	VOM Future Needs (2040)	VOM Surplus/Deficit
Basketball Court	4,366	2.2	6	6	3.1	2.9
Community Garden	8,800	1.1	1	1	1.5	-0.5
Diamond (baseball/softball)	1,833	5.3	2	4	7.3	-5.3
Ice Rink	8,015	1.2	1	0	1.7	-0.7
Pickleball	3,390	2.9	8	8	3.9	4.1
Playground/play structure	1,990	4.9	14	2	6.7	7.3
Rectangular Fields	2,493	3.9	10	3	5.4	4.6
Splash pads, spray grounds or spray showers	12,756	0.8	0	0	1.0	-1.0
Synthetic rectangular fields	11,284	0.9	0	1	1.2	-1.2
Tennis Courts	3,074	3.1	8	8	4.4	3.6
Totlots	5,323	1.8	3	0	2.5	0.5

*Source: NRPA 2024 Agency Performance Review

Based on NRPA guidelines for each facility type in communities with a population of 20,000 or less, the table suggests that by 2040, McFarland's park system should add the following:

- 1 community garden
- 6 baseball/softball diamonds (analysis does not include school facilities as those are not owned by the Village)

- 1 ice rink (analysis does not include the McFarland Ice Hockey Arena as that is not a Village owned amenity)
- 1 splash pad
- 2 synthetic rectangular fields¹² (analysis does not include school facilities as those are not owned by the Village)

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¹² Rectangular fields are sports fields flexible of hosting soccer, football, la crosse, and rugby, etc., the synthetic commonly refers to the material of field, typically not grass or soil; i.e. artificial turf.

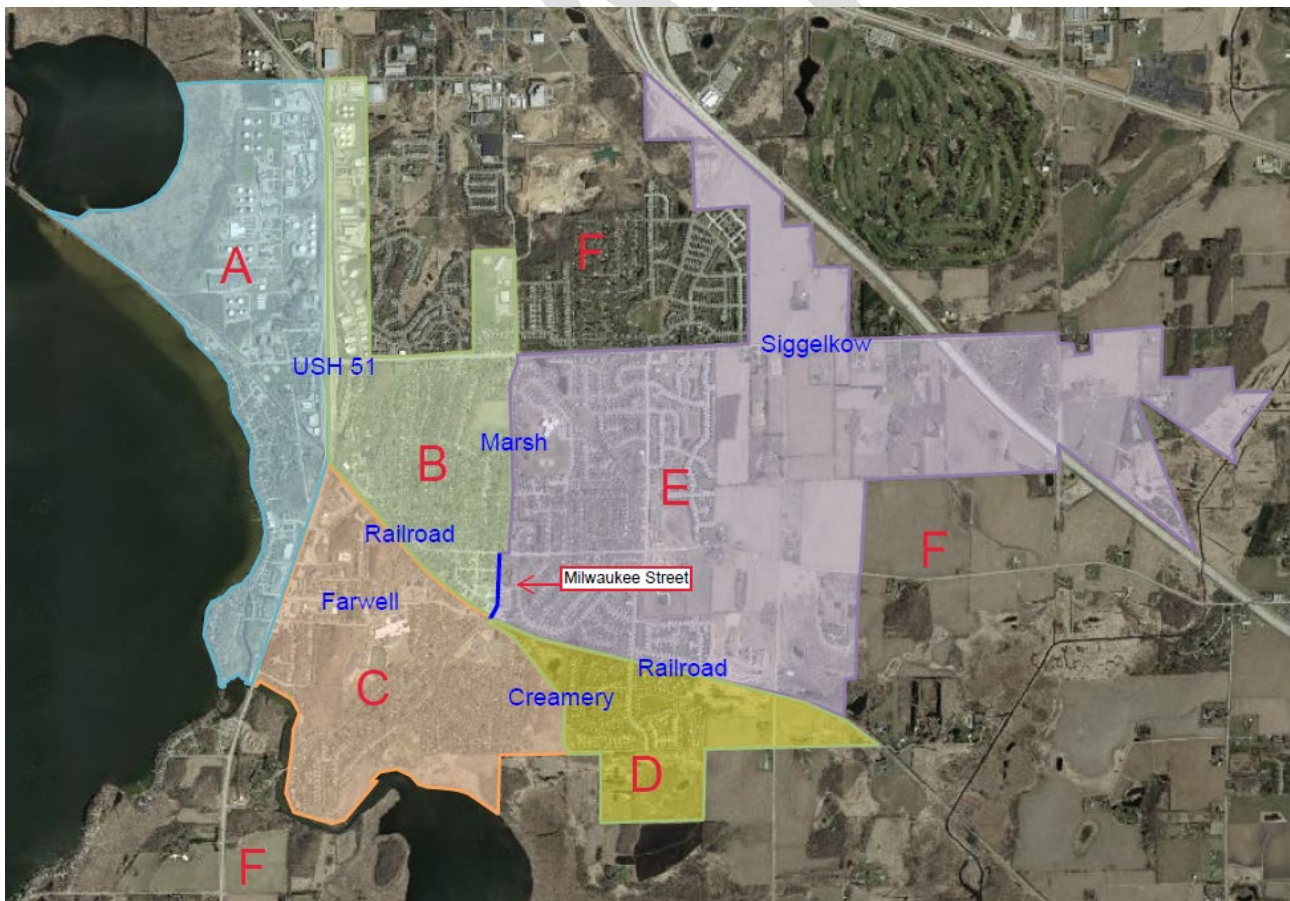
QUALITATIVE ANALYSIS

Public Survey

An online public survey was available from May 9, 2024 to June 9, 2024, receiving 523 total responses. Response rates from the 2024 survey were doubled in comparison to the 2018 survey for the outdoor and open space plan, which received 259 total responses. To achieve this, the planning team utilized multiple methods of distribution to capture a wide range of responders which included emails, posts on Village social media platforms, and park fliers with QR codes. The following takeaways are highlights from the survey.

- Largest age group of respondents: Ages 30-39 (29.5%)
- Highest response rate of households with children (ages 19 or younger) was in the 5-14 year category (58.7%)
- Area E is the area with the highest response rate (37.48%)
- 82% of McFarland residents reported going to McFarland Parks regularly

Figure 6. The following map was included in Question 5 of the online survey. Area E includes areas north of the railroad tracks and east of Marsh Road and Milwaukee Street.



Survey responses showed that 82% of respondents regularly go to McFarland parks. Of the parks, trails and conservancy areas in McFarland's park system, the most popular parks destination were McDaniel Park (48.59%), Lewis Park (37.96%), Yahara River Conservancy (17.14%) and William McFarland Park (16.7%). When traveling to parks outside of McFarland, reasonings for leaving were mostly associated with amenities not available in McFarland, such as water amenities (i.e. splash pads and swimming pools), and camping.

Overall, respondents indicated park cleanliness as the most positive park amenity (72.81% combined). Drinking fountains and park grills were two amenities that received mixed or low satisfaction due to their lack of availability in the parks. The survey asked respondents to identify what recreational activity they or members of their household participate in. The list of active and passive activities was separated into two questions with respondents able to choose from multiple activities. Active recreational activities were defined as "high intensity exercise or sports that included periods of elevated heart rate (i.e. soccer, football and basketball)." Passive recreational activities include light intensity physical activities that were more relaxing and less physically strenuous (i.e. walking/hiking, yoga, wildlife watching). The top responses among active and passive recreational activities residents reported engaged in include:

Active Recreational Activities

1. Bicycling – Road, (60.51%)
2. Swimming, (57.24%)
3. Using Playground Equipment, (46.03%)
4. Splashpad, (36.45%)
5. Pickleball, (30.37%)

Passive Recreational Activities

1. Hiking/Walking, (78.3%)
2. Canoeing/kayaking, (46.5%)
3. Bird/Wildlife viewing, (41.6%)
4. Fishing, (40.19%)
5. Camping, (36.45%)

Fitchburg Devil s Lake pads outdoor pools springs dog park Community Pool Winnequah Park
swimming pool Madison Fitchburg Middleton pools summer Verona tennis
Stoughton splash pad Elver area water County Park summer go Dog
State Park kids Sun Prairie travel grove splash pad
Mountain Bike Trail dog park Lake Kegonsa State dream park
Dane county dog Stoughton Dane county Cottage Grove
access Madison Kayak splash pad around Park
various Monona Lake Farm trails Secret Places pools
County dog parks Monona pool Kegonsa State Park
Monona Dream Park Splash Cottage grove splash
lake Beach city hiking one playgrounds Vilas bike trails walking Swimming
Viking Public pool UW Arboretum biking Capital Springs CamRock April Hills Olbrich
Lake Farm Park Goodman pool McKee Farms Park Splash pads outdoor facilities

	VERY UNSATISFIED	UNSATISFIED	NEITHER SATISFIED/UNSATISFIED	SATISFIED	VERY SATISFIED	TOTAL
Benches/picnic tables	3.69% 16	11.52% 50	34.56% 150	41.47% 180	8.76% 38	434
Bicycle racks	2.76% 12	10.37% 45	57.60% 250	24.05% 107	4.61% 20	434
Drinking fountains	4.84% 21	30.41% 132	41.71% 181	19.35% 84	3.69% 16	434
Grills	2.30% 10	9.68% 42	77.19% 335	8.29% 36	2.53% 11	434
Landscaping	3.23% 14	9.68% 42	36.87% 160	42.40% 184	7.83% 34	434
Lighting	2.53% 11	10.37% 45	43.55% 189	37.56% 163	5.99% 26	434
Park cleanliness	1.15% 5	4.84% 21	21.20% 92	59.68% 259	13.13% 57	434
Parking	2.53% 11	8.99% 39	27.42% 119	52.53% 228	8.53% 37	434
Playground equipment	3.00% 13	9.91% 43	33.87% 147	43.55% 189	9.68% 42	434
Recreational fields	2.53% 11	8.76% 38	39.63% 172	42.86% 186	6.22% 27	434
Restrooms	4.61% 20	19.82% 86	27.88% 121	40.09% 174	7.60% 33	434
Shelter/Shading structures	3.92% 17	12.67% 55	25.58% 111	52.07% 226	5.76% 25	434
Sidewalks & pathways	2.76% 12	16.36% 71	25.12% 109	48.39% 210	7.37% 32	434
#	ADDITIONAL COMMENTS (OPTIONAL)					DATE

The top responses for desired active and passive recreational facilities and amenities include:

Active Amenities (excluding “None of the above” at 12.62%).

1. Swimming, (41.3%)
2. Splashpad, (40.8%)
3. Bicycling – Road, (17.5%)
4. Using playground equipment, (14.08%)
5. Bicycling – Mountain, (10.68%)

Passive Amenities

1. Hiking/Walking, (24.03%)
2. Canoeing/Kayaking, (21.84%)
3. None of the above, (17.23%)
4. Aerobics/Fitness course, (13.83%)
5. Fishing, (11.89%)

The survey received responses on concerns associated with accessibility and safety among McFarland’s parks. The average response of 88.37% indicated no concerns with the current parks on accessibility and safety. Of the responses the survey did receive, the comments included amenities to support wheelchair accessibility, additional lighting fixtures, regulation of high speeds along pedestrian shared paths (i.e. Lower Yahara River Trail boardwalk in McDaniel Park), and unleashed dogs.

Public Information Meeting on May 15, 2024

A Public Information Meeting was hosted by the Planning team to engage the public in discussion regarding desired amenities and identifying gaps within the current parks. The meeting included large, printed maps where attendees could identify locations and discuss concerns or recommended improvements to park facilities and trails. A comment form was completed by attendees to gather their input. Some of the responses encouraged the following initiatives:

- Dedicated space for event space planning (i.e. outdoor concerts or staging.)
- Expansion of facilities and programming to support biking for all ages. (assisted senior biking program)

Public Information Meeting, April 3, 2025

A second Public Information Meeting was hosted by the Planning team to present the final draft of the Comprehensive Outdoor Recreation Plan 2025-2029. The meeting discussed the plan’s content, future park and trail locations, plan recommendations, and provided the public with the opportunity to review various maps and concepts in the plan. Comment forms were available for attendees to fill out and submit. **Comments received at the meeting included:**

McFARLAND SCHOOL DISTRICT

The Village Planning team met with McFarland School District staff in May 2024 to discuss their plans on recreational facility needs, maintenance schedules, and desired improvements to sports facilities. District facilities often include amenities that support physical education such as gymnasiums, playgrounds, and sports fields. As a user of public parks when their facilities are at capacity, the District's recommendations included park amenities that would support extracurricular activities such as football and cross country and improvements for equitable use of parks.

Although the District's facilities are outside the jurisdiction of the Village, collaboration projects have proven to be successful, such as the development of Inclusive Park at Waubesa Intermediate School. The primary focus of this plan is on Village-owned parks and conservancy areas. District facilities are also excluded from the 10-minute maps analysis in the following section for these reasons. The District is not obligated to abide by the recommendations and implementation included in this CORP.

GEOGRAPHICAL ANALYSIS

Appendix B includes eight maps providing a visual representation of the current parks and open spaces within McFarland. This section describes each map and its features, analysis of the intended data they display, and how this information can be used to improve McFarland's park system. The analysis focuses on Village-owned properties and amenities, recognizing there may be school or county owned facilities that aid in addressing locational deficiencies. However, since these facilities are not owned or managed by the Village, consideration should be given to increasing Village amenities in relationship to its surroundings.

Map 1: Existing Parks & Trails

This map shows all existing parks and pathways within the Village as of 2024, including non-Village owned parks and recreational amenities.

Map 2: Existing Parks by Type

This map identifies parks by NRPA classification categories for mini parks, neighborhood parks, and community parks. Map 2 uses various colors to visually showcase the different types of parks in McFarland. The same colors are also used in the table which includes details for more categories that include Special Purpose Parks, Conservancies, Non-profit/School District Parks, Dane County & DNR Parks, and Privately owned parks. The table in this map is numerically and categorically organized to highlight the variety of parks. The map highlights parks owned by the Village and parks not owned by the Village.

Map 3: 10-Minute Walk Time to Village Park

This map includes an analysis based on The Trust for Public Land¹³, which aims to promote equitable access to high-quality parks within a 10-minute walk. The metric is equivalent to approximately a half mile for an able-bodied person. The analysis takes into consideration physical barriers such as traffic and pedestrian pathways that may impact the areas highlighted. The same analysis strategy is used in maps 5, 6, and 7.

Within Map 3, each park's location serves as the center points for where the yellow areas originate from. The areas not covered in yellow are areas outside the 10-minute walk analysis. This information can be helpful when looking at future park and trail locations to provide better access, while reducing barriers to recreational spaces. It should be noted that the analysis does not include pedestrian lake access points as these locations include minimal to no park amenities.

[PLACEHOLDER FOR MAP 3]

Map 4: Park Service Area

This map provides three buffer zones based on park types regardless of barriers and limitations. The buffer zones increase with each type of park. Larger park types include more acreage, more amenities, and service more of the surrounding area, and thus are expected to have a larger service area compared to categorically smaller parks. The points of buffer do not include pedestrian lake access points as these locations are not parks and offer little to no amenities. The buffer areas are 0.25 miles for mini parks and neighborhood parks, and 0.5 miles for community parks. An additional 2-mile buffer was added to community parks. This buffer serves to include survey responses that residents may sometimes travel further distances for a specific park amenity.

[PLACEHOLDER FOR MAP 4]

Map 5: 10-Minute Walk Time to Village Parks with a Playground

This map uses the 10-minute walk analysis to review parks with playground structures. The analysis excludes existing structures that are not Village-owned parks, such as School District parks. A playground structure or equipment would include, but are not limited to, a swing set, slide, monkey bars, etc. The yellow areas within Map 5 have decreased compared to Map 3's service area since not all parks include a playground. Gaps found in Map 5 identify areas in the community where families and children of a certain age may have to travel further to enjoy playgrounds. One gap is present southeast of Siggelkow Park (see label 18) from this analysis, highlighting a deficiency in services of playgrounds for the area. Another gap includes residential properties near USH 51; however, there is a playground located within the Babcock County Park that helps to fill this service gap.

¹³ Trust for Public Land website: <https://10minutewalk.org/>

[PLACEHOLDER FOR MAP 5]

Map 6: 10-Minute Walk Time to Village Parks with Restrooms

This map uses the 10-minute analysis to look at parks with temporary and permanent restrooms. Permanent restrooms include physical buildings with running water and flushing toilets, whereas temporary restrooms are porta potties. A hashed overlap layer shows locations that are served by both temporary and permanent restrooms. The analysis does not consider shelters and facilities that are winterized, becoming temporarily unavailable for public use.

Analysis of the map shows that current services are predominantly located in the northwest and southeast corners of McFarland. One possible explanation for this could be that smaller parks and conservancies are more prominent in the center and do not typically include restroom amenities. Another observation is that school facilities are also centrally located. A likely opportunity would be a permanent restroom at Autumn Grove Park (see label #12), Juniper Ridge Park (see label #16) or Siggelkow Road (see label #18), and a temporary restroom at Taylor Road Conservancy (see label #35). The map does not consider District facilities, Dane County & DNR parks, or other private entities. The Community Park is not included in this analysis since at the time of this plan's development, the park is currently being developed.

[PLACEHOLDER FOR MAP 6]

Map 7: 10-Minute Walk Time to Village Parks with Sports Amenities

This map uses the 10-minute analysis to look at parks with sports amenities. In the same approach as Map 5 and 6, Map 7's analysis focuses on sports amenities offered for the walk-time analysis. The planning team wanted to highlight parks that were capable of hosting sporting events and catered to multiple uses. The identification of such parks had to include sports fields such as soccer and football fields, volleyball courts, pickleball courts, baseball diamonds, etc. In general, these parks offer larger green space areas that can support formal and informal active recreational uses.

Analysis of this map shows a gap near the southwest corner extending to the center of McFarland. The surrounding corridor includes Farwell Street and Main Street, which is where the majority of McFarland commercial establishments are located. The McFarland High School and Indian Mound Middle School help to fill this service gap.

[PLACEHOLDER FOR MAP 7]

Discussion of 10-Minute Walk Time Maps 3, 5, 6, and 7

The 10-minute walk time analysis maps (Maps 3, 5, 6, and 7), show visual gaps in the community. One of these gap is consistently shown within the southwest quadrant of McFarland along South Court

(west of HWY 51) and Yahara Drive (east of HWY51). This is likely due to the lack of Village parks in the area and the barrier of Highway 51, creating limitations along the entire corridor. Although it is possible to assume that Babcock County Park can provide recreational opportunities, these are not Village owned properties and therefore improvements to the site may alter the park use. Additionally, HWY 51 and Farwell Street serve as commercial corridors in McFarland, further limiting recreational opportunities. Gaps shown in the maps are a priority because of their vacancies among identified amenities. Throughout all of the maps, the Community Park is rarely included due to the facility being constructed during the time of this plan.

Map 8: Future Parks and Open Space

This map identifies possible future parks and trails throughout the Village. Further discussion on the details of the parcels identified are included in Chapter 6: Recommendations. Acquisition of these parcels may be through a combination of developer land dedication, donation, or sale of property. The inclusion of properties for future parkland areas in the CORP does not create an obligation on the Village to acquire any parcels and properties listed, either through land dedication or outright purchase. The parcels on Map 8 with a capital letter are the identified parcels for potential future parks or trails.

[PLACEHOLDER FOR MAP 8]

Chapter 5: Goals, Objectives, Policies & Strategies

The following section describes the goals, objectives, policies and strategies to guide the maintenance, improvement and expansion of the Village's parks, trails, and conservancies. These goals are intended to capture underlying themes present in accepted plans (e.g. Village's Comprehensive Plan, Sustainability Plan, etc.), while focusing on areas most relevant to the Village's park system.

GOALS, OBJECTIVES, AND POLICIES

Goal #1: To ensure parks and recreational amenities continue to serve all the residents of McFarland regardless of age, gender, ethnic and racial background, ability, and socioeconomic status.

Objectives:

- a. Implement ADA accessible improvements and amenities within existing and future parks.
- b. Increase the number of parks that have permanent restroom facilities, including all-gender restrooms.
- c. Provide a variety of recreational amenities to meet the needs of varying park users.

Policies & Strategies:

1. All new facilities should be accessible, and improvements should be made to existing facilities to make them as accessible as possible, including accessible routes from the public street to park facilities and amenities.
2. During the design of modifications to existing park shelters and new park shelters, consideration should be given to including all-gender restrooms. Consider the use of temporary/seasonal restrooms in parks that don't warrant permanent facilities until permanent facilities are constructed.
3. During the development of park master plans, consideration should be given to adding new types of recreational facilities that are not currently available or have limited availability within the immediate neighborhood or Village-wide, in order to diversify the types of recreational amenities available to Village residents, including year-round recreational amenities.
4. New playground equipment should include amenities that are designed for children of various age cohorts (e.g. 6-23 months, 2-5 years and 5-12 years) and abilities.

Goal #2: To provide an adequate supply of dedicated parkland and conservancies to continue to meet McFarland's existing and future needs.

Objectives:

- a. Maintain a minimum of 18.5 acres of Village parkland (excluding natural areas) per 1,000 residents within the Village.
- b. Ensure that residents of McFarland are within 0.5 miles, or a 10-minute walk, of a Village park.
- c. Maintain adequate Village Staffing to meet the maintenance required from park demand.

Policies & Strategies:

1. Developers shall dedicate usable land to provide parks, playgrounds, and recreational and open spaces to meet the needs of their subdivision, land division, or development project in accordance with the requirements of the Village's Park and Public Land Dedications requirements of the Village Municipal Code of Ordinance (Chapter 56).
2. Where a proposed development property is not identified for future park and open space uses within this plan, the Village's Comprehensive Plan, or any approved subarea plans, the Village may consider fees in lieu of parkland dedication, or a combination of land dedication and fees in lieu, per the requirements of the Village's Park and Public Land Dedications requirements of the Village Municipal Code of Ordinance (Chapter 56).
3. Developers shall provide the Village with a park improvement impact fee for each new dwelling unit constructed on a lot per the requirements of the Village Municipal Code of Ordinances (Chapter 8).
4. The Village may consider waiver or partial waiver of park impact fees for the purpose of developing affordable housing, or for infill development projects, particularly those outside of a Tax Incremental Finance District.
5. Consider strategic purchases of property to add to the Village's system of parks and conservancies to address existing deficiencies and projected growth. Refer to Chapter 6 Map 8 for potential parcels for future parkland and trails. The Village may consider other parcels not listed within Chapter 6 and Map 8.
6. Update this plan every five years as a matter of best practice and to maintain eligibility for state and federal park and recreational grant programs.
7. Update the Village's Park Impact Fee, Fee in Lieu of Land Dedication, and Public Facility Needs Assessment every five years following completion of updates to the CORP. Annually adjust park impact fees based on the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the United States Department of Labor.

Goal #3: To provide a safe and interconnected system of on- and off-road pedestrian and bicycle facilities.

Objectives:

- a. Expand the Villages network of on- and off-road pedestrian and bicycle lanes, sidewalks, paths and trails.
- b. Connect existing and future trails to trails within neighboring communities.

Policies & Strategies:

1. Developers shall dedicate usable land to provide recreational trails to connect to existing and planned Village recreational trails.
2. In review of new subdivisions and other developments, plans should require new sidewalks, paths, and trails generally advised within Map 8 of this plan, within the Village's Comprehensive Plan, or other approved subarea plans of the Village. Final locations of trails may deviate slightly from the conceptual routes shown in adopted plans based on more in-depth site analysis, planning, and engineering design.
3. Design new and reconstructed roads as Complete Streets to serve their multiple intended functions. Consider the installation of sidewalks, trails, bicycle lanes, narrowed streets, and traffic calming devices (e.g. RRFB, intersection bulb outs, speed tables, signage, etc.) to improve pedestrian and bicycle safety, particularly near public parks and schools.
4. Add bicycle racks to Village parks to support the use of non-motorized transportation.
5. Consider strategic purchases of property to add to the Village's system of trails to address existing deficiencies and projected growth. Refer to Chapter 6, and Map 8 for potential parcels identified. The Village may consider other parcels not listed within Chapter 6 and Map 8.
6. Work with neighboring townships, municipalities, Dane County, and the WisDOT to promote and develop the connection of on- and off-road pedestrian and bicycle facilities adjacent to the Village.
7. Add wayfinding signage where appropriate to increase awareness of public trails (e.g. Lower Yahara River Trail) including potentially branding existing and new bicycle routes within the Village (e.g. creating a "park loop" bicycle route).

Goal #4: Serve as a steward to and increase public enjoyment and awareness of lakes, rivers, wetlands, and other natural, cultural, and historic areas.

Objectives:

- a. Increase public access to local lakes and rivers.

- b. Conserve and enhance other natural areas, like wetlands, floodplains, and environmental corridors.
- c. Support environmental sustainability in the design, use, and maintenance of Village parks.
- d. Improve and increase the Village's tree canopy through adequate staffing.
- e. Protect and maintain Native American mounds located within the Village.
- f. Increase awareness and celebrate the history of McFarland and its natural resources.

Policies & Strategies:

1. Maintain and improve access to local waterways within existing waterfront public lands. Consider strategic purchases of property that increase public access to local lakes and rivers.
2. Enforce the Village's erosion control and stormwater management ordinances, ground water protection ordinance, shoreland-wetland ordinance, floodplain, and other zoning ordinances to protect environmentally sensitive areas.
3. Use environmental best management practices in the management of Village-owned properties and roads, including, but not limited to, reductions in winter salt use, use of native landscaping, full cut-off lighting fixtures, and water and energy efficient fixtures and facilities.
4. Consider the addition of renewable energy systems (e.g. solar PV, EV charging stations, etc.) to existing and future parks.
5. Implement recommendations within the Village's Conservancy Management Plan¹⁴. Update the plan as needed to reflect best practices and new conservancy additions.
6. Implement recommendations within the Village's Urban Forestry Management Plan¹⁵, including annual funding for tree trimming, removal, and planting within Village parks and right-of-way. Update the plan as needed to reflect best practices and changes in the urban canopy.
7. Implement recommendations within the Village's Policy for Preservation & Maintenance of Native American Mounds¹⁶. Update the plan as needed to reflect best practices in collaboration with representatives of the Ho-Chunk Nation.
8. Add outdoor educational signage to Village parks and trails to raise awareness of the history, culture, and environmental ecosystems.

¹⁴ See the Conservancy Management Plan 2023,

<https://www.mcfarland.wi.us/DocumentCenter/View/2969/Conservancy-Management-Plan-2023-PDF>

¹⁵ See the Urban Forestry Management Plan 2024, <https://www.mcfarland.wi.us/DocumentCenter/View/2968/Urban-Forestry-Management-Plan-2024-PDF>

¹⁶ See the Policy for Preservation Maintenance of Native American Mounds 2023,

<https://www.mcfarland.wi.us/DocumentCenter/View/2841/Policy-for-Preservation--Maintenance-of-Native-American-Mounds-2023-PDF>

Goal #5: To provide safe, reliable, and high-quality parks, trails, and recreational equipment.

Objectives:

- a. Equipment, facilities, and play surfaces should be maintained to meet or exceed safety standards prescribed by applicable regulatory agencies.
- b. Maintain a Capital Improvement Plan for park improvements consistent with adopted park master plans.
- c. Develop or update park master plans to guide long term improvements and assure the highest and best use of properties.
- d. Reinforce the Village's brand through the development of park facilities.

Policies & Strategies:

1. Provide annual funding for the replacement of old and deteriorating equipment and safety surfacing.
2. Provide funding for the creation of park master plans for new parks, or existing parks that do not have an existing park master plan. Update existing park master plans as needed. Park master plans should be adopted as an appendix to the CORP so future improvements are eligible for recreational grants.
3. As new parks are developed, and existing parks improved, utilize consistent park signage and facilities that reinforce the Village's brand.
4. Explore ways to better market our parks, conservancies, and trails to the public.
5. Utilize the recommendations within this plan when updating the Village's Capital Improvement Plan and Annual Village Board Budget.

Goal #6: To use partnerships and all available resources to further enhance the use and development of parks, conservancies, trails, and recreational programming.

Objectives:

- a. Maintain mutual beneficial relationships with the local sports organizations, friends group, conservation organizations, other units of government, and the McFarland School District to advance community park and recreation goals, objectives, and strategies.
- b. Maintain and increase public awareness of third-party certifications that align with promoting McFarland's recreational and environmental resources.
- c. Seek alternative funding sources to implement park, conservancy, and trail improvements.

Policies & Strategies:

1. Participate in regional planning of parks and outdoor recreational facilities that impact the Village, including neighboring municipalities, the Dane County, the Wisconsin Department of Transportation, and the Wisconsin Department of Natural Resources.
2. Coordinate use and planning of public park and open space lands with local organizations such as local sports groups, MRAP, and friends groups to ensure adequate schedule of use and maintenance.
3. Coordinate with the McFarland School District to provide mutually beneficial park facilities and recreational programming to meet the needs of neighborhoods and the Village.
4. Support and foster volunteer programs in the maintenance of Village parks.
5. Maintain or improve existing third-party certifications (e.g. Bird City, Tree City, etc.) and seek new designations from value-aligned organizations that would elevate the status of McFarland's parks and recreation system.
6. Develop a non-lapsing endowment fund for parks donations to be used for park facility enhancements or land acquisition.
7. Consider alternative forms of financing including park permit fees, event fees, corporate sponsorships, fundraising, etc. to pay for the development and maintenance of park and recreational amenities.
8. Continue to research and apply for grant funding opportunities to support park, trail, and recreational improvements. This includes collaborative applications with public and private entities.

CHAPTER 6 – RECOMMENDATIONS

This chapter provides recommendations for Village-owned parks and trails. This chapter is divided into four subsections: Existing Parks, New Parks & Trails, Other Bicycle & Pedestrian Improvements, and General Recommendations. It should be noted that not all recommendations in this section will be completed during the five-year lifetime of this plan. Some items may require additional collaboration with entities including the McFarland School District, MRAP or other recreational associations, adjacent municipalities, Dane County and the State of Wisconsin. Other recommendations rely on market opportunities, which may not present itself within the next five years. The purpose of this chapter is to guide the Village on the administration of improvements to be incorporated through annual Capital Improvement Plans and municipal budgets. The Village may consider carrying over any unfinished recommendations into the next CORP update as needed.

The recommendations for each park include a list of improvements to be implemented. The Village Parks Superintendent, or designee, will identify priority projects with the Parks & Recreation Committee, and other related Village committees as needed, to determine which recommendations are to be initiated or added to the five-year Capital Improvement Plan and annual municipal budget.

While it is essential to consider improvements that enhance the enjoyment and use of existing parks, this plan does not abandon ongoing tasks the Village Parks crew routinely completes throughout the year. These tasks may include, but are not limited to:

- mowing, landscaping, and weeding
- replacing/repairing existing facilities and equipment
- replenishing playground surface materials
- snow removal and winterization of park shelters
- maintaining a safe and accessible environment across all Village-owned facilities and trails
- maintenance of walkable and usable recreational trails
- maintenance of public trees among active use parks
- performing ecological restorative activities on conservation lands

1. EXISTING PARKS

This section of the chapter includes a list of recommendations for existing Village Parks. The park inventory from Chapter 3, analysis from Chapter 4, existing park master plans, the Village's 2020 Inclusive Park Playground Master Plan, and 2025-2029 Capital Improvement Plan were used to develop the following recommendations. A summary table listing all the recommendations for each existing park is included at the end of this section.

Pedestrian Lake Access

There are currently seven lake access points located along Lake Waubesa. Each location provides the public passive lake viewing and non-motorized lake water access. These seven locations include: Beckler Street, Bellevue Court, Field Avenue, Lake View Avenue, Larson Street, South Court, and Wisconsin Avenue.

Recommendations:

- Maintain visibility of public access signage at each location.
- Assess feasibility of pathway installation leading to the water, shoreline fishing enhancements, and benches at lake access points.

Mini Parks

Discovery Garden, 5920 Milwaukee Street

Existing Facilities: This 0.2-acre mini park includes a new playground installed in 2018, available outdoor seating, and benches. A seasonal lion head drinking fountain is installed from spring through fall. Consideration for the following items may be included in the Community Center improvements. Such amenities as permanent restrooms may be accessed through public buildings.

Recommendations:

- Following the future decommissioning of Well House #1, add an open-air shelter or alternative use of the building's structure.
- Expand the park to include an outdoor plaza space per the recommendations in the 2023 Municipal Center Campus Plan as part of the renovation of the Municipal Center into a Community Center. If Milwaukee Street is not closed to vehicular traffic from Long Street to Anthony Street, improve the existing mid-block crosswalk pavement marking that connects the library to the Municipal Center, similar to the crosswalk painting at Long and Main Street.
- Add musical instruments for sensory play.
- Provide at least one ADA picnic table with paved access.



[Placeholder for image of Discovery Garden park]

Ridgeview Tot Lot, 5323 Black Walnut Drive

Existing Facilities: The mini park is 0.4-acres and includes a playground structure installed in 2021, and an open play area. A large portion of this park sits over an underground easement, limiting opportunities for improvements. Additional coordination with easement holders would be required. Some of the following recommendations might be achieved with the expansion of the park east.

Recommendations:

- Add a temporary restroom.
- Add an accessible path from the sidewalk/street to the playground equipment.

- Add street signs approaching the park on the east side of Chestnut Lane to alert drivers to the presence of children.
- Diversify the play equipment including adding sensory and imaginative elements like musical instruments, low steppers, and balance bar.
- Consider expansion of the park as part of future development of land to the east (Future Parks & Trails Recommendation “H”). Develop a park master plan for the expanded park.



[Image of teeter-totter is example of a park sign, eliminating language as a barrier]

[Placeholder for image of Ridgeview park]

Valley Tot Lot, 5100 Broadhead Street

Existing Facilities: This mini park is located on a 1.35-acre parcel with approximately 0.5-acres comprised of the park itself, and the remaining parts as dedicated stormwater retention. The park includes a playground structure installed in 2007, picnic tables, and an open play area.

Recommendations:

- Add an accessible path from the sidewalk/street to the playground equipment.
- Diversify the play equipment including adding sensory and imaginative elements like musical instruments, low steppers, and balance bar.

[Placeholder for image of Valley park]

Neighborhood Parks

Arnold Larson, 6002 Exchange Street

Existing Facilities: This 1.5-acre park is a reclaimed brownfield, formally home to the Badger Petroleum Company. The brownfield site was remediated in 2007. There is an existing clay cover barrier surface over the eastern 2/3rds of the property to prevent human contact with residual soil contaminants that

might otherwise pose a threat to human health. The park includes a gazebo, benches, picnic tables, connection to the Lower Yahara River Trail, and sidewalks.

Recommendations:

- Installation of band shell/shelter with permanent restrooms and event storage room
- Create dedicated space/plaza suitable for electrical connections: for food trucks and other gathering attachments
- New turf, lawn, bermed seating, and landscaping
- Improvements to existing Lower Yahara River Trail (west side) and new sidewalk (east side) parallel with the railroad along the north lot line to the existing Exchange Street sidewalk
- Add additional Village-branded bike racks.
- Install outdoor community history signs
- Install electronic community information sign at the corner of Farwell, Exchange, and Bashford Streets.
- Consider the location for a second bike share station (alternative location if the public parking lot on Bashford Street is not viable).

[Placeholder for image of Arnold Larson park]



Example of McFarland Bike Rack with symbol

Autumn Grove Park, 5207 Falling Leaves Lane

Existing Facilities: This 1.5-acre park includes two half-court basketball hoops, playground equipment installed in 2007, an open play area, and an existing pathway from Valley Drive between two single family residential homes to the park.

Recommendations:

- Add an accessible path from the Falling Leaves Lane to the playground equipment.
- Determine use of the property for a supporting playground structures such as benches, shade structures, and drinking fountains or a small, open-air shelter.
- Add a permanent seasonal restroom (e.g. similar to the structure added at Highland Oaks)

[Placeholder for image of Autumn Grove park]

Cedar Ridge Park, 5303 Wild Cherry Lane

Existing Facilities: This 3.9-acre park includes playground equipment added in 1999, a gazebo, open space with soccer with goal posts, and trails and sidewalks. This park is located just 200 feet east of McFarland School District's Waubesa Intermediate School.

Recommendations:

- A new concept plan from the 2020 Inclusive Park Playground Master Plan given the 2024 construction of Inclusive Park at Waubesa Intermediate School.

[Placeholder for image of Cedar Ridge park]

[Placeholder for image of Cedar Ridge 2020 Concept Plan]

Egner Park, 5703 Bird Song Court

Existing Facilities: This 2.3-acre park includes an existing building, dual-functioning as a Well House (Well #4) and an open park shelter, basketball court, benches, two separate playground structures for varying ages, free library box, a porta potty, and an open space area. The playground was partially replaced in 2018.

Recommendations:

- Add accessible paths to the basketball court and playground.
- Replace/rehabilitate the existing shelter/Well House #4 including permanent, all-gender restrooms, drinking fountains, and accessible picnic tables and benches.
- Diversify the play equipment including adding sensory and imaginative elements like musical instruments, low steppers, and balance bar.
- Add a pour-in-place rubber path to the ground level components.
- Replace the stairs on the smaller structure and consider installation of an accessible ramp.
- Replace small playground structure.

[Placeholder for image of Egner park]

Highland Oaks, 5945 Osborn Drive

Existing Facilities: This park received updates in 2024 which included a new permanent all-gender restroom, drinking fountain, and updated playground equipment replacing the 2004 equipment. The 2.2-acre park includes an open-air park shelter, basketball court, available seating, walking paths, and picnic tables.

Recommendations:

- Add street signs approaching the park on the east side of Osborn Drive to alert drivers to the presence of children.

[Placeholder for image of Highland Oaks park with new restroom structure]

Juniper Ridge

Existing Facilities: This 1.5-acre park is located on the north side of Juniper Ridge neighborhood, adjacent to the water tower. A paved pathway cutting west to east through the properties connects pedestrians from Holscher Road and around the water tower to Lodgecliffe Lane. The park includes an open-air shelter, benches, a bike rack, an open play area, and playground equipment installed in 2016.

Recommendations:

- Add an accessible path to the existing shelter and playground from the existing path.
- Plant trees as consistent with the tree planting schedule or tree management plan.
- Install a drinking fountain.
- Add a temporary restroom.

[Placeholder for image of Juniper Ridge park]

Rosewood Fields

Existing Facilities: Prior to the approval of this plan, the Village had not officially accepted the parkland from the developer. The developer installed the initial park improvements, following the transfer of ownership to the Village. The following are additional recommendations. The park includes an open playfield, walking pathways, playground equipment installed in 2022, and available seating.

Recommendations:

- Consider the addition of shading structures and a water drinking fountain.
- Include pet waste bag and disposal.
- Include Village-branded bike rack.
- Install park signage.

- Add a permanent seasonal restroom (e.g. similar to the structure added at Highland Oaks)

[Placeholder for image of Rosewood Fields park]

Siggelkow Road, 5002 Valley Drive

Existing Facilities: This 5.6-acre undeveloped neighborhood park is half open space and half conservancy. The Native American mounds are located on the west side of the property. The remaining east side includes approximately 2-acres of open space, tree lines along Siggelkow Road and Valley Drive, and a park entrance sign at its northeast corner.

Recommendations:

- Develop a park master plan for the eastern undeveloped portion of the property. Public input for master park planning should consider comments from the neighborhood north across Siggelkow Road in the City of Madison.
- Maintain preservation of adjacent Native American mounds.

Woodland Estates Park, 5601 Glenway Street

Existing Facilities: The 2.4-acre park includes an open-air shelter, an outside grill, a half-court basketball hoop, playground equipment installed in 2011 with slides and a climbing wall, a sand volleyball court, picnic tables, benches, and an open playfield with backstop and soccer goal posts.

Recommendations:

- Develop a park master plan. Plan to include replacement of play structures and playground surface material, additional pathway surfaces with ADA accessibility, drinking fountain, and permanent seasonal all-gender restrooms.
- Add an accessible path from Cardinal Drive to the park between 5512 and 5602 Cardinal Drive.

[Placeholder for image of park]

Community Parks

Brandt Park, 4601 Siggelkow Road

Existing Facilities: This park is 4.9 acres and includes two lit and fenced softball diamonds, bleachers, and park benches. A seasonal park shelter is equipped with restrooms, a concessions counter, and plenty of picnic tables. The park also includes a playground added in 2010, fencing along Siggelkow Road, and a full basketball court. In 2024-25, the shelter restrooms and concession area will be

updated, including a new all-gender restroom. Limitations to this site include the railroad to the west and only designated on-street parking.

Recommendations:

- Update existing main shelter facility to include all-gender restroom.
- Add batting cage(s).
- Consider the following site improvements
 - Identified in the 2006 Park Master Plan, if the adjacent property located at 4519 Siggelkow Road (Future Parks & Trails Recommendation “A”) becomes available for purchase the Village may consider acquisition for a parking lot addition, includes reposition of playground area as needed.
 - Erling Avenue on-street parking and path improvements
 - Terminal Drive off-street parking lot and path improvements (if the first two options above can’t be advanced)
- Diversify the play equipment including adding sensory and imaginative elements like musical instruments or group spinner with accessible surfacing.

[Placeholder for image of park]

Community Park, 3234 County HWY AB

Existing Facilities: The construction of this 26-acre park is ongoing during the time of this plan. There are no amenities at this time. Playing field and irrigation installed in 2024.

Recommendations:

- Continue implementation of the 2021 park master plan and maintain ongoing conversations with stakeholders and park users on future facility amenities.
- Develop an off-road path along Siggelkow Road and CTH AB to the park entrance (Future Parks & Trails Recommendation “L”).
- Consider future expansion for the park (Future Parks & Trails Recommendations “M” and “N”).

[Placeholder for image of 2021 park master plan concept]

Lewis Park, 5012 Highland Drive

Existing Facilities: This 6.4-acre park includes seasonal ice skating, an observation deck, a sand volleyball court, a baseball field, a batting cage, playground equipment added in 2007, off-street parking, picnic tables, and a heated shelter completed in 2016 with overhead doors. The shelter includes seasonal restrooms, a concessions, and picnic tables.

Recommendations:

- Continue implementation of the 2024 water access plan, including ADA accessible boardwalk, kayak rack, and kayak launch.
- Update the 2015 park master plan as needed.
- Add an accessible path to the playground.
- Provide accessible play surfacing to transfer station and nearest slide.
- Move sand digging area close to the path and provide an accessible route and differ.
- Replace one of the swing sets with a group swing with accessible surfacing.
- Add street signs approaching the park on the west side of Lewis Lane to alert drivers to the presence of children.
- Provide amenities to support opportunities for passive recreational activities and connections to adjacent trails.
- Install additional shared bike and pedestrian pathways that connect to adjacent hiking trails

[Placeholder for image of park]

McDaniel Park, 4806 McDaniel Lane

Existing Facilities: The park includes two parcels totaling 7.9 acres. The northern parcel is approximately 3.6 acres and is mostly undeveloped natural areas. The southern parcel of 4.3 acres includes the bulk of park facilities improvements. These include off-street parking, three different seasonal shelters (one shelter with a food service area and restrooms and two open-air shelters), a sand volleyball court, playground equipment added in 2008, a bike share (BCycle) station, two beaches, boat/canoe storage, a pier, and trail marker and description board.

Recommendations:

- Complete implementation of [McDaniel Park Master Plan, 2017](#). If the existing parking lot is proposed for expansion, consider an expansion parallel to the existing parking lot in lieu of perpendicular to the Lake Waubesa as shown in the 2017 plan in order to maintain green space closer to the lakefront.
- Maintain current pier and consider second public pier along the north beach based on availability and demand.
- Should the adjacent residential properties to the south become available for acquisition, consider opportunities to expand park amenities
- Provide accessible play surfacing to transfer station and nearest slide.
- Replace one of the swing sets with a group swing with accessible surfacing.
- Continue to collaborate with the WDNR on a public beach and water filtration system.

- Continue to collaborate with Dane County on lake water access projects and Lower Yahara River Trail.

[Placeholder for image of park]

DRAFT

William McFarland Park, 4802/4820 Marsh Road

Existing Facilities: This park includes two parcels totaling 19.8 acres. The park includes four bocce ball lanes (run by the Four Lakes Bocce Association), a skate park (updated in 2022), drinking fountains, shade structures, benches, eight pickleball courts (added in 2023), a baseball diamond, over 100 off-street parking stalls, a year-round park facility with overhead doors and concessions, playground equipment added in 1998, and multiple soccer fields of various sizes.

Other organizations near or on the property include:

- Madison Curling Club (leases a portion of the property)
- McFarland Community Ice Arena (owns adjacent 5-acre property. Building used by McFarland Hockey Club and School District.)
- McFarland Soccer Club. Regularly uses the soccer fields mentioned. The establishment of the Community Park will relocate the McFarland Soccer Club to the new park, providing opportunities for improvements.

Recommendations:

- Continue implementation of the 2021 park master plan including:
 - Installation of additional bocce ball lanes
 - Installation of new playground equipment
 - Installation of new youth baseball and softball diamonds. Consider inclusion of moveable pitching mounds and outfield fencing in order to utilize diamonds for multiple age groups and uses.
 - Installation of basketball courts
 - Installation of outdoor fitness area/equipment
 - New recreational paths along Marsh Road and connecting to existing paths in the City of Madison
 - New community swimming pool and/or splash pad
- Maintain dialogue with the McFarland Hockey Club and McFarland Curling Club for future improvements, including expansion projects.

[Placeholder for image of park]

[Placeholder for image of 2021 park master plan concept]

Special Purpose Parks

Inclusive Park, 5318 Leanne Lane (Waubesa Intermediate School)

Existing Facility: This new, 1-acre park was completed in 2024. The park is only preceded by the 2023 Inclusive Park Master Plan used to guide the desired amenities on the property. The park includes picnic tables accessible for wheelchairs, playgrounds, restrooms (accessible at park shelter to south), a soccer field, off-street parking, soft rubber surfacing around playground equipment, shade structures, a drinking fountain, and sensory and imaginative elements.

Recommendation:

- Continue collaborative implementation of the 2023 Inclusive Park Master Plan with the McFarland School District.
- Continue cooperative responsibilities associated with the maintenance and upkeep of Inclusive Park installation.

[Placeholder for image of 2023 park master plan concept]

Orchard Hill Park, 2860 Hidden Farm Road

Existing Facilities: This 16.9-acre park includes nine holes of disc golf, recreational walking pathways, benches, an existing building, and off-street parking.

Recommendations:

- Continue implementation of the 2017 Urso Schuetz Park Master Plan. Amenities should include:
 - Explore options for permanent restrooms (similar to the Highland Oaks Park)
 - Drinking fountain
 - Additional park benches and bike racks
 - Assess the condition of existing buildings and structures on the property for updates, replacement, or additions
 - Assess future bike and pedestrian trail connections at this park location
- Update the existing park master plan as needed, including conceptual uses expanding park use, such as the adjacent properties 3625 Elvehjem Road (Future Parks & Trails Recommendation "G") and 2840 Hidden Farm Road (Future Parks & Trails Recommendation "O").
- Coordinate with the Dane County Parks Department on connections to trails on adjacent County-owned properties including potential connections to the Lower Yahara River Trail.

[Placeholder for image of Orchard Hill park]

[Placeholder for map of disc golf course]

John Urso Park, 6201 Elvehjem Road

Existing Facilities: This 40.1-acre park includes mostly conservation and wetlands. The park includes 8 acres of off-leash dog exercise area, off-street parking, a dog wash station (indoor and outdoor), drinking fountains, restrooms, seating areas, and walking trails added in 2011 with crushed gravel add in 2023. This park marks the end of Dane County's Lower Yahara River Trail along Elvehjem Road. The facility is a year-round building.

Recommendations:

- Continue implementation of the 2017 Urso Schuetz Park Master Plan. Update the plan as needed.
- Collaborate with Dane County Parks to assess the park for future connections to the Lower Yahara River Trail.
- Coordinate with the Dane County Parks Department on connections to trails on adjacent County-owned properties.
- Consider expansion of the park to the east with development of adjacent properties per the 2023 East Side Plan.

[Placeholder for image of park]

[Placeholder for image of 2017 park master plan concept]

2. NEW PARKS & TRAILS

The addition of new parks ensures that the Village continues to meet the recreational demand of a growing community. Discussed in Chapter 4, Table 8, the Village projects a population growth of 3,702 residents and the resulting need for approximately **66.6 acres** of additional parkland by 2040. Potential parks and trails identified in Map 8 provide a starting point for potential acquisition and parkland dedication. This plan does not require the acquisition or dedication of all the identified properties, especially within the next five years. Some parcels and properties may rely on market availability and the pace of new subdivision developments (land dedication), leaving some parcels unattainable within the next five years. This plan identifies conceptual locations and recommendations for different types of parks, trails, conservancy areas, and recreational facilities. In nearly every case, more detailed planning, engineering, budgeting, staffing and discussion will be necessary before decisions are made to acquire land, accept land dedications, or construct recreational facilities.

Carrying over from Chapter 4, Map 8 identifies future parks and trails throughout the Village. For the Village to obtain DNR grant funding to support any potential future acquisition, properties need to be identified within the plan for future park use. Acquisition of these parcels may be through a

combination of developer land dedication or Village acquisition as properties become available for purchase. The inclusion of properties for future parkland areas in the CORP does not create an obligation on the Village to acquire any parcels and properties listed, either through land dedication or outright purchase. The following parcels with a capital letter are the identified parcels for potential future acquisition, donation, or dedication during subdivision approvals. The following list summarizes the parcels, their address (if available), and the potential use of that parkland dedication. In many cases, additional analysis will be necessary to determine appropriate recreational uses of the property.

- A. Parcel #: 154-0710-343-2288-1; 4519 Siggelkow Road is adjacent to Brandt Park. Possible uses include expansion of park uses and parking lot.
- B. Parcel #: 154/0710-343-5455-1; Former Well House #2, vacant lot along Bremer Road is already owned by the Village. Possible uses include a mini park or community garden.
- C. Parcel #: 154/0610-102-8971-1; A vacant lot along Sleepy Hollow and Exchange Street, before the bridge that goes over Yahara River. This lot is currently owned by the Town of Dunn. There may be an opportunity for a jurisdictional transfer.
- D. Parcels #: 154/0610-102-8320-1 & 154/0610-101-8660-1. The two parcels present opportunities for trails, conservancy space, and to maintain as wetlands.
- E. Parcel #: 154/0610-031-7105-0, 5410-12 Bashford Street. The parcel is adjacent to a Village owned lot, 6001 Bashford Street, a public parking lot. Potential use of this property would be to widen the existing sidewalk to meet Lower Yahara River Trail design requirements and expand the existing public parking lot.
- F. Parcel #: 028/0610-112-8500-1, MaHunt Dunn #1. The parcel will maintain continuation of trails, conservancy space, and wetlands from Legion Memorial to Urso Park.
- G. Parcel # 028/0610-112-8000-6, 3625 Elvehjem Road. Adjacent to Orchard Hill Park. May be utilized to improve amenities to the park, future trails, and reuse of existing shed for public works/parks staff and equipment.
- H. Parcel #: 154-0710-353-9553-1, 3179 Holscher Road. Currently used as a horse stable farm. If redevelopment of this property is proposed a partial parkland dedication can provide an expansion or connection to the adjacent Ridgeview Park from Holscher Road.
- I. Parcel #: 154/0710-354-5225-1; Juniper Ridge Outlot 2 (1.4 acres). Currently owned by the Village. The East Side Plan identifies the potential to expand this outlot for future park development through adjacent parkland dedication. The future use could be combined with #J.
- J. Parcel #: 154/0710-354-8091-1. Potential future neighborhood park with development of the property. Note this does not include the entire property but somewhere located within the property, per the East Side Plan. The ideal location maybe adjacent to site #I to develop a larger park to serve the existing and future neighborhoods.

- K. Parcel #: 154-0710-354-9811-1, 3435 Siggelkow Road; Currently the Hope Rod & Gun Club. The property is included in the East Side Plan as a future parkland space, should the Gun Club decide to relocate. The existing berm could support a sledding hill.
- L. Bike and Trail south side of Siggelkow Road towards Community Park, east of I-39, then south along County AB per East Side Plan. Extension of this bike and trail will support safety to the park.
- M. Parcel #: 154/0711-313-8045-1; Property is owned by the School District. Potential acquisition or land exchange with the School District for compatible uses with Community Park if the School District were to decide they no longer need to hold property for a future school.
- N. Parcels #: 154/0711-313-8004-1 & 154/0711-314-9002-1, 3055 Siggelkow Road. This property is adjacent to the Community Park with possible uses to include mountain bike trails, pedestrian trails, and other park uses.
- O. Parcel #: 028-0610-112-8320-9, 2840 Hidden Farm Road. Similar to #G, the parcel may be utilized to improve amenities of the Orchard Hill Park or for future trails.
- P. Lower Yahara River Trail; continuing from Urso park along Elvehjem Road, to Fish Camp. This is the County's final connection of the LYRT from McFarland to Lake Kegonsa State Park. Final location, whether on or off road, to be determined by the Dane County Parks. However, the Village is a partner in trying to keep this connection.
- Q. Parcel #: 154/0610-021-2775-1; Village-owned property. This 1-acre outlot was acquired through land dedication during the development of Prairie Place subdivision. The parcel may be utilized as a recreational sledding hill or a mini park. Minimal pathway connections would need to be installed to connect to the surrounding sidewalks and trails.
- R. Parcel #: 154/0610-033-6502-9; 6402 Jaeger Road. The parcel includes a through road connecting to Jaeger Park and the Thrun Marsh Conservancy entrance but is otherwise undeveloped and could provide an opportunity to expand Jaeger Park.

3. OTHER BICYCLE AND PEDESTRIAN IMPROVEMENTS

The previous section includes references to some of the more high-profile future public trails. Map 8 also identifies many other locations for future bicycle lanes, sidewalks, walking paths and multi-use trails. Similar to the future park locations, development of these futures amenities is likely to occur either with development of properties or when roads are reconstructed. Locations shown on Map 8 are conceptual, but often reflect improvements planned within the Village's existing Capital Improvement Plan or conceptual locations shown in the Village's 2023 East Side Plan. Locations shown in new development areas are conceptual and final locations would be considered during future land development proposals or public road reconstruction projects.

Walking pathways and sidewalks share similarities when discussing their purpose. The key differences include location and materials used. Both provide dedicated pedestrian space connecting users to their destination. Sidewalks are typically located along the outside of a parcel, in the right-of-way, adjacent to streets and roadways. Materials typically include concrete, asphalt or brick¹⁷. Pathways vary a bit more, accommodating various multimodal uses. Pathways also vary in their width compared to sidewalks and can be located along right-of-way and within parcels, often used to connect one use to another. Materials vary depending on their locations from gravel, mulch, asphalt, or concrete.

4. GENERAL RECOMMENDATIONS

This section includes recommendations not associated with any one park but may apply to one or more parks. Some of the following recommendations are ongoing tasks and do not have an associated timeframe with them.

- A. Consider the installation of “little libraries” within Village parks.
- B. The Village to complete annual years review of park impact fees and park assessment fees related to zoning and park land dedication, fees in lieu of based on the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the United States Department of Labor.
- C. New construction for proposed development prompting the requirements under Article 56-VI Park and Public Land Dedications of the Village Code of Ordinance, shall meet the standards established in this section related to land dedications, park-land impact, fees in lieu of, and parkland dedication.
- D. Ensure the safeguard of natural resources throughout the Village continues to contribute to the hydrologic systems and wildlife habitat. This includes but is not limited to: protection of wetland and floodplain areas, marshes, and rivers, which add to passive recreational opportunities in the Village as potential focal points of natural beauty and exploration.
- E. Evaluate feasibility to include multiple access points throughout Village parks compliant with ADA standards.
- F. Installation of interpretative signs along sidewalks, pathways, trails, and throughout the Village parks system, where appropriate.
- G. Cooperate in coordinated regional planning with other governmental bodies, the School District, and organizations in recreational projects. For example, provide shared recreation programs and services or work with School District for Safe Routes to School¹⁸ improvements.
- H. Develop parks as multi-use fields when feasible. For example, a field could be designed so that it is useful for both football and lacrosse. Care should be taken so that overuse of the fields

¹⁷ <https://constructowiki.com/pathways-vs-walkways-whats-the-real-difference/>

¹⁸ <https://www.saferoutesinfo.org/>

does not limit use and playability. This may include artificial turf material or any alternative permeable non-grass material.

- I. Continue expand and apply for additional third-party park and natural resource designations. Current recognitions to maintain include Bird City USA and Tree City USA. Example designations to pursue:
 1. [Wisconsin Bike Federation](https://wisconsinbikefed.org/)¹⁹
 2. [Playful City USA](https://www.pgpedia.com/p/playful-city-usa)²⁰
 3. [Bee City USA](https://beecityusa.org/)²¹
- J. Development of park master plans should continue to include elements for green infrastructure²², features which help to reduce the impacts of stormwater and weather-related events leading to flooding and contamination of natural wetland systems.
- K. Include the use of native and pollinator-friendly landscaping in existing and new parks.
- L. Maintain Village Parks webpage to include most up to date information concerning park improvements, closures, shelter rentals, and other offerings.
- M. Review and update this plan every five years as a matter of best practice and to maintain eligibility for state and federal park and recreational grant programs.



¹⁹ <https://wisconsinbikefed.org/>

²⁰ <https://www.pgpedia.com/p/playful-city-usa>

²¹ <https://beecityusa.org/>

²² The EPA defines Green Infrastructure in Section 502 of the Clean Water Act as "...the range of measures that use plan to soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspiration stormwater and reduce flows to sewer systems or to surface waters."

Summary of Recommendations for Existing Parks	
Totlot/Mini	
Discovery Garden, 5920 Milwaukee Street	
☐	Following decommissioning of Well House #1, add open air shelter and all-gender restroom
☐	Expand park to include outdoor plaza space per recommendations in 2023 Municipal Center Campus Plan
☐	Add musical instruments for sensory play
☐	Provide at least one ADA picnic table with paved access
Ridgeview Tot lot, 5323 Black Walnut Drive	
☐	Add a temporary restroom
☐	Add accessible path from sidewalk/street to playground
☐	Add street signs approaching park on east side of Chestnut Lane
☐	Add diverse play equipment
☐	Consider expansion of park per Future Parks & Trails Recommendation "H". Develop park master plan for expanded park
Valley Tot Lot, 5100, Broadhead Street	
☐	Add accessible path from sidewalk/street to playground
☐	Add diverse play equipment
Neighborhood Parks	
Arnold Larson, 6002 Exchange Street	
☐	Installation of band shell/shelter with permanent restrooms and event storage room
☐	create dedicated space/plaza suitable for electrical connections
☐	New turf, lawn bermed seating and landscaping
☐	Improvements to existing Lower Yahara River Trail and new sidewalk alongside railroad
☐	Add additional Village-branded bike racks
☐	Install outdoor community history signs
☐	Install electronic community information sign
☐	Consider the location for a second bike share station (or at Bashford Street parking lot)
Autumn Grove, 5207 Falling Leaves Lane	
☐	Add accessible path from Falling Leaves Lane sidewalk/street to playground
☐	Installation of supporting playground structures (i.e. benches, shade structures, and drinking fountains)
☐	Add a permanent restroom (e.g. similar to the structure added at Highland Oaks)
Cedar Ridge, 5303 Wild Cherry Lane	
☐	Update the concept plan from the 2020 Inclusive Park Playground Master Plan given the 2024 construction of Inclusive Park
Egner, 5703 Bird Song Court	
☐	Add accessible paths to the basketball court and playground
☐	Replace/rehabilitate the existing shelter/Well House #4 including permanent all-gender restroom and drinking fountain
☐	Add diverse play equipment
☐	Add a pour in place rubber path to the ground level components.
☐	Replace the stairs on the smaller structure with an accessible ramp.
☐	Replace small playground structure.
Highland Oaks, 5945 Osborn Drive	
☐	Add street signs approach the park on the east side of Osborn Drive
Juniper Ridge	
☐	Add an accessible path to the existing shelter and playground from existing path
☐	Plant trees as needed, consistent with tree management plan
☐	Install drinking fountain
☐	Add temporary restroom
Rosewood Fields	
☐	Consider addition of sharing structures and water drinking fountain
☐	Include pet waste bag and disposal
☐	Include Village-branded bike rack
☐	Install park signage
☐	Add a permanent restroom (e.g. similar to Highland Oaks)
Siggelkow Road, 5002 Valley Drive	
☐	Develop a park master plan. Public input should consider neighborhood north across Siggelkow Road in City of Madison
☐	Maintain preservation of adjacent Native American mounds
Woodland Estates, 5601 Glenway Street	
☐	Develop a park master plan. Include replacement of structures and additional permanent amenities
☐	Add an accessible pathway from Cardinal Drive to park between 5512 and 5602 Cardinal Drive

Community Parks

Brandt, 4601 Siggelkow Road

- Update existing main shelter facility to include all-gender restroom
- Add batting cages
- Consider other site improvements for Future Park & Trails Recommendation A, expansion of parking lot
- Earling Avenue on-street parking and path improvements
- Terminal Drive off-street parking lot and path improvements
- Diversify the play equipment

Community Park, 3234 County HWY AB

- Continue implementation of the 2021 park master plan, maintain ongoing conversations with stakeholders and park users
- Develop an off-road path along Siggelkow Road and CTH AB to the park entrance
- Consider future expansion for the park (Future Parks & Trails Recommendations "M" and "N")

Lewis, 5012 Highland Drive

- Continue implementation of the 2024 water access plan, including ADA accessible boardwalk, kayak rack and launch
- Update the 2015 park master plan as needed
- Add an accessible path to the playground
- Provide accessible play surfacing to transfer station and nearest slide
- Move sand digging area close to the path and provide an accessible route and differ
- Replace one of the swing sets with a group swing with accessible surfacing
- Add street signs approaching the park on west side of Lewis Lane
- Provide amenities to support opportunities for passive recreational activities and connections to adjacent trails
- Install additional shared bike and pedestrian pathways that connect to adjacent hiking trails.

McDaniel, 4806 McDaniel Lane

- Complete implementation of McDaniel Park Master Plan, 2017
- Implement site improvements included in the 2025 Redevelopment District 1 concept; expanded parking lot
- Maintain pier and construct second public pier along the north beach per demand
- Should the adjacent residential properties become available, consider opportunities to expand park amenities
- Provide accessible play surfacing to transfer station and nearest slide
- Replace one of the swing sets with a group swing with accessible surfacing
- Continue to collaborate with the WDNR on a public beach and water filtration system
- Continue to collaborate with the Dane County on lake water access projects and Lower Yahara River Trail

William McFarland, 4802/4820 Marsh Road

- Continue implementation of the 2021 park master plan and amenities to be added
- Maintain dialogue with McFarland Hockey Club and McFarland Curling Club for future improvements, including expansion projects

Special Purpose Parks

Inclusive Park, 5318 Leanne Lane (Waubesa Intermediate School)

- Continue collaborative implementation of the 2023 Inclusive Park master plan with the McFarland School District
- Continue cooperative responsibilities associated with the maintenance and upkeep of Inclusive Park installation

Orchard Hill, 2860 Hidden Farm Road

- Continue implementation of the 2017 Urso Schuetz Park Master Plan
- Update the existing park master plan as needed including potential acquisitions identified in Map 8 (items G and O)
- Coordinate with the Dane County Parks Department on connections to adjacent County owned properties (potential LYRT)

John Urso, 6201 Elvehjem Road

- Continue implementation of the 2017 Urso Schuetz Park Master Plan. Update the plan as needed
- Coordinate with the Dane County Parks to assess the park for future connections to the Lower Yahara River Trail
- Coordinate with the Dane County Parks Department on connections to trails on adjacent County owned properties
- Consider expansion of the park to the east with development of adjacent properties per the 2023 East Side Plan

General Recommendations

- A. Consider the installation of "little libraries" within Village Parks
- B. Annual review of park impact fees and park assessment fees
- C. New construction to meet requirements under Article 56-VI of Village Code of Ordinance
- D. Ensure the safeguard and maintenance of natural resources throughout the Village
- E. Evaluate feasibility to include multiple access points throughout Village parks compliant with ADA standards
- F. Installation of interpretive signs along sidewalks, pathways, and trails throughout Village Park system, where appropriate
- G. Cooperate in coordinated regional planning with other governmental bodies and public agencies in recreational projects
- H. Develop parks as multi-use fields when feasible
- I. Consider applying for additional third-party park and natural resource designations
- J. Development of park master plans should continue to include elements for green infrastructure
- K. Include the use of native and pollinator friendly landscaping in existing and new parks
- L. Maintain Village Parks webpage
- M. Review and update this plan every five years as a matter of best practice

CHAPTER 7 – IMPLEMENTATION

This chapter discusses the process used to adopt and amend this plan and the tools the Village can use to implement the strategies in Chapter 5 and the recommendations from Chapter 6.

1. PLAN ADOPTION, AMENDMENTS & UPDATES

This plan shall be adopted by the Village Board via approval of a resolution, following review and recommendation from the Parks & Recreation Committee, Sustainability & Natural Resources Committee, and the Plan Commission. The CORP 2025-2029 is a document used to guide the park system as it grows. Adoption of the CORP 2025-2029 is a commitment from the Village, recognizing that recreational opportunities and dedicated open space add to the overall health and enjoyment of our community. The goals, objectives, policies, strategies, and recommendations outline the direction of future recreation while creating new opportunities.

A comprehensive update to this plan should be completed every five years. Plan updates should begin within the last year of the five-year window to maintain continuous eligibility for certain grant programs. Plan updates not only maintain eligibility, but reassess current demographic trends, open space additions, and accommodates for major community shifts. Minor plan amendments may be required in between the five-year updates, particularly where the Village may be seeking Wisconsin DNR grant funds for a project not specifically included within the CORP. As new park master plans are adopted, they should be approved as an amendment to this CORP with a copy of the park master plan concept included in Appendix C.

2. FUNDING

The following section identifies funding opportunities to implement the recommendations within this plan in addition to annual capital borrowing and General Fund financing.

WDNR Stewardship Local Assistance²³

The Wisconsin DNR includes several grant opportunities the Village should pursue relating to recreational grant improvements. These competitive grant programs operate on a rolling basis with applications typically due May 1. There are four Stewardship Local Assistance (SLA) and two federal recreation grant programs. The following summarizes each funding program and what they are used for. All grant opportunities require a cost match of 50% or more. Each grant amount varies depending on local, state, or regional distribution.

²³ Wisconsin DNR Knowles-Nelson Stewardship Grants, <https://dnr.wisconsin.gov/topic/Stewardship/GrantHome>

Agency	Funding Program Name	Description
WDNR	SLA - Acquisition and Development of Local Parks (ADLP)	Planning nature-based projects
WDNR	SLA - Acquisition of Development Rights (ADR)	Acquisition of land or land rights for preservation
WDNR	SLA - Urban Green Space (UGS)	Preservation of gardens within or near urban areas.
WDNR	SLA - Urban Rivers (UR)	Related to streams and river restoration.
Federal	Land and Water Conservation Fund (LWCF)	Acquisition for development of recreational spaces.
Federal	Regional Trails Program (RTP)	Develop and maintain trails and associated facilities.

Dane County

Dane County offers a number of grant funds for parkland acquisition and development including the [Conservation Fund Grant](#) and [PARC and Ride Grant Program](#). Applications are typically accepted on a rolling basis while annual funding is available.

NRPA Grant and Fundraising Resources

The National Recreation and Park Association (NRPA) periodically posts information about grant and fundraising opportunities that are available for park and recreation agencies, affiliated friends groups, and 501(c)(3) nonprofits. With several opportunities to choose from, this increases the likelihood of collaborative projects.

- <https://www.nrpa.org/our-work/grant-fundraising-resources/>
- Funding Amount: Varies
- Availability: Rolling and Upcoming

Tax Increment Financing

As of the adoption of this plan, the Village has four Tax Increment Districts (TIDs). TIDs located close to or including Village parks have the potential to receive financing assistance for possible parkland/trail acquisition and development, depending on the type of TID. Per State Statute 66.1105, a municipality can use tax increment to complete public improvements within a 0.5-mile radius of the TID, so long as they are an eligible expense in the TID Project Plan. Some projects may include trails, sidewalks, or multimodal shared road improvements. One example completed in the Village is the roadway reconstruction of Terminal Drive in 2024, which included sidewalks and a multi-use path. There are some limitations to what revenues from a TID can be used to pay for, generally the costs of constructing public buildings (e.g. park shelters) cannot be funded with tax increment financing.

Park Impact Fees

Requirements for parkland dedication, or fees in lieu of parkland dedication, and park improvement impact fees are regulated under [Chapter 56, Article VI Park and Public Land Dedication, Sec. 56-172](#) of the Village Municipal Code of Ordinances. The section prescribes the Village's standards for minimum requirements of land dedication, park-land impact fee in lieu of parkland dedication, and park

improvement impact fees. [Chapter 8, Article x, Section 8-464](#) also provides regulations regarding park improvement impact fees, parkland impact fees, and other impact fees. The associated fees can be found in [Appendix A: Fees](#). All fees paid and accepted land dedication, are utilized by the Village toward future park and trail improvements and land acquisition. Park impact fees are established based on this CORP and the Village's Public Facility Needs Assessment. The latter should be updated following adoption of this plan. Park impact fees are also adjusted annually by the Village based on the Consumer Price Index—All Urban Consumers-Midwest Region prepared by the United States Department of Labor.

Table 10 includes a comparison of park impact fees from other Dane County communities. The table compares impact fees imposed by dwelling unit types. The values reflected are accurate as of December 2024. The average value used only includes communities with a known value. Missing or unknown data is represented with the “#” symbol in the table. Since Cottage Grove and Monona's Park Improvement Impact Fees could not be determined, the total community count is reduced for that calculation. Among the communities compared, Verona is the only community to charge per bedroom. With varying possibilities, Verona was excluded from this category's average calculations. The City of Madison was intentionally excluded as they identified as a community not comparable to McFarland within Dane County, based on population and resources.

Table 10: Comparison of Community Impact Fees (2024)

Municipality	Park Improvement Impact Fee / DU				Park Land Impact Fee / DU			
	SF	D	MF	GQ	SF	D	MF	GQ
McFarland	\$3,059.01	\$2,124.95	\$2,124.95	\$1,167.56	\$4,716.75	\$3,276.52	\$3,276.52	\$1,800.29
Cottage Grove	#	#	#	#	\$4,600.00	\$3,300.00	\$1,900.00	\$8,100.00
Deforest	\$1,739	\$1,739	\$1,308	#	\$3,308.00	\$3,308.00	\$2,486.00	#
Fitchburg	\$670	\$335	\$160	#	\$4,330.00	\$4,330.00	\$4,330.00	\$4,330.00
Middleton	\$2,901	\$2,901	\$1,741	\$1,741	\$2,901.00	\$2,901.00	\$1,741.00	\$1,741.00
Monona	#	#	#	#	\$714.00	\$714.00	\$714.00	\$714.00
Oregon	\$2,374	\$2,374	\$2,374	\$2,374	\$1,975.00	\$1,975.00	\$1,975.00	\$1,975.00
Stoughton	\$3,741	\$2,597	\$2,597	\$1,346	\$2,647.00	\$1,838.00	\$1,838.00	\$952.00
Sun Prairie	\$1,501	\$1,501	\$1,501	#	\$2,078.00	\$2,078.00	\$2,078.00	\$2,078.00
Verona	\$300/bedroom				\$2,450.00	\$2,450.00	\$1,700.00	\$1,700.00
Waunakee	\$2,826.54	\$1,922.05	\$1,922.05	\$945.18	\$2,826.54	\$1,922.05	\$1,922.05	\$945.18
Comm. Count	8	8	8	5	11	11	11	10
AVERAGE	\$2,351.44	\$1,936.75	\$1,716.00	\$1,514.75	\$2,713.11	\$2,341.96	\$1,997.63	\$2,433.55

NOTE: (SF) = Single Family, (D) = Duplex, (MF) = Multifamily, (GQ) = Group Quarters

As of 2024, McFarland is above the average impact fee imposed by communities. However, it should be noted that while the fees shown in Table 10 are current as of 2024, the Village does not know whether the fees from other communities are being regularly updated like the Village's.

Table 11: Municipality Parkland Dedication (sq. ft. per DU)

Parkland Dedication Requirement (sq. ft. per DU)				
	SF	D	MF	GQ
McFarland	2,106	1,463	1,463	804
Cottage Grove	2,919 sq. ft. / DU			
Deforest	1,921	1,921	1,440	#
Fitchburg	2,900 sq. ft. / DU			
Middleton	1,450 sq. ft. / DU			
Monona	2,000 sq. ft. / DU			
Oregon	878 sq. ft. / DU			
Stoughton	1,468	1,019	1,019	#
Sun Prairie	823 sq. ft. / DU			
Verona	1,800	1,800	1,250	#
Waunakee	10% of total area proposed			
AVERAGE (by type)	1,824	1,551	1,293	804
AVERAGE (by DU)	1,828	1,828	1,828	1,828
AVERAGE (ALL)	1,827	1,717	1,614	1,682

NOTE: (SF) = Single Family, (D) = Duplex, (MF) = Multifamily, (GQ) = Group Quarters

Table 11 compiles the parkland dedication requirement of comparable communities in Dane County. The values shown are in square feet (sq. ft.) and are current as of 2024. Similarly, the City of Madison is again excluded for the same reasons stated related to Table 10. The Village of Waunakee has also been excluded from average calculations due to their standard being vastly different in format from all other communities. From the remaining ten communities, there are four communities that define their requirement with minimum square footage by type of building type (i.e. single-family residence, duplex, etc.) and six communities by total number of dwelling units proposed.

Three average calculations are identified from Table 11's data. The first average includes communities that define their parkland dedication by types of dwelling units (McFarland, Deforest, Stoughton, and Verona). The second average includes communities that define their parkland dedication by the number of dwelling units proposed (Cottage Grove, Fitchburg, Middleton, Monona, Oregon, and Sun Prairie). The last average includes all communities shown. For communities that included one value based on the number of dwelling units proposed, that one value was used across all dwelling types (i.e. Fitchburg: 2,900 sq. ft. was used for SF, D, MF, GQ). From the averages shown, McFarland appears to

be above the average for single-family homes. For all other categories of dwelling unit types, McFarland is below the average. There is an exception with group quarters as there are limited communities that identified this type of dwelling unit.

Community Fundraising & Volunteer Groups

Community groups (e.g. friends of parks) and civic organizations (e.g. Lions Club) are sometimes willing to organize fundraising efforts to assist with costs, programming, and upkeep. These groups can support specific parks on an ongoing basis or lead one-time large capital fundraising efforts. They may also be able to organize volunteer labor to assist with small development projects such as trail creation, maintenance, or playground installations. Local business and corporate support should also be sought. Both non-profit and for-profit organizations can be rewarded for their support with acknowledgment on a plaque or sign at the site.

Park Endowment Fund

The Village could establish an endowment fund as an additional means of providing continual financial support for park acquisition and development. An endowment fund is a self-sustaining account in which assets are invested. The annual disbursement amount of the fund is a set percent of assets, generally smaller than the accrued interest amount, which allows the value of the fund and assets to grow over time. A park endowment fund can provide a means for residents to provide ongoing donations to the Village's park system with the certainty that the money donated will only be used for the advancement of recreation in the community. Gifts to an endowment fund are tax deductible under federal and state law.

3. COLLABORATION AND PARTNERSHIPS

McFarland School District

The Village and School District have collaborated on many projects together. Both public entities should continue their efforts to communicate and find opportunities to work on cost-sharing project planning to advance recreational opportunities. The following items are some of the School District's priority recreational needs:

- The school stadium field is constrained with many scheduled users. As an alternative, District Coaching Staff are finding alternative fields for sport practices and are struggling to find spaces that do not create barriers to student athletes.
- At William McFarland Park, the conceptual baseball/softball diamonds fields shown in the park's master plan should be constructed to accommodate a wide range of age groups, such as wiffleball, kickball, and t-ball. To achieve this, installation of movable pitching mounds and

adjustable outfield fencing suitable for various age groups and recreational tournament use can make the fields multi-use.

- At the Community Park, a home field cross-country course is desired to meet the needs for future events.
- General indoor court space. The repurposing of the old fire truck bay at the Municipal Center as part of the planned Community Center would help to provide additional indoor recreational space.
- Additional recreational uses include additional electrical outlets at park site locations for sporting equipment as needed.

Village Staffing

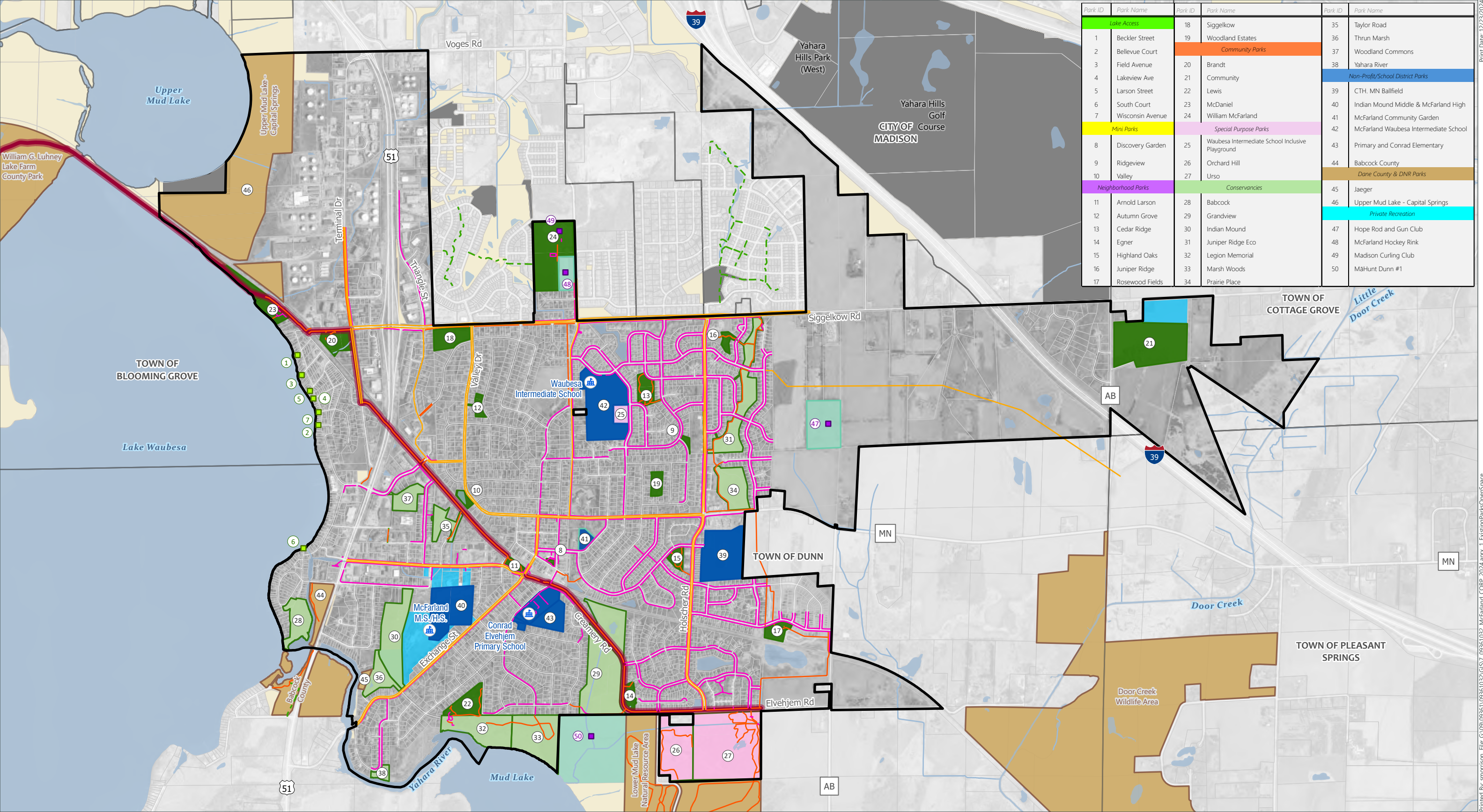
Maintaining and recruiting Village Parks Staff for these roles are equally as important as it is to continue the enjoyment of parks. Without enough workers, the capacity of the Village's Parks department is stretched thin leading to tasks and projects being overlooked. To the public this may appear to be a decrease in quality or funding, but when it is a staffing issue. With all the plans and recommendations provided in this CORP and future CORPS, not having a dedicated team to implement them becomes fruitless.

McFarland Recreation Activities & Play (MRAP) and all other recreational organizations

MRAP is a coalition of recreational organizations that facilitates the participation of youth and adults in recreational sports throughout the Village. There are other recreational organizations in and around the Village, including youth soccer, baseball, and hockey organizations. The Village should maintain ongoing communication with recreational organizations on facility needs, sporting events, and collaborate to develop improvements to grow programming needs.

Volunteers

Volunteer help has contributed greatly to the success of projects throughout the Village. Recruitment of volunteers can be a great source for help and labor assistance. Creating volunteer opportunities and stewardship on the growth of recreational facilities such as trail construction, can provide intrinsic rewards. The Village should utilize community fundraising, volunteer labor, and donated materials to the greatest extent possible. From community groups to youth organizations, these individuals make significant contributions to our community.



Park ID	Park Name	Park ID	Park Name	Park ID	Park Name
Lake Access		18	Siggelkow	35	Taylor Road
1	Beckler Street	19	Woodland Estates	36	Thrun Marsh
2	Bellevue Court	Community Parks		37	Woodland Commons
3	Field Avenue	20	Brandt	38	Yahara River
4	Lakeview Ave	21	Community	Non-Profit/School District Parks	
5	Larson Street	22	Lewis	39	CTH. MN Ballfield
6	South Court	23	McDaniel	40	Indian Mound Middle & McFarland High
7	Wisconsin Avenue	24	William McFarland	41	McFarland Community Garden
Mini Parks		Special Purpose Parks		42	McFarland Waubesa Intermediate School
8	Discovery Garden	25	Waubesa Intermediate School Inclusive Playground	43	Primary and Conrad Elementary
9	Ridgeview	26	Orchard Hill	44	Babcock County
10	Valley	27	Urso	Dane County & DNR Parks	
Neighborhood Parks		Conservancies		45	Jaeger
11	Arnold Larson	28	Babcock	46	Upper Mud Lake - Capital Springs
12	Autumn Grove	29	Grandview	Private Recreation	
13	Cedar Ridge	30	Indian Mound	47	Hope Rod and Gun Club
14	Egner	31	Juniper Ridge Eco	48	McFarland Hockey Rink
15	Highland Oaks	32	Legion Memorial	49	Madison Curling Club
16	Juniper Ridge	33	Marsh Woods	50	MaHunt Dunn #1
17	Rosewood Fields	34	Prairie Place		



Data Sources:
Dane County GIS Data (2024)
McFarland GIS (2024)
Dane County Aerial (2022)



- Village of McFarland

Surrounding Municipality

Parcel Boundary

Waterbody

Rivers & Streams

School

Pedestrian Lake Access

Private

Bicycle/Pedestrian Route

Bike Lane

Sidewalk

Shared-Use Path

Lower Yahara River Trail

Dane County Trail/Path

Park Ownership

Village

School District

Dane County & DNR

Private

Existing Park

Village Park

Conservancy

Special Purpose

Non-Profit/School District

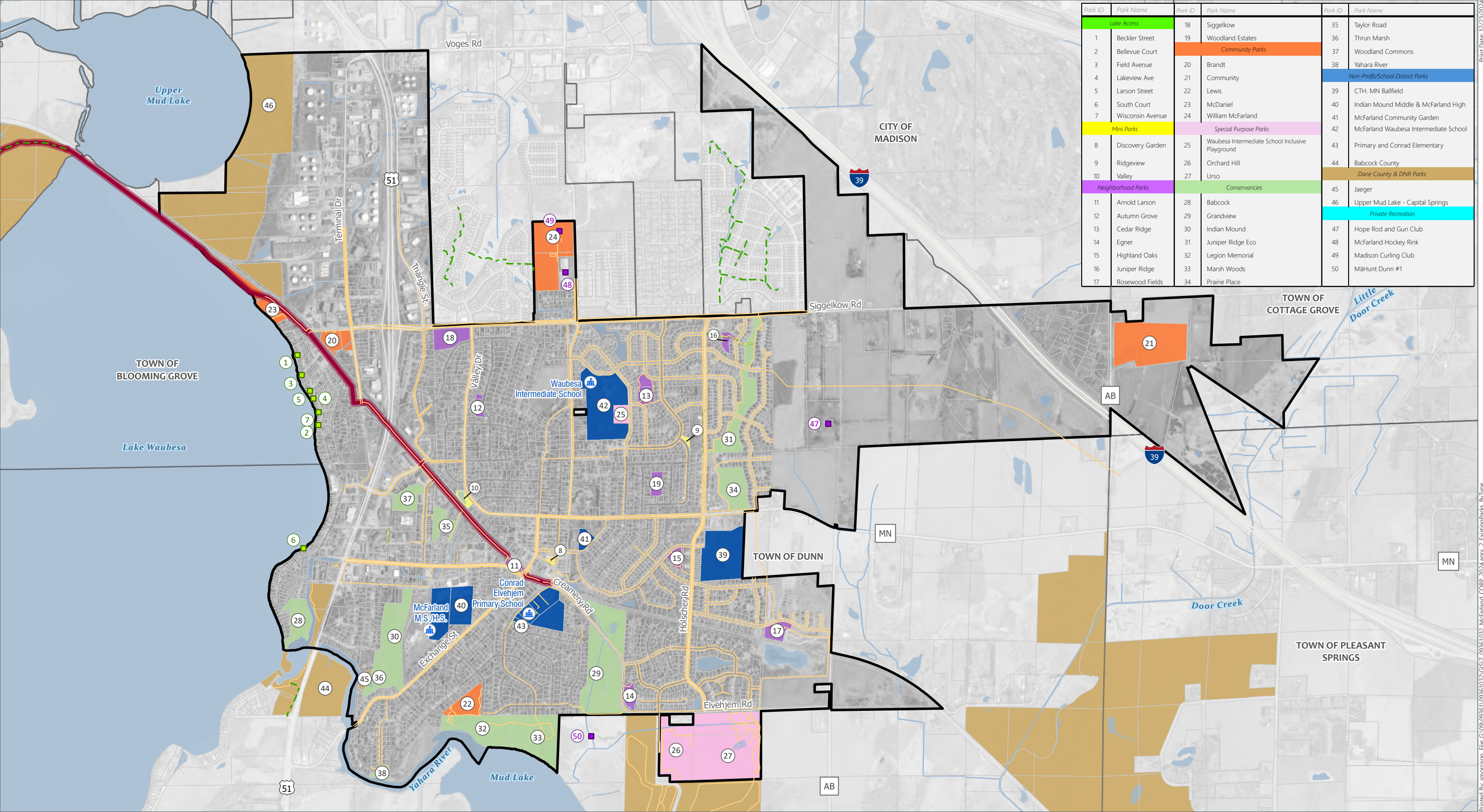
Dane County & DNR Parks

Private

Other School District Owned Land

City of Madison Park

Other Publicly Owned Land
- # Existing Parks & Trails
- Comprehensive Outdoor Recreation Plan (CORP)
- Village of McFarland
- Dane County, Wisconsin
- Page 300 of 307
- Print Date: 12/23/2024
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17	Rosewood Fields	34	Prairie Place		

MSA

Data Sources:
Dane County GIS Data (2024)
McFarland GIS (2024)
Dane County Aerial (2022)

School

Pedestrian Lake Access

Private

Village of McFarland

Surrounding Municipality

Parcel Boundary

Waterbody

Rivers & Streams

Existing Village Trails & Sidewalks

Dane County Trail/Path

Lower Yahara River Trail

Park Classification

Mini Park

Neighborhood Park

Community Park

Special Purpose Park

Conservancy

Non-Profit & School District

Dane County & DNR Parks

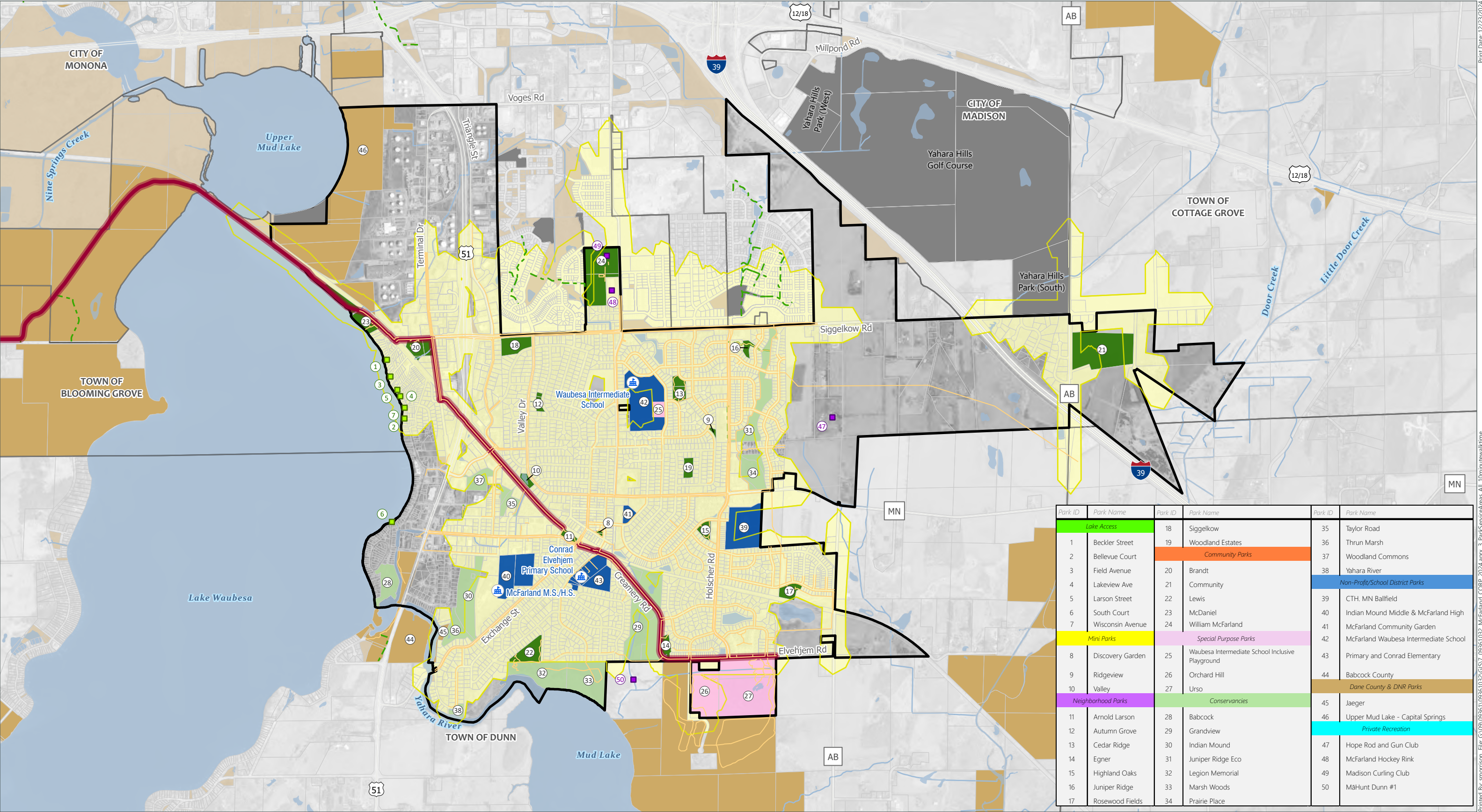
Existing Parks Classification

Comprehensive Outdoor Recreation Plan (CORP)

Village of McFarland

Dane County, Wisconsin

Page 301 of 307



Data Sources:
Dane County GIS Data (2024), McFarland GIS (2024)
Dane County Aerial (2022)
Walk Time Analysis from ESRI/ArcGIS Online Analyst Tools
Walk times do not include conservancies or school properties



- Village of McFarland

Surrounding Municipality

Parcel Boundary

Waterbody
- Rivers & Streams
- School
- Pedestrian Lake Access
- Private

Existing Village Trails & Sidewalks

Dane County Trail/Path

Lower Yahara River Trail

10-Minute Walk Time to Village Park

Park Classification

Village Parks

Special Purpose Park

Conservancy

Non-Profit & School District

Dane County & DNR Parks

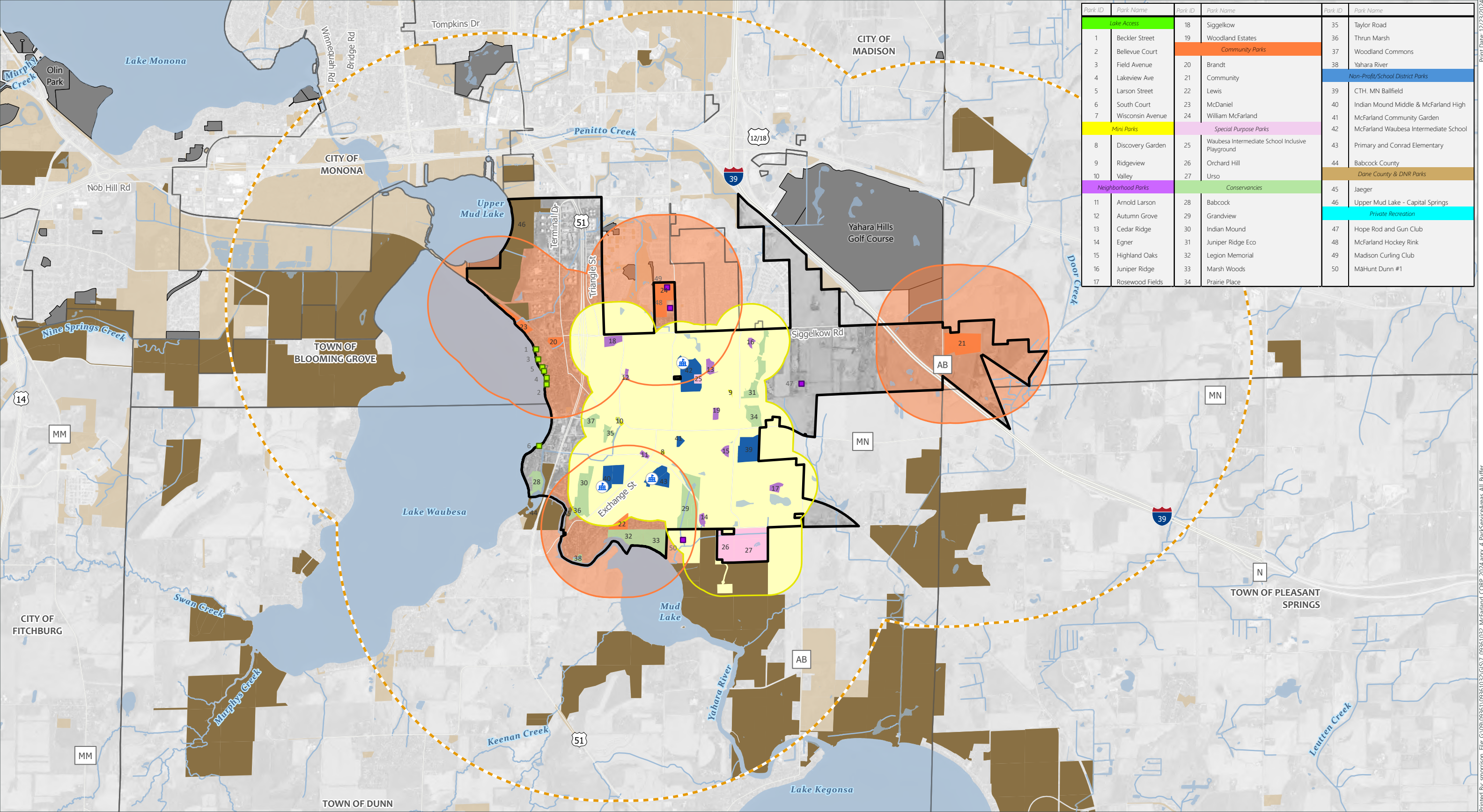
City of Madison Park

Other Publicly Owned Land

10-Minute Walk Time to Village Park

Comprehensive Outdoor Recreation Plan (CORP)

Village of McFarland
Dane County, Wisconsin
Page 302 of 307



Park ID	Park Name	Park ID	Park Name	Park ID	Park Name
Lake Access					
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Data Sources:
Dane County GIS Data (2024)
McFarland GIS (2024)
Dane County Aerial (2022)



- Village of McFarland
- Surrounding Municipality
- Waterbody
- Rivers & Streams
- School

- Pedestrian Lake Access
- Private
- Community Park Service Area (2 miles)
- Community Park Service Area (0.5 mile)

- Village Park (Neighborhood, Mini, Special) Service Area (0.25 mile)
- Park Classification
 - Pedestrian Lake Access
 - Mini Park

- Neighborhood Park
- Community Park
- Special Purpose Park
- Conservancy
- Non-Profit & School District

- Dane County & DNR Parks
- Private
- Other Publicly Owned Land
- City of Madison Park

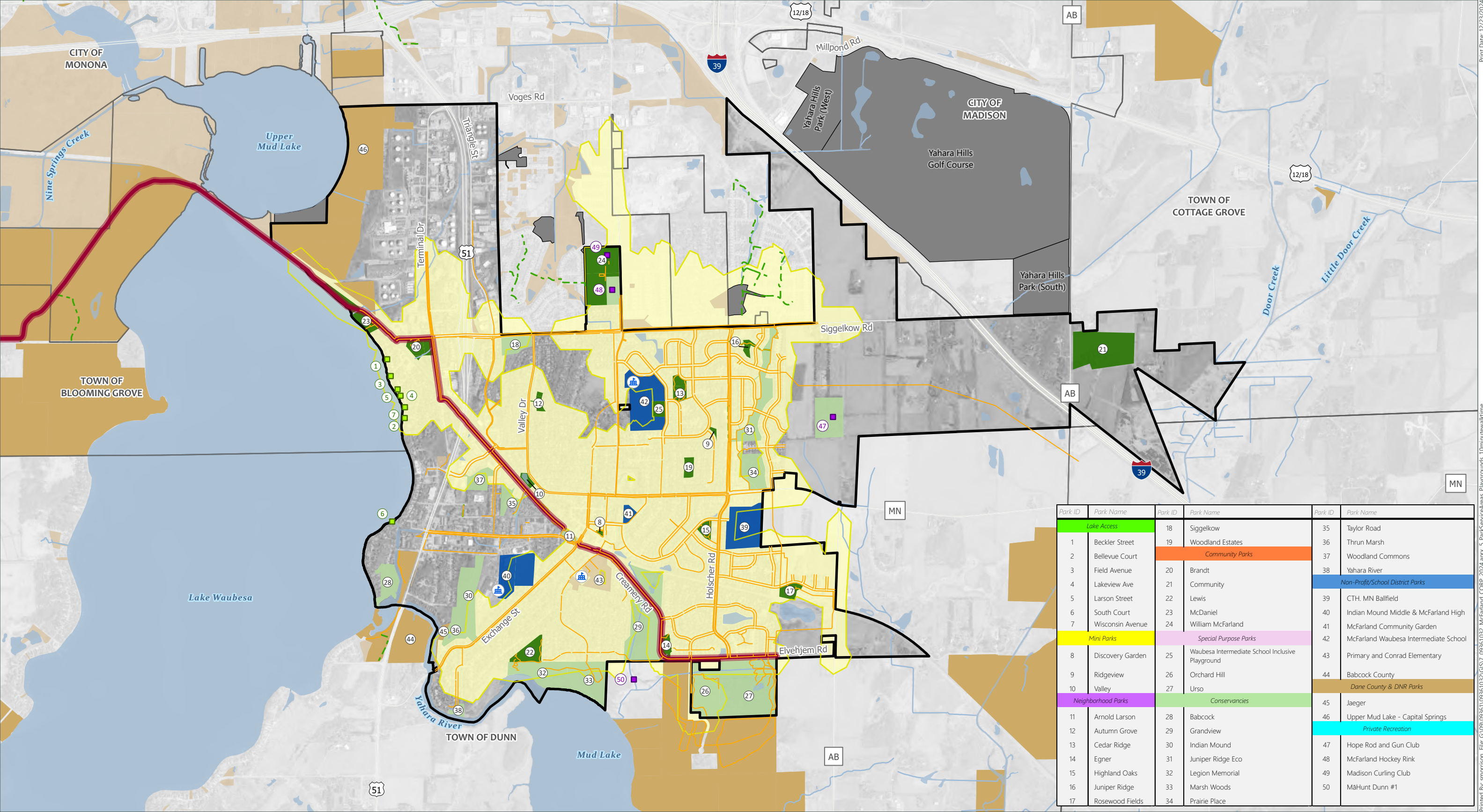
Village Park Service Areas

Comprehensive Outdoor Recreation Plan (CORP)

Village of McFarland

Dane County, Wisconsin

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Data Sources:
Dane County GIS Data (2024)
McFarland GIS (2024)
Dane County Aerial (2022)
Walk Time Analysis from ESRI/ArcGIS Online
Analyst Tools
Walk times do not include conservancies or
school properties

- Village of McFarland

Surrounding Municipality

Waterbody

Rivers & Streams
- School

Pedestrian Lake Access

Private

Dane County Trail/Path
- Lower Yahara River Trail

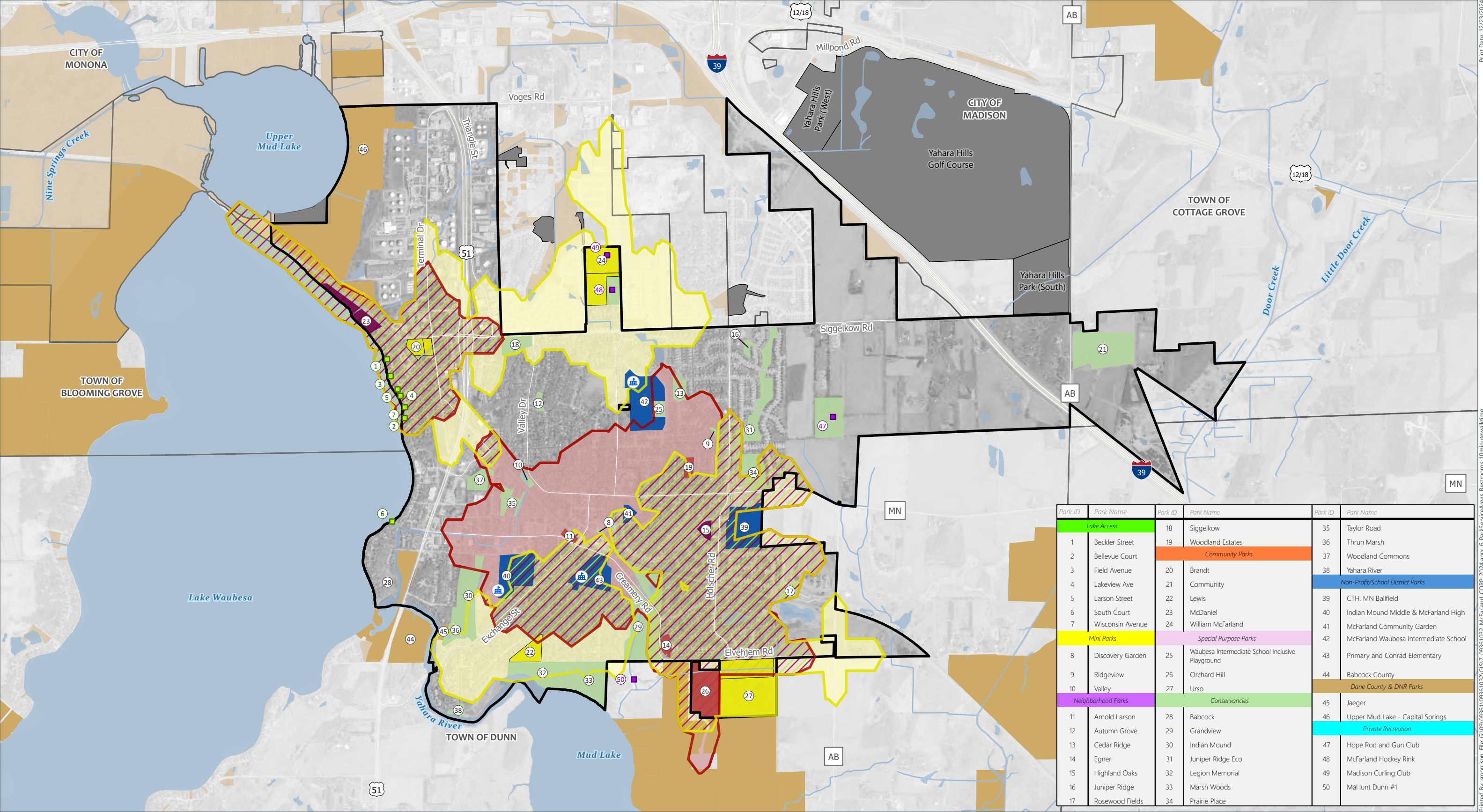
Existing Village Trails & Sidewalks
- 10-Minute Walk Time to Village Park w/ Playground

Village Park with Playground
- Other Parkland Within Village - No Playground

Non-Profit & School District

Dane County & DNR Parks
- City of Madison Park

Other Publicly Owned Land



Data Sources:
Dane County GIS Data (2024)
McFarland GIS (2024)
Dane County Aerial (2022)
Walk Time Analysis from ESRI/ArcGIS
Online Analyst Tools
Walk times do not include conservancies or
school properties

- Village of McFarland

Surrounding Municipality

Waterbody

Rivers & Streams
- School

Pedestrian Lake Access

Private

Served by Both Temp & Perm Restroom
- 10-Minute Walk Time to Permanent Restroom

10-Minute Walk Time to Temporary Restroom

Village Park with Temporary Restroom
- Village Park with Permanent Restroom

Village Park with Temporary & Permanent Restroom

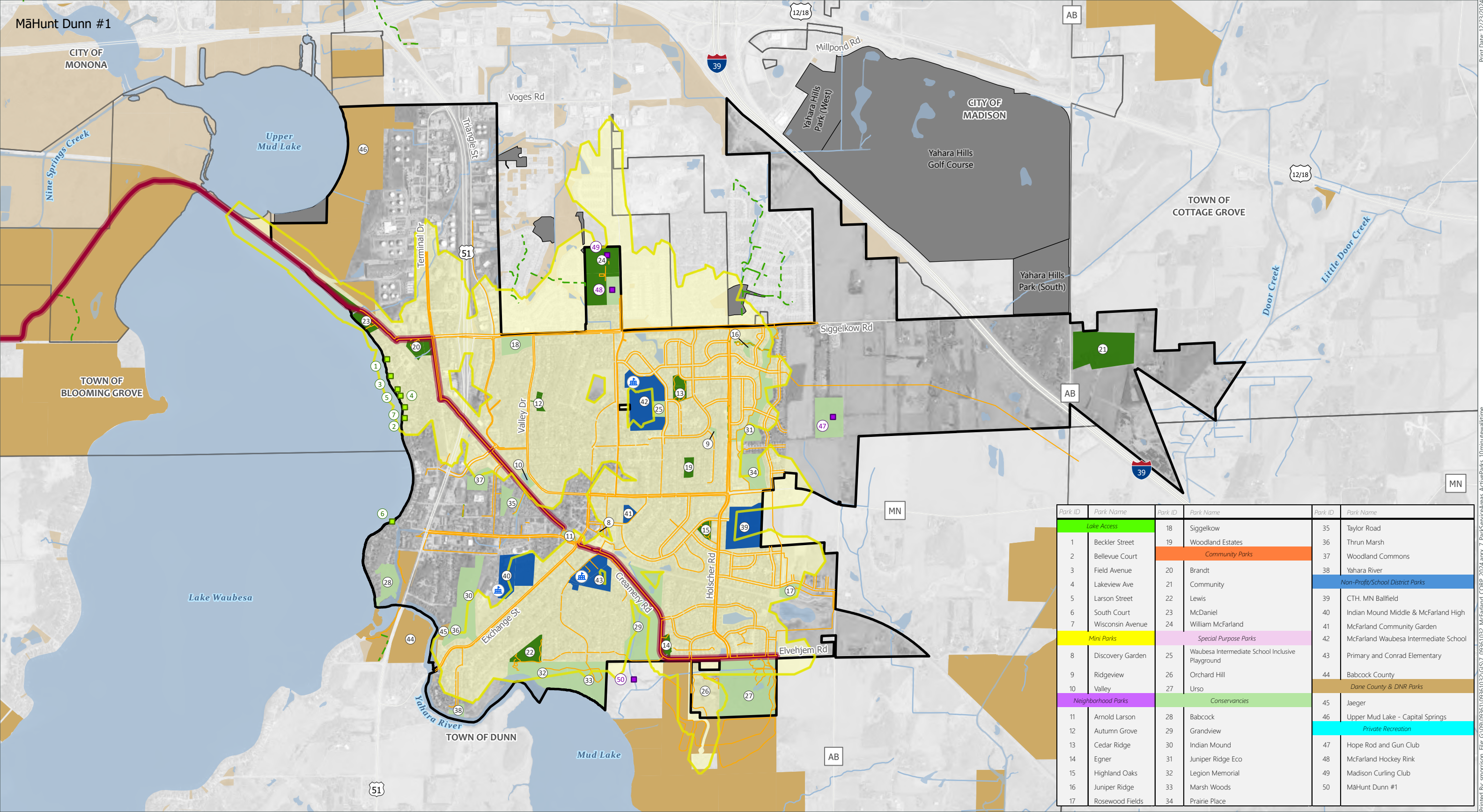
Other Parkland Within Village - No Restroom

Non-Profit & School District

Dane County & DNR Parks

City of Madison Park

Other Publicly Owned Land



Park ID	Park Name	Park ID	Park Name	Park ID	Park Name
Lake Access					
1	Beckler Street	18	Siggelkow	35	Taylor Road
2	Bellevue Court	19	Woodland Estates	36	Thrun Marsh
3	Field Avenue	Community Parks		37	Woodland Commons
4	Lakeview Ave	20	Brandt	38	Yahara River
5	Larson Street	21	Community	Non-Profit/School District Parks	
6	South Court	22	Lewis	39	CTH. MN Ballfield
7	Wisconsin Avenue	23	McDaniel	40	Indian Mound Middle & McFarland High
Mini Parks		24	William McFarland	41	McFarland Community Garden
Neighborhood Parks		Special Purpose Parks		42	McFarland Waubesa Intermediate School
8	Discovery Garden	25	Waubesa Intermediate School Inclusive Playground	43	Primary and Conrad Elementary
9	Ridgeview	26	Orchard Hill	44	Babcock County
10	Valley	27	Urso	Dane County & DNR Parks	
Conservancies		Conservancies		45	Jaeger
11	Arnold Larson	28	Babcock	46	Upper Mud Lake - Capital Springs
12	Autumn Grove	29	Grandview	Private Recreation	
13	Cedar Ridge	30	Indian Mound	47	Hope Rod and Gun Club
14	Egner	31	Juniper Ridge Eco	48	McFarland Hockey Rink
15	Highland Oaks	32	Legion Memorial	49	Madison Curling Club
16	Juniper Ridge	33	Marsh Woods	50	MāHunt Dunn #1
17	Rosewood Fields	34	Prairie Place		

Data Sources:
Dane County GIS Data (2024)
McFarland GIS (2024)
Dane County Aerial (2022)
Walk Time Analysis from ESRI/ArcGIS Online Analyst Tools
Walk times do not include conservancies or school properties

Village of McFarland

Surrounding Municipality

Waterbody

Rivers & Streams

School

Pedestrian Lake Access

Private

Existing Village Trails & Sidewalks

Lower Yahara River Trail

Dane County Trail/Path

10-Minute Walk Time to Park with Sport Amenity

Existing Park

Village Park with Sport Amenity/Field

Other Parkland Within Village - Not Active Park

Non-Profit & School District

Dane County & DNR Parks

City of Madison Park

Other Publicly Owned Land

10-Minute Walk Time to Active Park

Comprehensive Outdoor Recreation Plan (CORP)

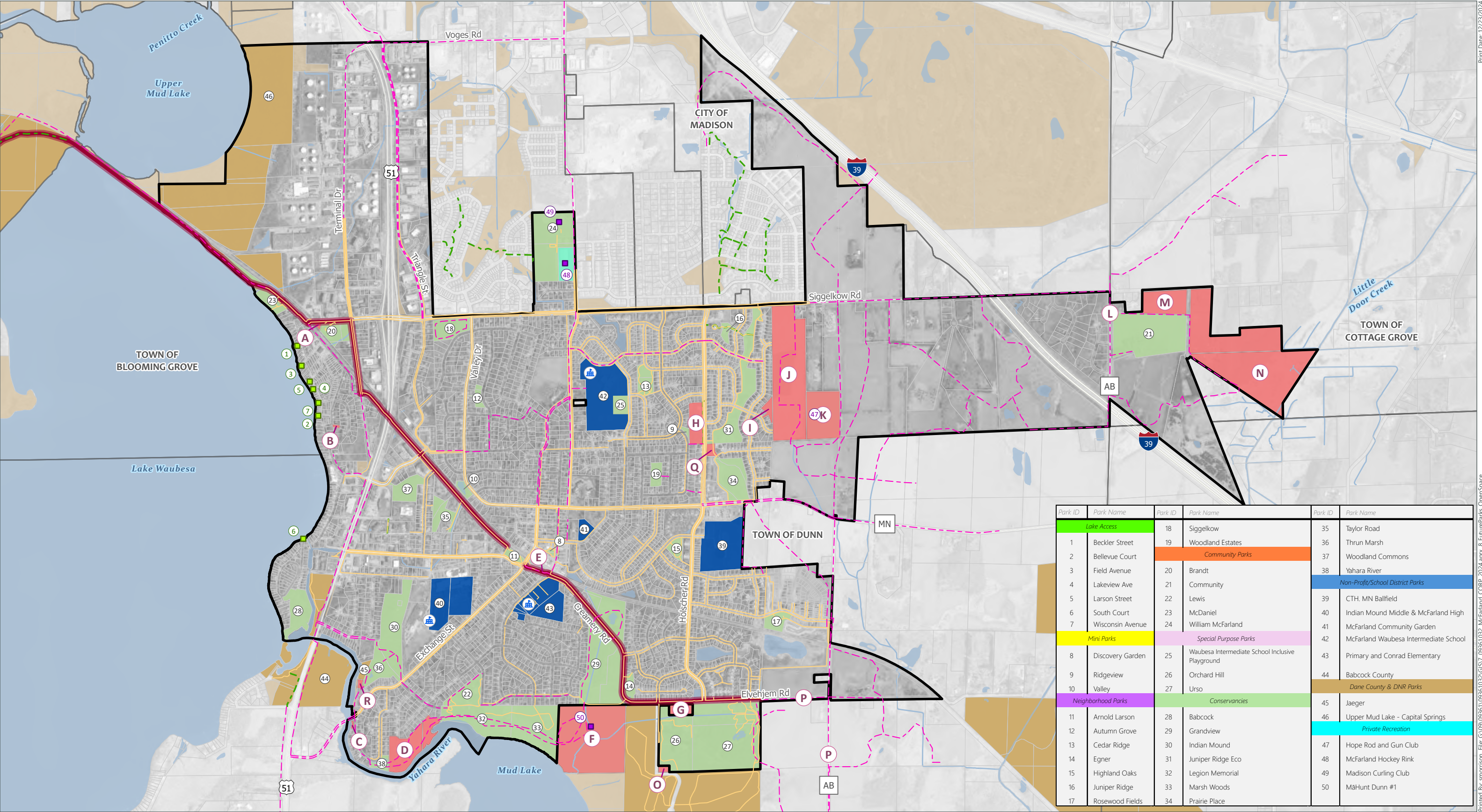
Village of McFarland

Dane County, Wisconsin

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Print Date: 12/23/2024



Park ID	Park Name	Park ID	Park Name	Park ID	Park Name
Lake Access		18	Siggelkow	35	Taylor Road
1	Beckler Street	19	Woodland Estates	36	Thrun Marsh
2	Bellevue Court	Community Parks		37	Woodland Commons
3	Field Avenue	20	Brandt	38	Yahara River
4	Lakeview Ave	21	Community	Non-Profit/School District Parks	
5	Larson Street	22	Lewis	39	CTH. MN Ballfield
6	South Court	23	McDaniel	40	Indian Mound Middle & McFarland High
7	Wisconsin Avenue	24	William McFarland	41	McFarland Community Garden
Mini Parks		Special Purpose Parks		42	McFarland Waubesa Intermediate School
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15	Highland Oaks	32	Legion Memorial	49	Madison Curling Club
16	Juniper Ridge	33	Marsh Woods	50	MaHunt Dunn #1
17	Rosewood Fields	34	Prairie Place		



Data Sources:
Dane County GIS Data (2024)
McFarland GIS (2024)
Dane County Aerial (2022)



- Village of McFarland

Surrounding Municipality

Parcel Boundary

Waterbody

Rivers & Streams

School

Pedestrian Lake Access

Private

Future Trails, Bike Lanes & Sidewalks

Existing Trials, Bike Lanes, & Sidewalks

Lower Yahara River Trail

Dane County Trail/Path

Proposed Park

Existing Park Classification

Existing Parkland Within Village

Private Parkland

Non-Profit & School District

Dane County & DNR Parks

Other Publicly Owned Land
- Future Parks & Trails

Comprehensive Outdoor Recreation Plan (CORP)

Village of McFarland

Dane County, Wisconsin

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