

**Tuesday, October 21, 2025****6:00 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:

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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 Community Development Authority and 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 Committees 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 Committees 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 Committees for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to [community.development@mcfarland.wi.us](mailto: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. BUSINESS.

- a. Discussion on a preapplication concept plan submitted by Ryan Quam for Phase 2 and Phase 3 of Humble Oaks a mixed-use development on parcels 0710-342-8215-1 and 0710-342-8245-1, 4703 Terminal Drive.
- b. Discussion on a preapplication concept plan submitted by Ryan Quam for a mixed-use commercial and restaurant development located at 4008-4012 Terminal Drive and adjacent lands in Parcel 0710-273-8620-1.

## 4. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, October 21, 2025 at 7:00PM - Regular Plan Commission meeting
- b. Wednesday, November 12, 2025 at 7:00PM - Regular CDA meeting
- c. Tuesday, November 18, 2025 at 7:00PM - Regular Plan Commission meeting

## 5. 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](mailto: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.

  
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**SUMMARY SHEET**

**MEETING DATE:** Tuesday, October 21, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

**CONTACT:** Andrew Bremer, Comm & Eco Dev Director

**AGENDA ITEM:** Discussion on a preapplication concept plan submitted by Ryan Quam for Phase 2 and Phase 3 of Humble Oaks a mixed-use development on parcels 0710-342-8215-1 and 0710-342-8245-1, 4703 Terminal Drive.

**PREVIOUS ACTION:**

April 8, 2019 - Village Board approved:

- Ordinance 2019-09, Amending the Comprehensive Plan Future Land Use designation of the property from Industrial to Mixed Use/Flex Commercial.
- Ordinance 2019-03, Rezoning the property from C-H Commercial Highway to Planned Development General Plan and Detailed Plan (Phase 1 only).
- Certified Survey Map 15176 creating the four lot development site (Phase 1 & 4 are on Lot 3, Phase 2 is on Lot 1, Phase 3 is on Lot 2, Lot 4 is a private dog park)

May 13, 2019 - Village Board approves a Development Agreement for TIF incentives for Phase 1 (Resolution 2019-11) in the amount of \$675,000 provided the Developer, among other obligations, provides an assessment guarantee of \$4,200,000 and outdoor storage of used vehicles is removed by May 1, 2020 or stored with a completely enclosed building.

July 22, 2019 - Village Board approves amendment to General Plan, including Phase 2 changing from a 2-story office building to a 3-story office building and Phase 3 changing from a 3-story office building to a 4-story office building.

May 11, 2020 - Village Board denied a request to amend the Phase 1 Development Agreement to allow extension of the outdoor storage provisions until November 30, 2024 and to withhold future development incentive payments until the developer has complied with all of the terms of the agreement for removal of the vehicles.

**ISSUE SUMMARY:**

Ryan Quam has requested to appear before the CDA and Plan Commission for a voluntary preapplication meeting to discuss a preliminary concept for a multiphased mixed-use buildings located at lands adjacent to 4703 Terminal Drive (parcels 0710-342-8215-1 and 0710-342-8245-1). The development site includes four total phases and is collectively called Humble Oaks.

Quam anticipates submitting a future TIF development incentives application for Phases 2 and 3, which would be reviewed and recommended by the CDA to the Village Board. Quam also



anticipates submitting a request to amend the Planned Development General Plan for Phases 2 and 3 of the property, as well as corresponding Planned Development Detailed Plans for Phases 2 and 3, which would be reviewed and recommended by the Plan Commission to the Village Board. Phase 2 will include a mixed-use 4-story apartment building with 33-dwelling units and 3,700 square feet of ground-level office space. Quam Engineering is the proposed tenant for the commercial space as Ryan intends to relocate his business from its current location at 4604 Siggelkow Road, freeing up the space for a to be determined tenant. Phase 3's building will be of a similar size and footprint, except no commercial space and 36-dwelling units. Note, this staff report will make reference to the site's lot numbers identified in CSM 15176, included in the packet, as well as the development Phase #'s. Staff notes that there are some discrepancies with Sheet C-2 Site Plan and Sheet C-2 General Development Plan (2025 Update). For the summary below, Staff are using the schedule provided on C-2 Site Plan for all mentioned counts.

1. Phase 1 Summary. Phase 1 was completed in 2021 and included development of a three-story, 27-unit multifamily apartment building, a 40'x 72' shed on Lot 3 for vehicle storage, a new garage for single family house on Lot 3 for vehicle storage, a dog park on Lot 4, shared driveway, 29 total off-street parking lot (2 ADA) and sidewalks.
2. Phase 2 Summary. The General Development Plan identifies Phase 2 (Lot 1) for a three-story office building totaling 29,700 square feet in gross floor area. The preapplication concept plan proposes revising the General Plan to include a four-story mixed-use building with 3,700 square feet of office space and 33 apartment units consisting of 12 one-bedroom dwelling units, 21 two-bedroom dwelling units, 27 underground parking stalls (Sheet C-2 General Development Plan) and 54 surface parking stalls.
3. Phase 3 Summary. The General Development Plan identifies Phase 3 (Lot 2) for a four-story office building totaling 26,400 square feet in gross floor area. The preapplication concept plan proposes revising the General Plan to include a four-story apartment building with 36 dwelling units consisting of 12 one-bedroom dwelling units, 24 two-bedroom dwelling units, 27 underground parking stalls and 39 surface parking stalls.
4. Phase 4 Summary. Phase 4 includes a 27-unit apartment building similar to Phase 1, and an additional 23 surface and 28 underground parking stalls on Lot 3. Currently, there is a single family home occupied by the previous property owners (Robert Anderson and Carolyn Simpson) under a life estate agreement with Quam. Under the life estate agreement, the life tenants are allowed to remain on the estate until they are deceased or voluntarily terminate the life estate. A map of the life estate area is included in the packet. Noting that the life estate between Quam and the life tenant did not require the tenant to remove outdoor storage of their used vehicles. There is no timeline for development of the Phase 4 building.

Quam has been [marking Phase 2 and Phase 3](#) for commercial office space for a number of years but has not been successful in securing interest from developers or tenants to construct either office building.

#### **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 preapplication 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. Similarly, under the Village's TIF Development Incentives Policy Manual, preapplication meetings with the CDA are encouraged but not required. Feedback from the CDA is non-binding.

### **Proposed Development Characteristics & Development Schedule**

The packet includes the applicant's proposed concept for construction of a multiphase project, Humble Oaks. A preapplication meeting provides an opportunity to discuss any of the following development characteristics:

- **Proposed Uses.** Phase 2 includes construction of a 33-dwelling unit mixed-use building with 3,700 square feet of ground level commercial space. Phase 3 includes a 36-dwelling unit apartment building.
- **Unit Mix & Rental Rates.** In total, there are 69 proposed dwelling units (24 one-bedroom and 45 two-bedrooms). The concept does not mention the estimated monthly rental rates but all units are anticipated to be market rate.
- **Density.** The GDP was approved by the Village Board on April 8, 2019 and provides the total number of units per phase on each lot. Under PD zoning, the Village and developer can negotiate the final density of development. For comparison purposes, per Sec. 62-69, R-3 General Residence Districts allow for multifamily dwellings, up to eight units/acre by right and up to 15 units/acre by conditional use. The following is an analysis for each phase from the GDP with the concept plan for Humble Oaks Phase 2 and 3.
  - Phase 1 & 4: Located on Lot 3, the GDP includes two apartment buildings with 27 multifamily dwelling units. Phase 4's building will replace the existing single family residence on the property. Lot 3 is ~5.28 acres. This comes to ~5.3 units/acre for Phase 1, and ~10.23 units/acre for Phases 1 & 4.
  - Phase 2: Located on Lot 1, the GDP includes a 3-story office building. The concept includes a 4-story mixed-use building with 33 dwelling units and 3,700 sq. ft. of office space. Lot 1 is ~2.60 acre. This comes to ~12.69 units/acre.
  - Phase 3: Located on Lot 2, the GDP includes a 4-story office building. The



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concept includes a 4-story building with 36 dwelling units. Lot 2 is ~1.72 acres. This comes to ~20.93 units/acre.

- All Phases and Lots. The GDP included 54 dwelling units across ~10.55 acres, a density of 5.12 units/acre. The concept includes a total of 123 dwelling units, a density of ~11.66 units/acre.
- **Minimum Lot Size.** Under PD zoning the minimum lot size for the entire development is 3 acres. The entire development is 10.55 acres.
- **Building Heights.** Both buildings are 4 stories. The building heights cannot be determined by the concepts shown at this time. Typical building height maximums are 35 feet, except where approved under PD zoning.
- **Building Setbacks.** The GDP provides building setback of 15 feet both Phase 2 and Phase 3's office buildings east towards US HWY 51. The concept does not provide measurements of setbacks for the buildings shown. Along the east lot line, Staff estimate both buildings are set back beyond 60 feet from the east lot line. With Phase 2's building approximately 40 feet or more from the south lot line. Phase 4's building footprint and setbacks appear to be unchanged from the GDP and concept.
- **Building Material and Architectural Design.** Details regarding building materials and architectural design are not required for a preapplication concept but are anticipated to be similar to the design of the Phase 1 building.
- **Minimum Open Space.** Under PD zoning, the Village and developer can negotiate the final minimum open space requirements for development. For comparison purposes, per Sec. 62-70 R-3 General Residence, the minimum usable open space per dwelling unit is 500 sq. ft. The following is an analysis for each phase of the GDP and the concept plan. Collectively the development site meets the minimum open space requirements for residential units if the property was zoned R-3.
  - Phase 1 & 4. Phase 1 included construction of a dog park on Lot 4, ~0.96 acres or 41,760 sq. ft. The minimum open space for Phase 1's 27 units is 13,500 sq. ft. For Phase 1 & 4, the minimum open space for 54 units is 27,000 sq. ft.
  - Phase 2. The GDP for Phase 2 does not include dwelling units, making the requirement 0. The concept plan includes 33 dwelling units, increasing the minimum open space to 16,500 sq. ft. The concept includes a second dog park, shown at 0.54 acres within the fence, or ~23,522.4 sq. ft.
  - Phase 3. The GDP for Phase 3 does not include dwelling units, making the requirement 0. The concept plan includes 36 dwelling units, increasing the minimum open space to 18,000 sq. ft.
- **Sewer and Water Utilities.** Public utilities were established in Phase I, connecting sewer and water mains and laterals to the existing apartment building on Lot 3. The water connection is conceptually shown on Sheet C-4 of the Utility Plan. This is a public water main with private laterals to each building. The water main is within a public easement to allow the Village to maintain access to the fire hydrants. The concept extends the public water main near the existing parking lot to both Phase 2 and 3 buildings. Sanitary sewer would also extend from Phase 1. The entire sanitary main is private from Terminal Drive through the development site.
- **Stormwater Management.** A portion of stormwater management facilities were completed in Phase I. The concept includes a new detention pond north of the single-



family house, to serve the Phase 3 building. The details of the proposed detention pond are not required as part of the preapplication process. Stormwater management ponds developed in Phase 1 were intended to also serve future development on Phase 2.

- **Site Access.** The concept will extend the Phase 1 private driveway northeast for Phase 2 and 3. This driveway has a width of 24 feet, in addition to a 5-foot wide sidewalk along the driveway's west.
- **Pedestrian & Bicycle Improvements.** The site includes pedestrian pathways, and bike racks on both lots. The concept includes adding a 5-foot wide sidewalk along the driveway's west side from Phase 1 to Phase 2 and 3. The frontage along Terminal Drive already includes a public sidewalk on the east side of the road and a multi-purpose trail on the west side.
- **Parking.** Phase 2 includes 54 surface parking stalls and 27 underground stalls, a total of 81 parking stalls. Phase 3 includes 39 surface parking stalls and 27 underground parking stalls, a total of 66 parking stalls. Both Phase 2 and 3 include 147 total parking stalls, or a ratio of 2.1 spaces per dwelling unit. Per Sec. 62-172(j), for residential buildings, one and two-bedroom units require 2 spaces/dwelling unit. For an office space, the requirement is 1 space/300 sq. ft. per gross floor area. The concept includes only 1 and 2 bedroom units with 3,700 sq. ft of office space. The minimum parking requirement for Phase 2 and 3 is 150.33, rounded up to 151 parking stalls.
- **Landscaping and Lighting.** Details regarding landscaping and lighting are not required at this stage of the project. Preliminary landscaping is conceptually shown without detailed labeling of species. The concept includes a fenced area for dog park adjacent to a gazebo and conceptual landscaping. The applicant has stated they will minimize removal of existing mature trees. The concept includes a retaining wall along the east lot line parallel with US HWY 51.
- **Mechanicals.** It is unknown from the concepts shown where each building's mechanical are located. Projects of similar building types have located mechanical to the underground parking area or the short side of the building.
- **Refuse.** Phase 3 building includes a 13'x20' refuse area adjacent to the building's underground parking entrance. Phase 2's refuse is not indicated on the concept plans.
- **Mailbox.** Group mailboxes are identified in Sheet C-2 Site Plan and are located outside between both surface parking lot.
- **Signage.** The preapplication process does not require the applicant to provide details for signage on the lots.

The applicant has provided a preliminary schedule on Sheet C-2 assuming the development moves forward.

- Phase 2 (January 1, 2026 - March 31, 2027) Construction of Phase 2's Mixed-use building, associated utilities, shared driveway, 1 portion of the surface parking lot (46 parking stalls), sidewalks, and restoration of disturbed areas
- Phase 3 (August 1, 2026 - June 30, 2027) Construction of Phase 3 36-unit apartment building, remaining surface parking lot (48 parking stalls), sidewalks, and restoration of disturbed areas.



- Phase 4 (TBD) Construction of apartment building and associated parking lot on Lot 3.

### **Existing Property & Neighborhood Conditions**

- Property Size:
  - Lot 1 - Parcel 0710-342-8215-1 is approximately 2.6 acres.
  - Lot 2 - Parcel 0710-342-8245-1 is approximately 1.7 acres.
  - Lot 3 - Parcel 0710-342-8275-1 (4703 Terminal Drive) is approximately 5.3 acres.
  - Lot 4 - Parcel 0710-342-8305-1 is approximately 0.96 acres.
  - Grand total: 10.56 acres
- Current Zoning: PD Planned Development District, Detailed Plan approved for Phase 1 only.
- Existing Uses:
  - Lot 1: Two sand volleyball courts and open space.
  - Lot 2: Includes partial groundwork completed but no buildings or structures.
  - Lot 3: One 27-unit apartment building, a shed, single family home with detached garage, sidewalks, and stormwater detention areas.
  - Lot 4: Open space, used as a dog park with a fenced area.
- Natural Features: A stream establishes a natural boundary between Lot 3 and 4. The stream includes adjacent wetlands in the same area. The site's elevation ranges from 855 feet along Terminal Drive up to 925 feet along the east lot line, a range of 70 feet.
- Adjacent Uses:
  - North - 4405 Terminal Drive. A petroleum storage and manufacturer on a 15.3-acre lot. The property is zoned M-IC Manufactured Intensive Commercial.
  - East - US Highway 51.
  - West - 4704 Terminal Drive. A cold storage, shipping and transportation company on a 21.9-acre lot. The property is zoned M-IC Manufactured Intensive Commercial.
  - South - There are three properties adjacent to the south with descriptions from west to east provided below. All mentioned properties are zoned C-H Highway Commercial.
    - 4715 Terminal Drive. Private garage and storage.
    - 4901-4943 Ivywood Trail. Storage facilities.
    - 4900 Ivywood Trail. Building and contractor business.

### **Preliminary Department Head Comments**

The packet includes preliminary staff reports from the Village Engineer/Director of Public Works (VE/DPW) and Fire & Rescue Chief. The Police Chief did not have any concerns at this time. The VE/DPW's letter discusses utility connection with easement locations identified. The Village's Fire & Rescue Chief's letter discusses adjustments to the parking lot aisle to accommodate an aerial apparatus, and accommodations for fire apparatus on site.

### **Public Comments**



The Department did not receive any public comments prior to publication of the packet.

### **Permit Requirements & Next Steps**

Assuming the project progresses further, the following official zoning applications will be required. The Applicant provided a proposed schedule on Sheet C-2 General Development Plan (2025 Update) with Phase 4 undetermined. There is no specific timeline for submittal of official applications at this time, but a public hearing may be held at the Plan Commission's December 16th meeting if an official application is submitted by November 4.

- Amendment to the General Development Plan and Phase 2 & 3 Detailed Plans. The applicant will need to submit an application to request an amendment to the GDP with the proposed changes to Phase 2 and 3. The applicant will also need to submit an application to request approval of a Detailed Plan for Phases 2 & 3, including the associated Site Design Review Checklist/permit. This can be completed using either a one-stage approach with the GDP and Detailed Plan being updated together or a two stage submission with the amendment to the GDP first, then an amendment to the Detailed Plan within one year following the approval of an amended GDP. These applications will require a public hearing by the Plan Commission and approval by the Village Board of the GDP and Detailed Plan (if submitted as a single stage application).
- Submittal of a [Tax Increment Financing Development Incentives Application](#). The applicant would need to submit a TIF application for development incentives to be reviewed and recommended by the CDA to the Village Board.

### **FINANCIAL/BUDGET IMPACT:**

Quam has provided a preliminary construction cost of ~\$6,000,000 each for Phase 2 and Phase 3 buildings. The preliminary increase in assessment values would be ~\$4,500,000 for each building. For informational purposes, the Phase 1 building (Lot 3) has an Assessment Improvement Value of \$5,072,600, including the single family house and storage building. Quam anticipates submitting a TIF incentive request for Phase 2 of approximately \$585,000 and for Phase 3 approximately \$347,800 based on the preliminary TIF Eligible Cost Estimates submitted by Quam within the packet. The CDA will review the requested TIF incentives, and the impacts for TID #6, in more detail when an official TIF incentives application is submitted by Quam.

### **VILLAGE PLAN REFERENCE:**

#### **Comprehensive Plan Future Land Use Map & Figure 4.1 (page 36)**

The Village Comprehensive Plan Future Land Use Map identifies the proposed development site for future "Mixed Use/Flex Commercial". Page 36 of Volume 2, gives the following general description of land uses allowed: *"A carefully designed blend or option of commercial services, retail, office, business park, multiple family residential, and/or institutional land uses, including mixed use sites and/or buildings. Compared to the Neighborhood future land use category, Mixed Use/Flex Commercial areas typically are denser, include some non-residential component, and do not typically include single family housing. All uses served by public sewer and water systems."* Figure 4.1 lists the Typical Implementation Zoning Districts in Mixed use/Flex Commercial area to include appropriate traditional zoning districts (e.g. C-H, C-P, R-3)



or PD Planned Development PD-I Planned Development Zoning. Figure 4.1 (page 36) includes the following development policies for the Mixed Use/Flex Commercial. Staff comments on the proposed conceptual development are included.

1. *Design “Mixed Use/Flex” areas to skillfully mix different uses on the same area, site, and/or building, and/or to serve as transitions between broader areas of different land uses. This future land use category is NOT intended to enable an unplanned or haphazard mix of different uses on any site or in any area. Page 33 of Volume 2 additional states “Lands designated for future “Mixed Use/Flex Commercial” use on Map 6 are appropriate for a mix or option of commercial, multiple family residential, institutional, and/or open space uses. In these spots, the actual future land use is less critical than is success in land use transitions and in managing impacts on surrounding land uses.”* The proposed amendments to the General Plan would reduce the total amount of commercial space on the entire development site to 3,700 square feet, a significant reduction from the approved General Plan. However, the amendment still maintains a mix of commercial and residential uses. The Comprehensive Plan does not mandate a certain amount or percentage of commercial uses/square footage. In fact, areas planned for Mixed-Use/Flex Commercial can have a mix or option of all commercial or all multiple family. Per the Comprehensive Plan, the actual mix is not critical and it is more important to consider the appropriateness of the site for the uses proposed including how they transition to adjacent uses.
2. *Preserve and blend with surrounding residential character through appropriate building scale, building appearance, landscaping, screening, signs, and limited traffic and loading, and access from the adjacent collector or arterial street. Utilize the approach and standards in Figure 4-2 in such settings.* The General Implementation Development Plan describes uses that include a mix of residential and commercial uses, while including open space and adequate off-street parking. Previously, Lots 1 and 2 were shown as entirely office and commercial buildings only. This proposed concept is still consistent with the General Description for this Future Land Use category. There are no loading features for either of the buildings on the property.
3. *Rezone sites designated for Mixed Use/Flex use only after public sanitary sewer and water service is available, the land is within Village limits, and a development proposal is offered.* The Village Board approved Ordinance 2019-03, an ordinance to rezone the property from C-H Commercial Highway to PD Planned Development District on July 22, 2019. Public utilities were established for the site in Phase I of the site's development which include laterals and water main extensions. The submittal includes conceptual extension of public utilities for both buildings.
4. *Refer also to policies applicable to Two and Multiple Family Residential, Highway and General Commercial, Commercial Park, and other more specific future land use categories that logically guide the development of each planned Mixed Use/Flex area given the range of proposed uses there.* Details regarding conformity with the mentioned standards for districts is not required at this stage of the project. The applicant's response should be included in the PD Planned Development Standards when an official application for amendment is submitted.



### Terminal and Triangle Street District, 2005

In *Map 2: Planned Land Use of the Terminal and Triangle Street District Plan*, the property is partially identified within the Industrial Center and Mixed-Use subdistrict. The description of the Mixed-use Lakeview Village subdistrict include mixed-use buildings & sites, office & residential, neighborhood & lake-oriented retail, potential transit station, high profile buildings, and under-building parking. The property is currently zoned PDD Planned Development District, the Mixed-Use Lakeview Village subdistrict would be most applicable to the intent described in the General and Detailed Plan. The existing building from Phase 1 includes surface and underground parking. The conceptual mix-use buildings for Phase 2 and 3 include underground parking, additional dwelling units, and open space. The Village does not currently have a transit plan. Staff reviewed Appendix B-Mixed use Lakeview Village Subdistrict-Building and Site Design Guidelines as this was the GDP's intended use of the property, compared to industrial use. Below are staff comments from Appendix B which include topics for Site Design, Building Design & Materials, Building Orientation, Lighting, Parking, and Signage. Staff notes that full plan details are not required for preapplication submittals and are voluntary. Therefore, this review should be considered as preliminary. The applicant should consider the review to be included in an official application.

- Site Design.
  - 13. *Does the project have a FAR (Floor Area Ratio) between, 0.35 and 3.0?* This figure is used to measure a building's overall impact in relationship to the overall lot. To determine this value, it requires the total square footage of all proposed floors (excluding basements) divided by the lot's size. Depending on the desired character of the neighborhood, a community may enforce a value to an area to manage urban growth and building densities. Using square footage provided on Sheet C-2, General Development Plan (2025 UPDATE), the estimated FAR for Phase 2 and 3 are the following: Phase 2 FAR:  $45,240/113,114 = 0.3999$  or  $\sim 0.40$ ; Phase 3 FAR:  $45,240/74,754 = 0.6052$  or  $\sim 0.61$ . Both are within the FAR of 0.35 and 3.0.
- Building Orientation.
  - 2. *Does the project orient building facades parallel to the primary abutting street, with entrances and storefronts oriented toward that street?* The concept plan does not include new buildings abutting Terminal Drive (primary abutting street) or proposed storefronts. In staff's opinion due to the lot configuration this design standard is not applicable; however, the Phase 2 and 3 buildings are oriented relatively parallel to the USH 51 frontage.

### **Tax Increment Financing Districts #3 (2004) & #6 (2024)**

The property is included in Tax Increment District #3 and #6. TIF District #3 was established as an Industrial District type in August 2004 with an expenditure period of 18 years (2022) and termination by 2027. Within the final 5 years of a TID, a municipality may not incur any additional debts or allocate new capital expenditures, such as development incentives from that TID. This is intended to begin a process which closes out financial obligations. As the applicant's project exceeds this timeline, additional direct incentives from TID #3 allocations are no longer be eligible. However, this property was added to Tax Increment Financing District #6



which was created in July 2024 as a Blight District with an expenditure period of 22 years ending in 2046 and termination in 2051. TID #3 also serves as a donor to TID #6 allowing the sharing of excess increment from TID #3 to TID #6.

### [Housing Needs Assessment, 2023](#)

This plan identifies a shortage of renter-occupied housing units in the Village, including market rate apartments. The propose concept includes 66 new units within two 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."* The Planned Development Plan for Sperle Corners is the only expected upcoming housing development project that will add another 147 residential units.

### [Dane County Regional Housing Strategy](#)

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

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

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

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

1. Focus growth in centers and along corridors.
2. Prioritize growth in already developed areas.
3. Plan areas for quality business growth.



4. Plan complete neighborhoods.
5. Preserve stewardship areas.
6. Preserve farming areas.

**ORDINANCE REFERENCE:**

Sec. 56-35 Preliminary Plat Consultation

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

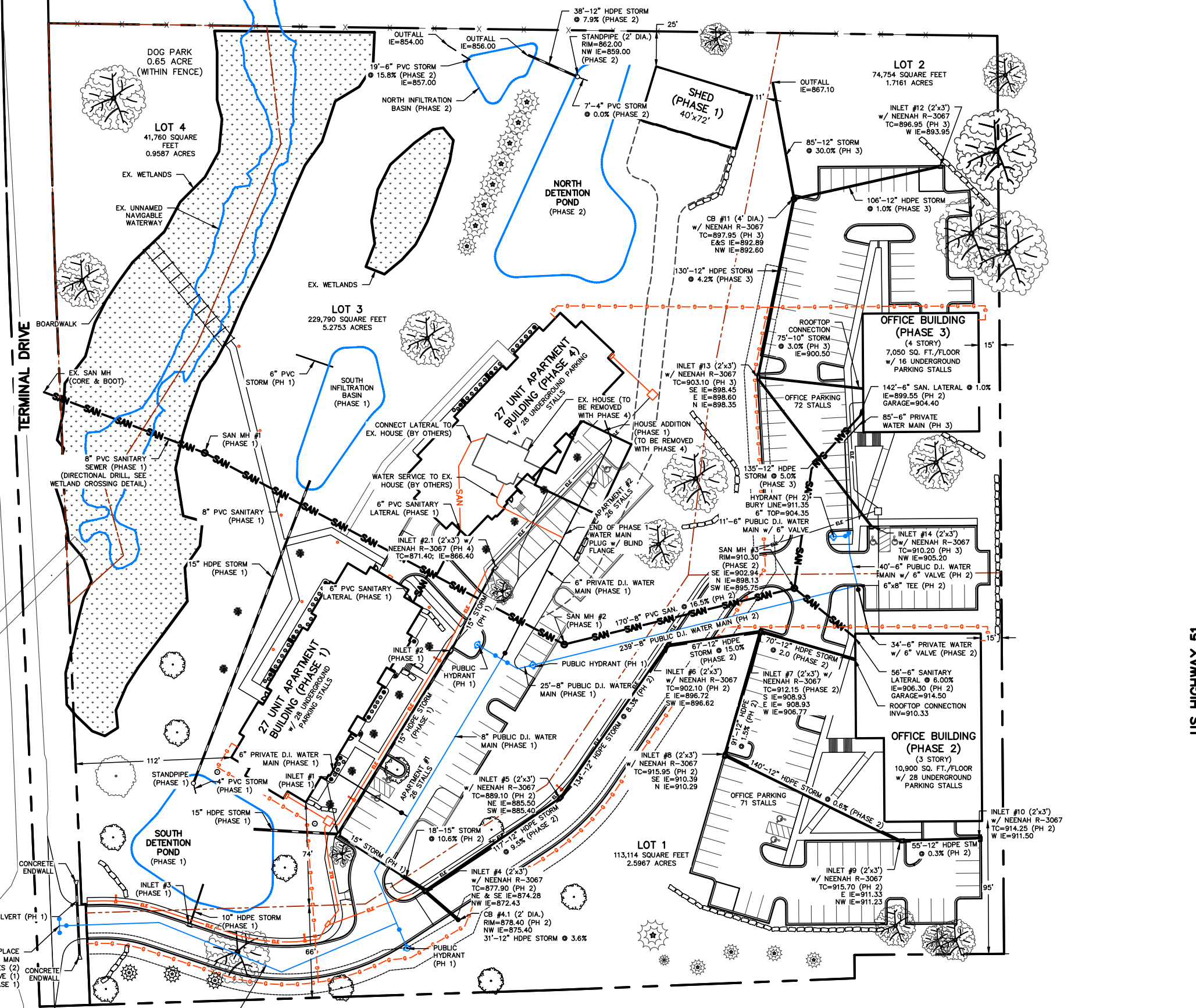
**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This item is for discussion only.

**ATTACHMENTS:**

1. 4703 Terminal Drive Approved GDP\_06.24.19
2. 4703 Terminal Drive GDP Amendment Concept\_09.03.25
3. Pages from LIFE ESTATE AGREEMENT
4. CSM 15176
5. TIF Eligible Cost Estimate - Ph2
6. TIF Eligible Cost Estimate - Ph3
7. Humble Oaks 2025 GDP VE Letter\_10.06.25
8. Humble Oaks 2025 GDP Update MFR Letter\_10.07.2025

Existing Approved GDP



BUILDING INFORMATION			
BUILDING	# OF STORIES	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)
PHASE 1 APARTMENTS	3 + UNDERGROUND PARKING	11310	45240
PHASE 2 OFFICE	2+UNDERGROUND PARKING	11200	33600
PHASE 3 OFFICE	2+UNDERGROUND PARKING	11200	33600
PHASE 4 APARTMENTS	3+ UNDERGROUND PARKING	11310	45240

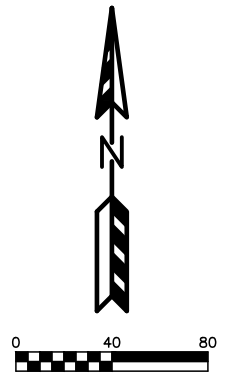
LOT INFORMATION	
LOT #	AREA (ACRES)
1	2.5967
2	1.7161
3	5.2753
4	0.9587

**TIME SCHEDULE:**

PHASE	START DATE	END DATE	DESCRIPTION
PHASE 1	JULY 15 - 30, 2019		REMOVE EXISTING BUILDINGS, CLEAR UNDERBRUSH, REMOVE TREES AS DIRECTED BY THE ENGINEER, AND BURN MATERIALS IN VILLAGE APPROVED BURN AREAS.
	AUGUST 1 - 3, 2019		GRADE SOUTH DETENTION POND AND RESTORE DISTURBED AREAS.
	AUGUST 4 - 15, 2019		GRADE REMAINDER OF PHASE 1 CONSTRUCTION SITE AND RESTORE DISTURBED AREAS.
	AUGUST 16 - SEPTEMBER 15, 2019		INSTALL SANITARY SEWER, WATER MAIN, AND STORM SEWER.
	SEPTEMBER 1, 2019 - MAY 14, 2020		CONSTRUCT APARTMENT BUILDING.
	APRIL 1 - MAY 14, 2020		CONSTRUCT PARKING LOT, DRIVE AISLES, AND SIDEWALKS AND RESTORE REMAINING DISTURBED AREAS.
	MAY 1 - 14, 2020		INSTALL LANDSCAPING.
PHASE 2	APRIL 15 - SEPTEMBER 15, 2020		CONSTRUCT OFFICE BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.
PHASE 3	SEPTEMBER 1, 2023 - APRIL 30, 2024		CONSTRUCT OFFICE BUILDING AND ASSOCIATED PARKING LOT AND RESTORE DISTURBED AREAS.
PHASE 4	SEPTEMBER 1, 2024 - APRIL 30, 2025		CONSTRUCT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.

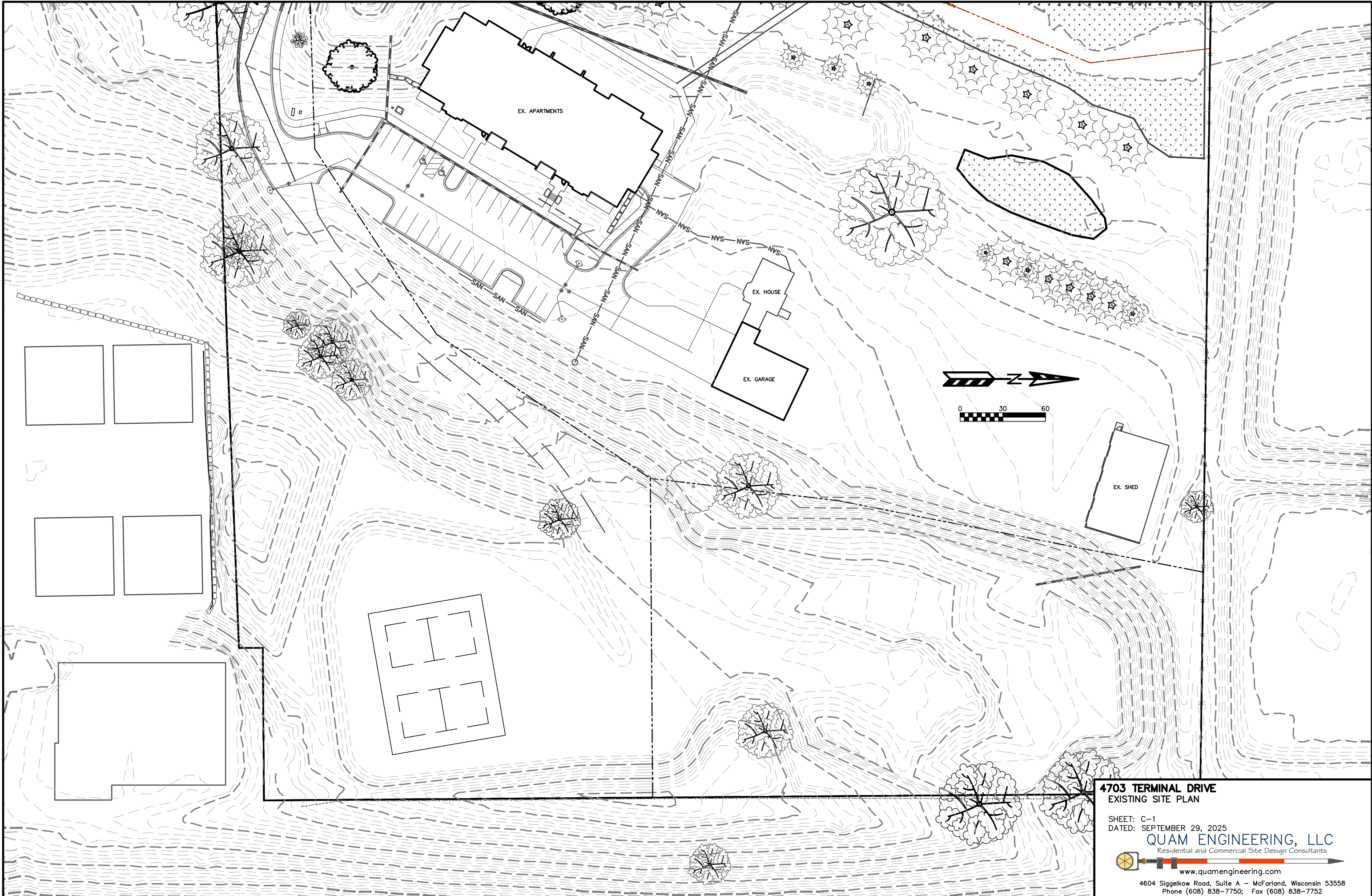
US HIGHWAY 51

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
 WS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



**4703 TERMINAL DRIVE**  
 GENERAL DEVELOPMENT PLAN  
 C-2  
 DATED: JUNE 24, 2019


**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



**4703 TERMINAL DRIVE**  
EXISTING SITE PLAN

SHEET: C-1  
DATED: SEPTEMBER 29, 2025

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants

 [www.quamengineering.com](http://www.quamengineering.com)

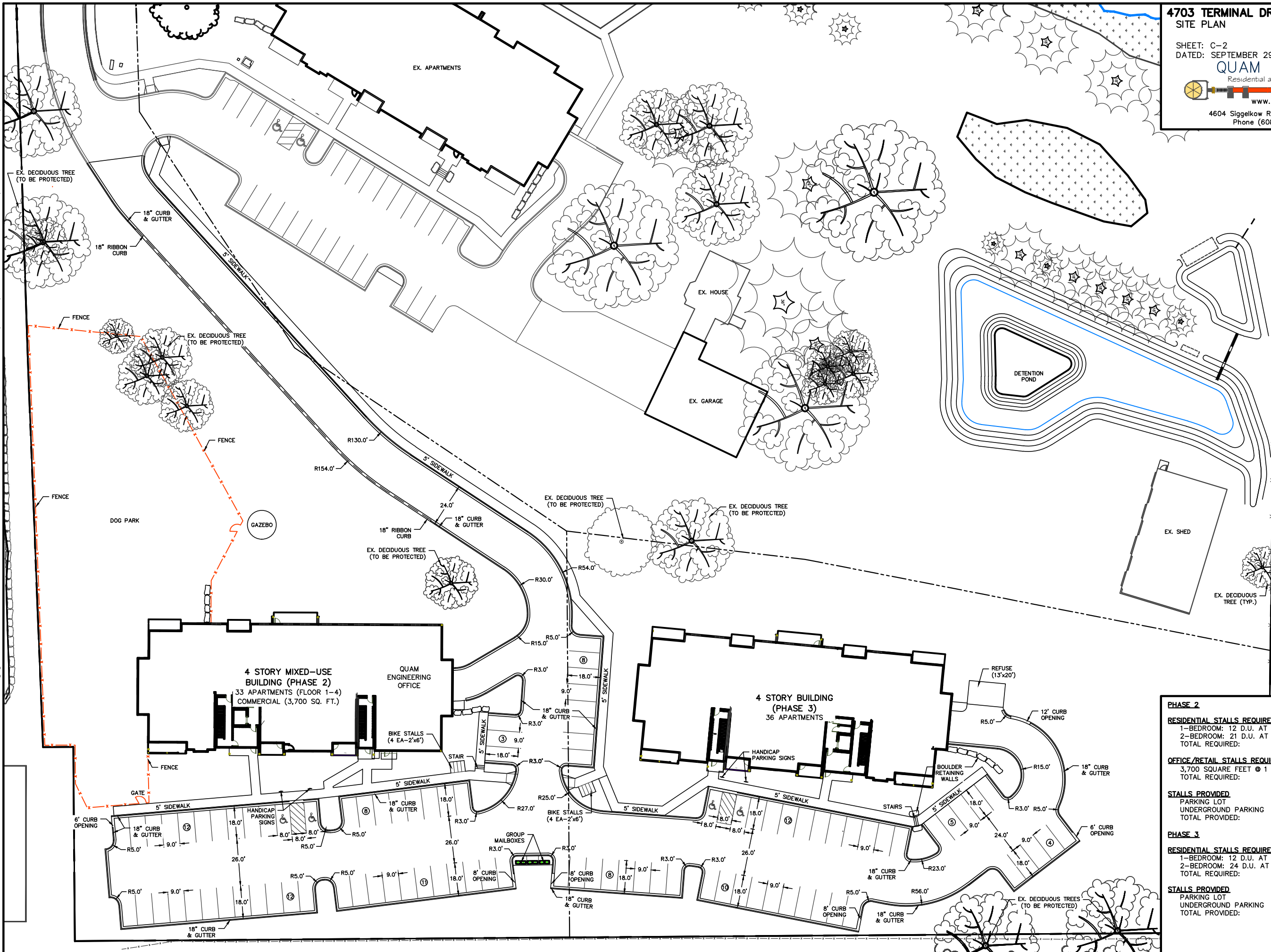
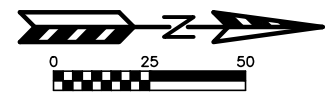
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752

**4703 TERMINAL DRIVE - MIXED USE DEVELOPMENT**  
**SITE PLAN**

SHEET: C-2  
 DATED: SEPTEMBER 29, 2025

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



PHASE 2	
<b>RESIDENTIAL STALLS REQUIRED</b>	
1-BEDROOM: 12 D.U. AT 2.0 STALLS	= 24 STALLS REQUIRED
2-BEDROOM: 21 D.U. AT 2.0 STALLS	= 42 STALLS REQUIRED
<b>TOTAL REQUIRED:</b>	<b>= 62 STALLS REQUIRED</b>
<b>OFFICE/RETAIL STALLS REQUIRED</b>	
3,700 SQUARE FEET @ 1 / 300	= 13 STALLS REQUIRED
<b>TOTAL REQUIRED:</b>	<b>= 13 STALLS REQUIRED</b>
<b>STALLS PROVIDED</b>	
PARKING LOT	= 54 STALLS PROVIDED
UNDERGROUND PARKING	= 27 STALLS PROVIDED
<b>TOTAL PROVIDED:</b>	<b>= 81 STALLS PROVIDED</b>
PHASE 3	
<b>RESIDENTIAL STALLS REQUIRED</b>	
1-BEDROOM: 12 D.U. AT 2.0 STALLS	= 24 STALLS REQUIRED
2-BEDROOM: 24 D.U. AT 2.0 STALLS	= 48 STALLS REQUIRED
<b>TOTAL REQUIRED:</b>	<b>= 72 STALLS REQUIRED</b>
<b>STALLS PROVIDED</b>	
PARKING LOT	= 39 STALLS PROVIDED
UNDERGROUND PARKING	= 27 STALLS PROVIDED
<b>TOTAL PROVIDED:</b>	<b>= 66 STALLS PROVIDED</b>

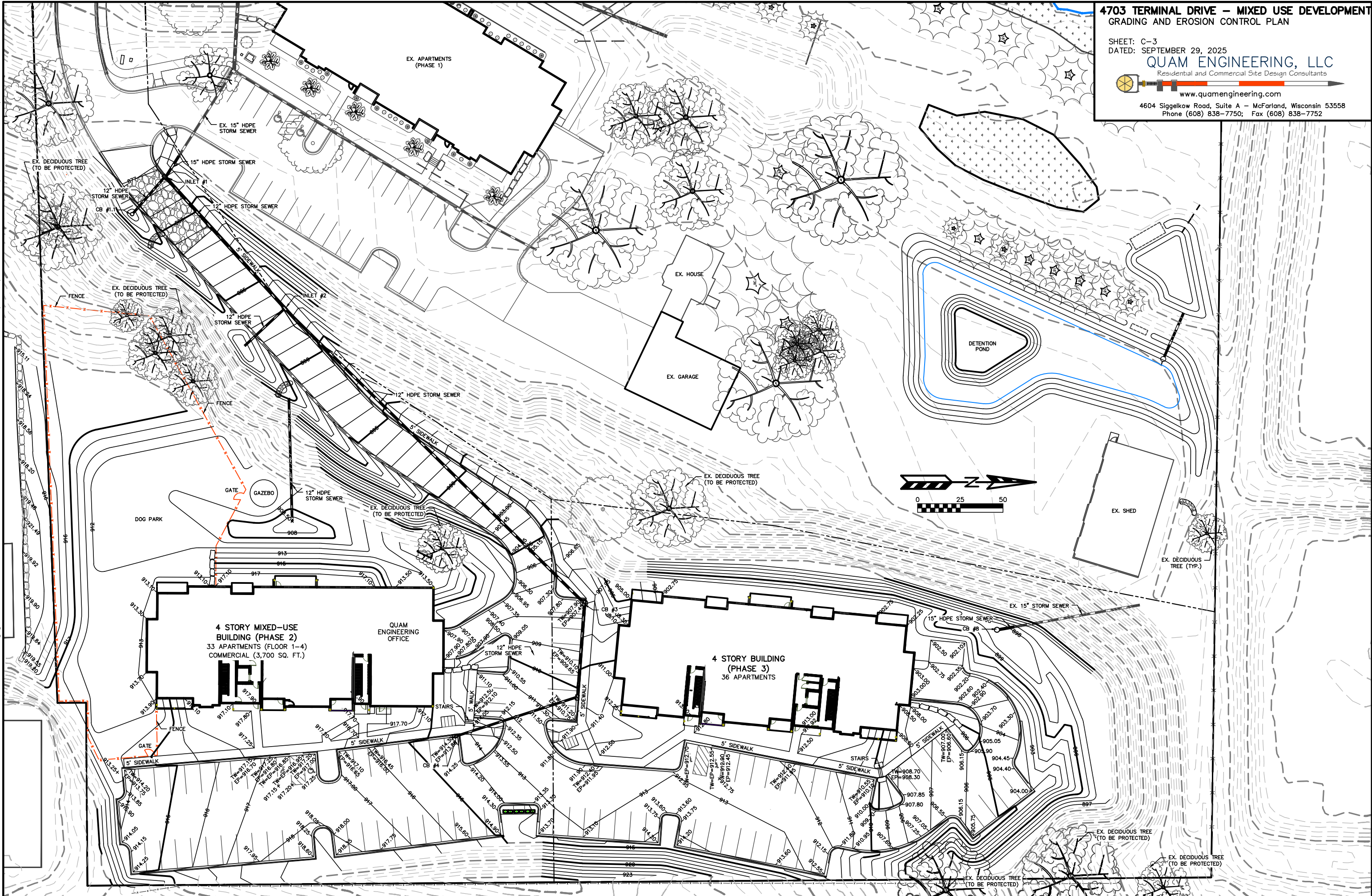


**4703 TERMINAL DRIVE - MIXED USE DEVELOPMENT**  
 GRADING AND EROSION CONTROL PLAN

SHEET: C-3  
 DATED: SEPTEMBER 29, 2025

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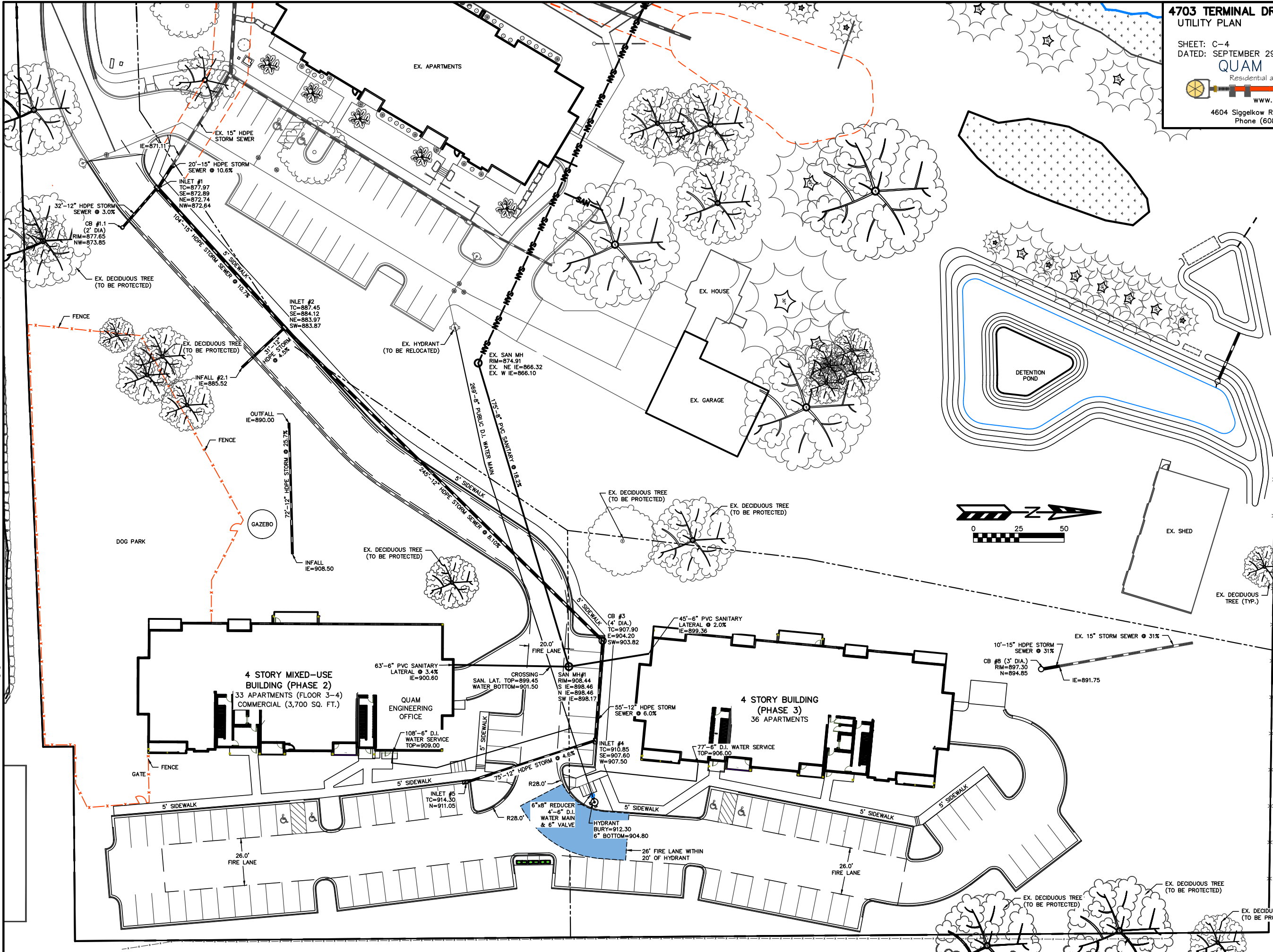


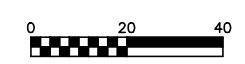
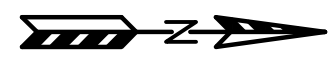
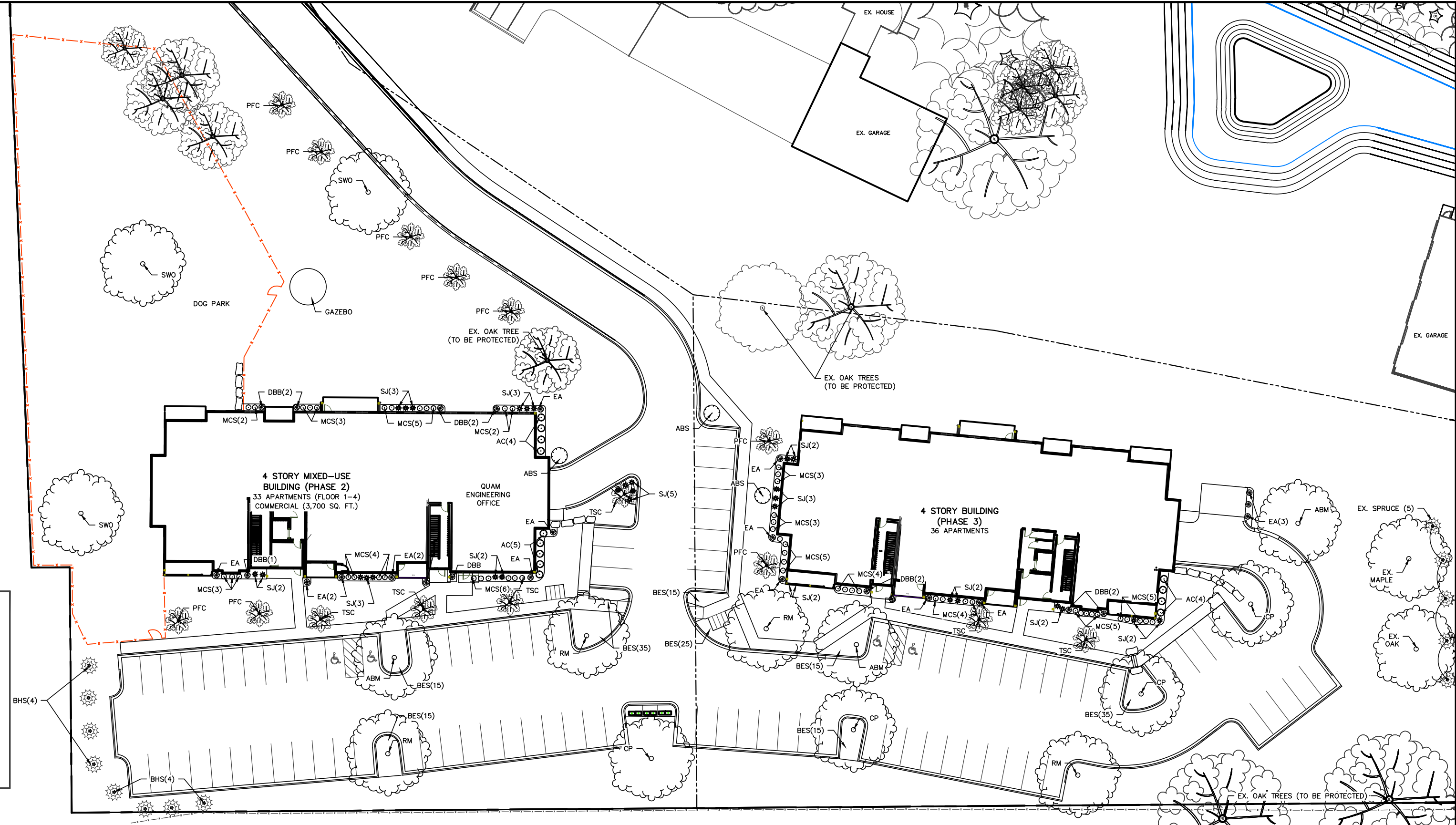
**4703 TERMINAL DRIVE - MIXED USE DEVELOPMENT**  
**UTILITY PLAN**

SHEET: C-4  
 DATED: SEPTEMBER 29, 2025

**QUAM ENGINEERING, LLC**  
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 Phone (608) 838-7750; Fax (608) 838-7752





**4703 TERMINAL DRIVE - MIXED USE DEVELOPMENT**  
LANDSCAPE PLAN

SHEET: L-1  
DATED: SEPTEMBER 29, 2025

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4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
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**CERTIFIED SURVEY MAP # 15176**

**PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN.**

C.S.M. No. 15176

Doc. No. 5501928

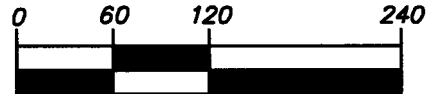
Vol. 107 Page 314

LABEL	WIDTH	EASEMENT	DOCUMENT No.	RECORDED
E1	10'	R-O-W GRANT - UE	1976747	11/10/1986

CURVE	LENGTH	RADIUS	CHD BEARING	CHD LENGTH
A	194.52'	11459.16'	N 01°34'20" W	194.52'
B	192.90'	11426.16'	N 01°34'30" W	192.89'

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 34, WHICH BEARS SOUTH 87°43'28" WEST ON THE DANE COUNTY COORDINATE SYSTEM.

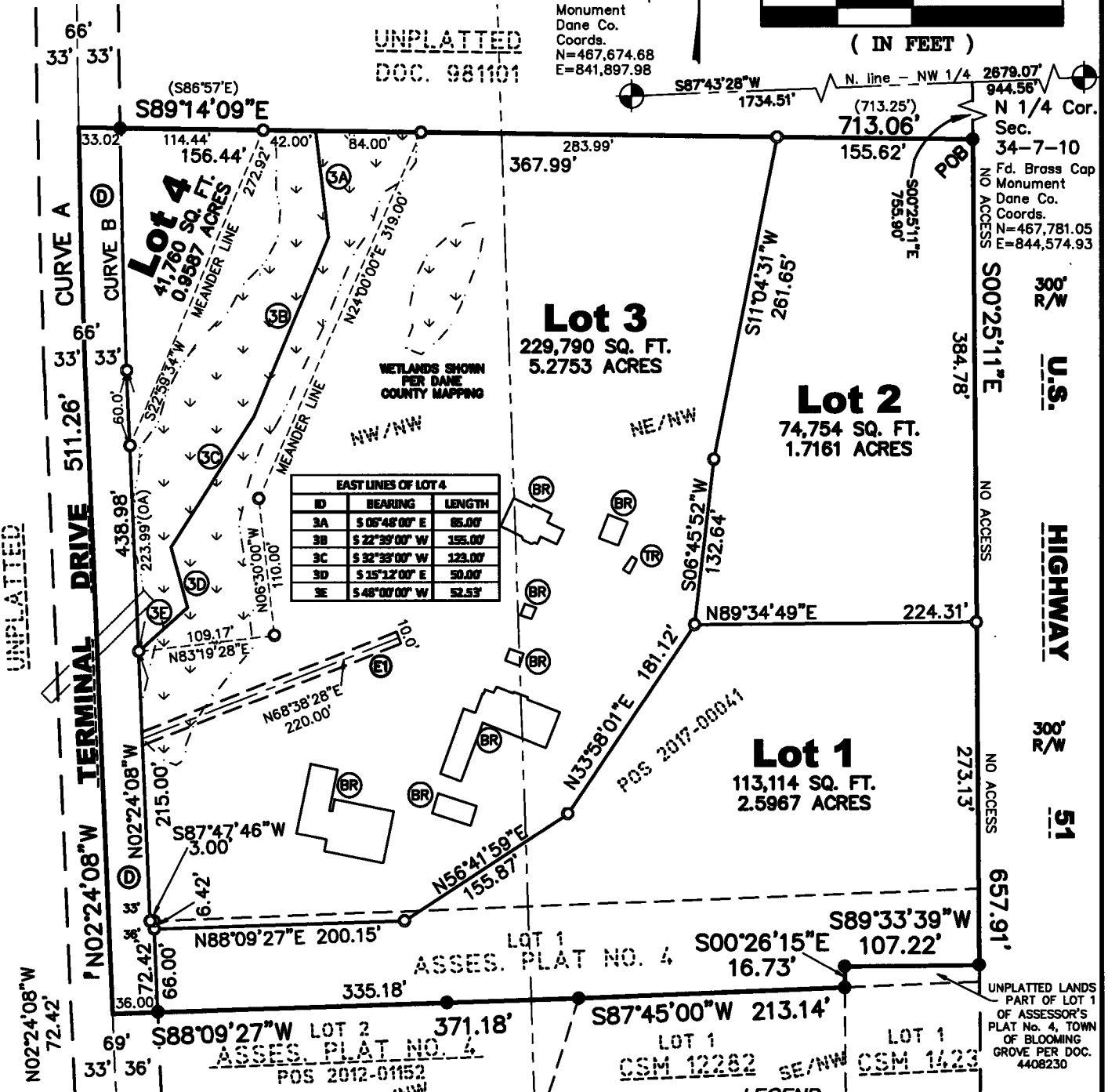
**GRAPHIC SCALE**



( IN FEET )

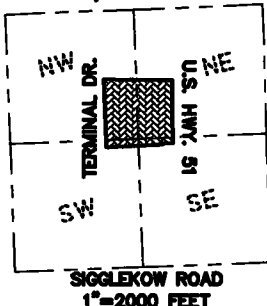
NW Cor. Sec. 34-7-10  
Fd. Brass Cap Monument Dane Co. Coords. N=467,674.68 E=841,897.98

UNPLATTED DOC. 981101



NOTE: Lot 1 of Assessor's Plat No. 4 - Township of Blooming Grove referenced hereon has been incorrectly referred to as "Outlot 1" in various deeds and other recorded documents. There are no designations on said recorded Plat that the lots are "outlots".

**VICINITY MAP**  
NW 1/4 34-7-10



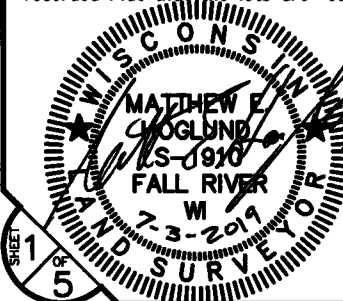
**LEGEND**

- 1" IRON PIPE FOUND
- SET 3/4" x 24" REBAR WEIGHING 1.5 LBS/FOOT
- Ⓧ DEDICATED TO THE PUBLIC FOR ROAD PURPOSES. 23,483 SQ. FT. - 0.5391 ACRES
- Ⓡ BUILDING TO BE RAZED
- Ⓣ UNDERGROUND TANK TO BE REMOVED

(23.59') RECORDED AS DATA

**QUAM ENGINEERING, LLC**

4604 SIGGELKOW RD. STE. A, McFARLAND WI, 53558  
608-838-7750 www.quamengineering.com  
Project # RQ-05-17 Date: 7/3/19



**CERTIFIED SURVEY MAP # 15176**

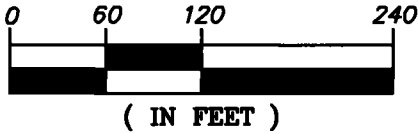
**PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN.**

C.S.M. No. 15176

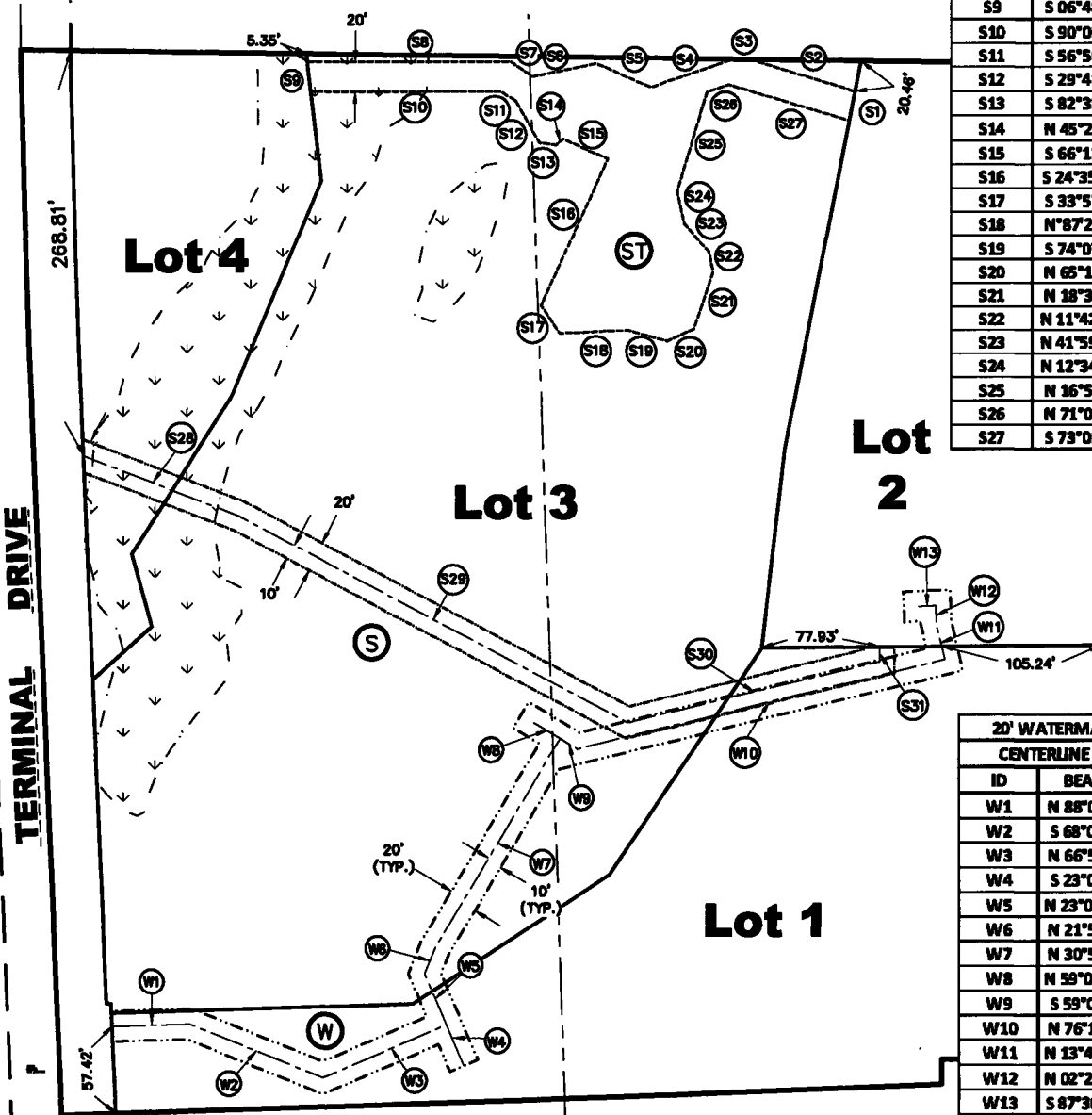
Doc. No. 5501928

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**GRAPHIC SCALE**

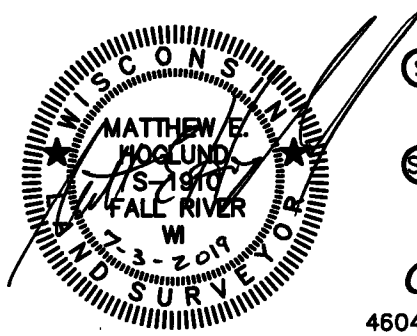


NORTH STORM EASEMENT		
ID	BEARING	LENGTH
S1	N 11°04'31" E	20.10'
S2	N 73°08'12" W	72.60'
S3	N 89°14'09" W	11.08'
S4	S 71°06'39" W	57.90'
S5	N°66'12'06" W	39.19'
S6	S 78°35'21" W	43.24'
S7	N 56°56'13" W	18.25'
S8	S 90°00'00" W	134.52'
S9	S 06°48'00" E	20.14'
S10	S 90°00'00" E	126.20'
S11	S 56°56'13" E	11.76'
S12	S 29°41'04" E	31.96'
S13	S 82°38'06" E	11.32'
S14	N 45°28'54" E	5.81'
S15	S 66°12'06" E	32.63'
S16	S 24°35'35" W	106.54'
S17	S 33°57'56" E	22.22'
S18	N°87'28'32" E	45.46'
S19	S 74°07'23" E	26.70'
S20	N 65°10'08" E	19.97'
S21	N 18°33'52" E	39.59'
S22	N 11°42'59" W	14.07'
S23	N 41°59'48" W	24.59'
S24	N 12°34'00" W	21.62'
S25	N 16°51'48" E	68.92'
S26	N 71°06'39" E	15.46'
S27	S 73°08'12" E	83.11'



20' WATERMAIN EASEMENT CENTERLINE DIMENSIONS		
ID	BEARING	LENGTH
W1	N 88°06'08" E	51.88'
W2	S 68°03'17" E	94.82'
W3	N 66°56'43" E	89.43'
W4	S 23°03'17" E	19.56'
W5	N 23°03'17" W	36.76'
W6	N 21°56'43" E	18.21'
W7	N 30°51'56" E	161.37'
W8	N 59°07'41" W	20.06'
W9	S 59°07'16" E	13.49'
W10	N 76°15'47" E	250.64'
W11	N 13°44'13" W	23.00'
W12	N 02°29'13" W	13.38'
W13	S 87°30'47" W	11.01'

20' SANITARY EASEMENT CENTERLINE DIMENSIONS		
ID	BEARING	LENGTH
S28	S 69°17'08" E	110.64'
S29	S 61°56'57" E	291.94'
S30	N 76°15'47" E	171.78'
S31	N 00°25'11" W	9.53'

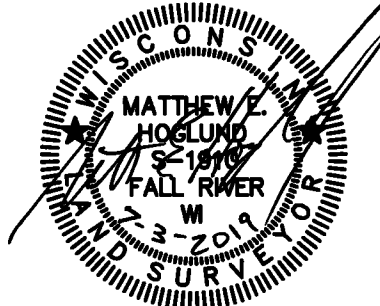
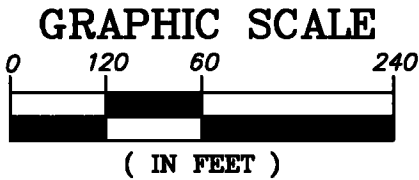


- (W) 20' WIDE PUBLIC EASEMENT FOR WATERMAIN PURPOSES BENEFITING LOTS 1, 2, 3, AND 4 HEREOF. (ALSO SEE ACCESS EASEMENT NOTE ON SHEET 3 HEREOF)
- (S) 20' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR SANITARY SEWER PURPOSES BENEFITING LOTS 1, 2, AND 3 HEREOF.
- (ST) VARIABLE WIDTH NON-EXCLUSIVE PRIVATE EASEMENT FOR STORMWATER MANAGEMENT PURPOSES BENEFITING LOT 2 HEREOF.

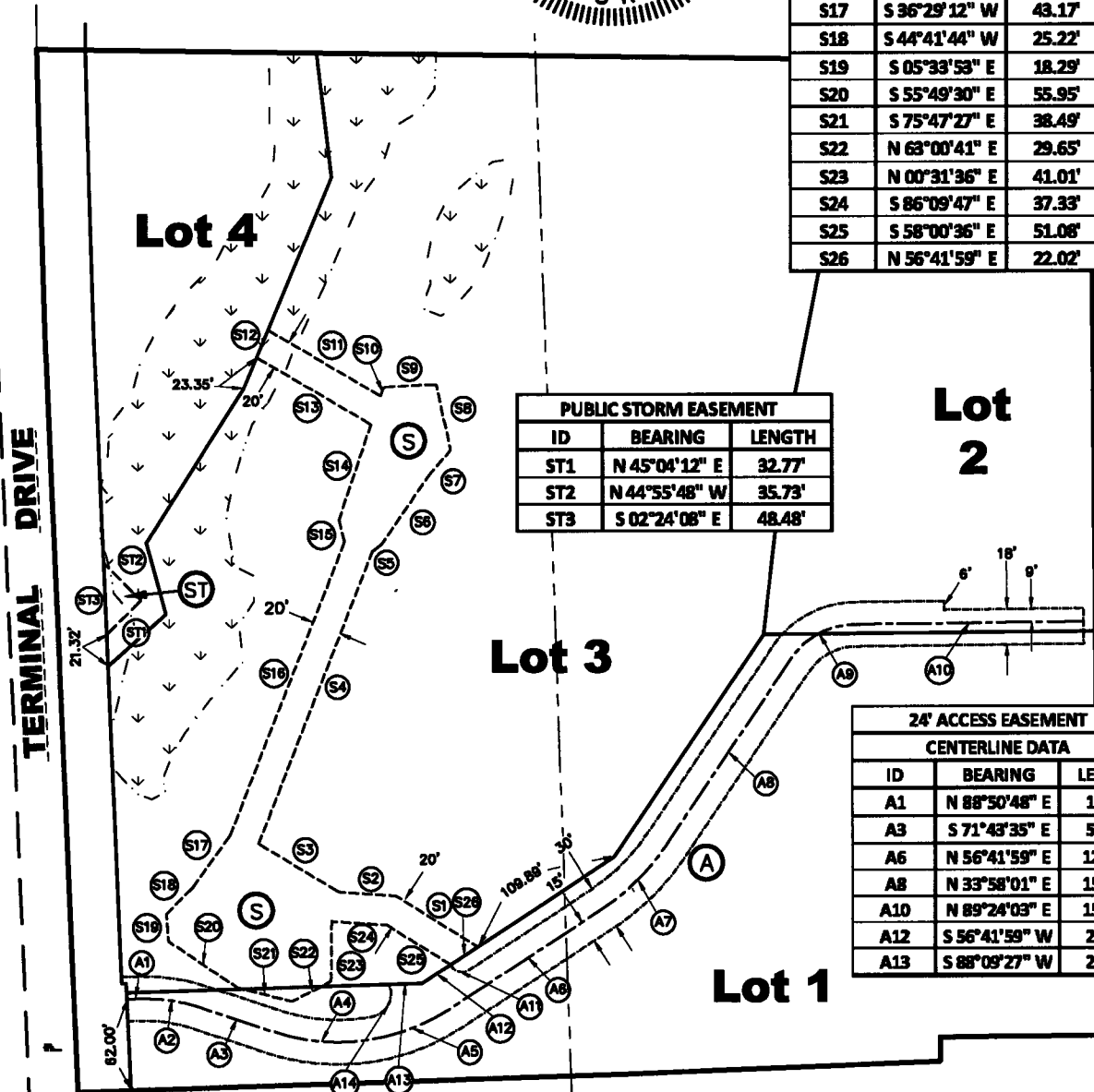
**QUAM ENGINEERING, LLC**  
 4604 SIGGELKOW RD. STE. A, McFARLAND WI, 53558  
 608-838-7750 www.quamengineering.com  
 Project # RQ-05-17 Date: 7/3/19

**CERTIFIED SURVEY MAP # 15176**

**PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN.**



SOUTH STORM EASEMENT		
ID	BEARING	LENGTH
S1	N 58°00'36" W	65.29'
S2	N 86°09'47" W	39.11'
S3	N 59°09'32" W	62.86'
S4	N 21°18'54" E	210.95'
S5	N 52°01'12" E	8.10'
S6	N 34°48'22" E	57.17'
S7	N 41°08'52" E	21.70'
S8	N 12°07'49" W	45.93'
S9	S 87°11'26" W	35.70'
S10	S 18°46'07" W	6.53'
S11	N 59°22'26" W	88.20'
S12	S 22°39'00" W	20.20'
S13	S 59°22'26" E	89.60'
S14	S 18°46'07" E	67.79'
S15	S 14°14'30" E	15.22'
S16	S 21°18'44" W	213.74'
S17	S 36°29'12" W	43.17'
S18	S 44°41'44" W	25.22'
S19	S 05°33'53" E	18.29'
S20	S 55°49'30" E	55.95'
S21	S 75°47'27" E	38.49'
S22	N 63°00'41" E	29.65'
S23	N 00°31'36" E	41.01'
S24	S 86°09'47" E	37.33'
S25	S 58°00'36" E	51.08'
S26	N 56°41'59" E	22.02'



PUBLIC STORM EASEMENT		
ID	BEARING	LENGTH
ST1	N 45°04'12" E	32.77'
ST2	N 44°55'48" W	35.73'
ST3	S 02°24'08" E	48.48'

24' ACCESS EASEMENT		
CENTERLINE DATA		
ID	BEARING	LENGTH
A1	N 88°50'48" E	10.43'
A3	S 71°43'35" E	53.25'
A6	N 56°41'59" E	123.77'
A8	N 33°58'01" E	153.39'
A10	N 89°24'03" E	154.31'
A12	S 56°41'59" W	23.41'
A13	S 88°09'27" W	22.46'

24' ACCESS EASEMENT				
CENTERLINE CURVE DATA				
ID	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
A2	114.50'	38.82'	S 81°26'23" E	38.64'
A4	139.50'	65.62'	S 85°12'08" E	65.02'
A5	139.50'	59.95'	N 69°00'39" E	59.49'
A7	147.50'	58.52'	N 45°20'00" E	58.14'
A9	52.50'	50.79'	N 61°41'02" E	48.84'
A11	8.56'	15.64'	N 75°45'15" W	13.55'
A14	15.69'	28.09'	S 27°00'00" W	24.49'

- (A) 30' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR INGRESS AND EGRESS PURPOSES BENEFITING LOTS 1, 2, AND 3 HEREOF. (ALSO LIMITED EASEMENT TO THE VILLAGE OF McFARLAND FOR ACCESS FOR WATERMAIN MAINTENANCE PURPOSES ONLY)
- (S) VARIABLE WIDTH NON-EXCLUSIVE PRIVATE EASEMENT FOR STORMWATER MANAGEMENT PURPOSES BENEFITING LOT 1 HEREOF.
- (ST) VARIABLE WIDTH PUBLIC EASEMENT FOR STORMWATER MANAGEMENT PURPOSES BENEFITING LOT 3 HEREOF.

**QUAM ENGINEERING, LLC**

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Project # RQ-05-17 Date: 7/3/19

SHEET 3 OF 5

**CERTIFIED SURVEY MAP # 15176**

**PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN.**

C.S.M. No. 15176

Doc. No. 5501928

Vol. 107 Page 317

**SURVEYOR'S CERTIFICATE:**



I, MATTHEW E. HOGLUND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, ROBERT ANDERSON AND CAROLYN SIMPSON:

A PART OF LOT 1 (RECORDED AS OUTLOT 1 IN SOME DOCUMENTS) OF ASSESSOR'S PLAT NO. 4, TOWN OF BLOOMING GROVE, RECORDED AS DOCUMENT NO. 777053 IN VOLUME 13 OF PLATS ON PAGES 15 AND 16 AND BEING LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN, LYING BETWEEN THE CENTERLINE OF TERMINAL DRIVE AND THE WEST RIGHT-OF-WAY LINE OF RELOCATED U.S. HIGHWAY NO. 51, EXCEPT THAT PART THEREOF CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 694 OF DEEDS, PAGE 473, AS DOCUMENT NO. 981101, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, SOUTH 87°43'28" WEST, 944.56 FEET; THENCE SOUTH 00°25'11" EAST, 755.90 FEET TO THE POINT OF BEGINNING, LYING ON THE WEST RIGHT-OF-WAY LINE OF RELOCATED U.S. HIGHWAY NO. 51;  
THENCE SOUTH 00°25'11" EAST, 657.91 FEET, ALONG SAID WEST RIGHT-OF-WAY LINE;  
THENCE SOUTH 89°33'39" WEST, 107.22 FEET;  
THENCE SOUTH 00°26'15" EAST, 16.73 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 12282;  
THENCE SOUTH 87°45'00" WEST, 213.14 FEET, ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP;  
THENCE SOUTH 88°09'27" WEST, 371.18 FEET, ALONG THE SOUTH LINE OF SAID LOT 1 OF ASSESSOR'S PLAT NO. 4, TO THE CENTERLINE OF TERMINAL DRIVE;  
THENCE NORTH 02°24'08" WEST, 511.26 FEET, ALONG SAID CENTERLINE;  
THENCE ALONG SAID CENTERLINE, BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 194.52 FEET, WITH A RADIUS OF 11459.16 FEET, AND A CHORD BEARING AND LENGTH OF NORTH 01°34'20" WEST, 194.52 FEET;  
THENCE SOUTH 89°14'09" EAST, 713.06 FEET TO THE POINT OF BEGINNING.



CONTAINING 482,901 SQUARE FEET OR 11.0859 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF McFARLAND SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 3<sup>rd</sup> DAY OF July, 2019  
  
QUAM ENGINEERING, LLC  
BY: MATTHEW E. HOGLUND  
P.L.S. S-1910  


**OWNERS CERTIFICATE:**

AS OWNERS, WE, ROBERT ANDERSON AND CAROLYN SIMPSON, DO HEREBY CERTIFY THAT THEY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP AND DO FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE OF McFARLAND  
IN THE PRESENCE OF:    
ROBERT ANDERSON CAROLYN SIMPSON,

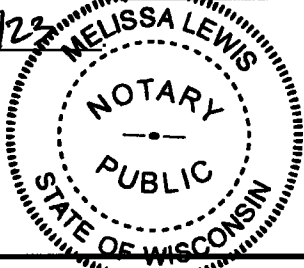
STATE OF WISCONSIN)  
COUNTY (DANE) SS

PERSONALLY CAME BEFORE ME THIS 5<sup>th</sup> DAY OF July, 2019, ROBERT ANDERSON AND CAROLYN SIMPSON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

 NOTARY PUBLIC, McFarland, WISCONSIN

MY COMMISSION EXPIRES 4/25/22

(NOTARY SEAL)



**QUAM ENGINEERING, LLC**  
4604 SIGGELKOW RD. STE. A, McFARLAND WI, 53558  
608-838-7750 www.quamengineering.com  
Project # RQ-05-17 Date: 7/3/19

**CERTIFIED SURVEY MAP # 15176**

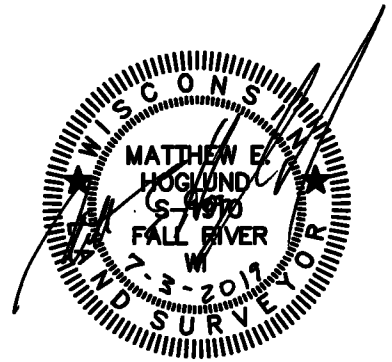
**PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE OF WISCONSIN.**

**VILLAGE OF McFARLAND PLAN COMMISSION CERTIFICATE:**

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE

VILLAGE OF McFARLAND ON THIS 5<sup>th</sup> DAY OF July, 2019.

Tanya O'Malley  
~~GASSANDRA BUETTINGER, CLERK, VILLAGE OF McFARLAND~~  
**TANYA O'MALLEY, DEPUTY CLERK**



**VILLAGE OF McFARLAND BOARD CERTIFICATE:**

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED AND DEDICATIONS ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF McFARLAND

ON THIS 5<sup>th</sup> DAY OF July, 2019.

Tanya O'Malley  
~~GASSANDRA BUETTINGER, CLERK, VILLAGE OF McFARLAND~~  
**TANYA O'MALLEY, DEPUTY CLERK**

**REGISTER OF DEEDS CERTIFICATE:**

Received for recording this 5<sup>th</sup> day of July, 2019, at 11:49 o'clock A.M. and

recorded in Volume 107 of Certified Survey Maps on Pages 314-318

as Document No. 5501928

Kristi Chlebowski by Brita Dichraf, Deputy  
Kristi Chlebowski, Dane County Register of Deeds

Received 7-5-19 10:29 am

**QUAM ENGINEERING, LLC**

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608-838-7750 www.quamengineering.com  
Project # RQ-05-17 Date: 7/3/19

## PHASE 2 MIXED USE BUILDING

### TIF Eligible Costs Estimate - Phase 2 Mixed Use

Description	Total
Village Attorney Review of Developers Agreement	\$25,000
Water Main Extension	\$40,000
Public Water Main Observation by Village Engineer	\$5,000
Sanitary Sewer Extension	\$40,000
Storm Sewer Extension and Steep Slope Culvert	\$55,000
Drive and Sidewalk Extension	\$65,000
Apt. Exterior Materials Upgrade (Stone Veneer, LP Smartsiding)	\$112,000
Apt. Finishes Upgrade (Granite Counters, Stainless Steel Appliances)	\$83,000
Office Materials Upgrade (Brick, Commercial Windows, Commercial Door)	\$65,000
Tall Wall/Steep Slope Dog Park Fence (480 linear feet at \$25)	\$12,000
Dog Washing Station	\$6,000
Import Topsoil (1,000 CY @ \$10 per yard)	\$10,000
Stairwell Standpipe	\$15,000
Steep Slope Restoration	\$7,000
MMSD Connection Fee (\$234.78/1,000 sq. ft. at 189,391 sq. ft.)	\$45,000
	Total: \$585,000.00

## PHASE 3 APARTMENTS BUILDING

### TIF Eligible Costs Estimate - Phase 3 Apartments

Description	Total
Stairwell Standpipe	\$15,000
Apt. Exterior Materials Upgrade (Stone Veneer, LP Smartsiding)	\$112,000
Apt. Finishes Upgrade (Granite Counters, Stainless Steel Appliances)	\$83,000
Steep Slope Restoration	\$8,000
Import Topsoil (1,000 CY at \$10 per yard)	\$10,000
Bioretention Device	\$15,000
Import Pond Liner Clay (800 CY at \$8 per yard)	\$6,400
Boulder Wall at Pond Access (150 VSF @ \$30)	\$4,500
Garage Wall Frost Wall (220 LF @ \$60)	\$13,200
Garage Wall LP Smartsiding (2,200 sq. ft. @ \$7.00)	\$15,400
First Floor Decks (5 each @ \$5,000)	\$25,000
Temporary Excavation for Skytrack Staging and then Backfilling	\$5,000
Extended Reach Skytrack Rental (1 month @ \$5,000)	\$5,000
Phase 1 Pavement Repair	\$30,000
	Total: \$347,500.00

October 6, 2025

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

Subject: 4703 Terminal Drive – Updated General Development Plan Review

Dear Andrew:

We have received an updated General Development Plan for the site located at 4703 Terminal Drive. The site originally contemplated two apartment buildings and two office buildings. It is now being proposed to include three apartment buildings with one mixed-use building housing commercial use on the first floor and apartments above. The updated plan is dated September 29, 2025. The first building was built in 2019, but the remaining areas have not been worked on since. We have several comments below, listed by the concept, related to public works and utility items.

- Sewer service would be provided by extending existing private sewers flow into Village sewer at the Terminal Drive right-of-way.
- Water service would be provided by extending public water main to the proposed buildings, with easement locations confirmed to allow future Village maintenance/repair/replacement of those items.
- Any new sewer connections would need to pay MMSD fees in addition to Village fees for sewer service hookups.
- The proposed and existing sites are shown to be served via regional stormwater management areas and assorted piping. Easements will be needed for those ponds/pipes, and long-term pond maintenance/repair assigned.

Please feel free to contact us with any questions.

Very truly yours,  
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.  
President

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

BRB:sai

J:\TCDead\McFarland\MC-152-M6 4703 Terminal Drive Development Review\Admin\2025 GDP Update Review.docx

October 7, 2025

Re: 4703 Terminal Drive – GDP Amendment Concept

We received drawings from Ryan Quam prepared by Quam Engineer for a GDP Amendment Concept at 4703 Terminal Drive in the Village of McFarland. The drawings were dated September 3, 2025. We did perform an online meeting discussing items to meet fire department access requirements. Below are items we noted during our review.

- Due to the height of the buildings an aerial apparatus road would be required, and the location of the road would need to be the parking lots. The driving aisle of the parking lots would be required to be increased to 26' at minimum. (IFC D105.2)
- The proximity of the aerial apparatus road to the building was discussed and the requirement of being between 15' and 30' causes difficulty. It was agreed the proximity of the aerial apparatus could be increased in proportion to the difference in the height of the building and 75' above the ground plan would meet the intent of code. (IFC D105.3)
- The hydrant serving the building will require 26' of fire apparatus access roadway width within 20' of the hydrant. (IFC D103.1)
- The fire apparatus access roadway on the east of the buildings will exceed 150' and an acceptable equivalent is providing standpipes to comply with all portions of the building being within 150' of the fire apparatus access roadway. (IFC 503.1.1 and 503.2.5)

Sincerely,



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

  
VILLAGE OF  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, October 21, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

**CONTACT:** Andrew Bremer, Comm & Eco Dev Director

**AGENDA ITEM:** Discussion on a preapplication concept plan submitted by Ryan Quam for a mixed-use commercial and restaurant development located at 4008-4012 Terminal Drive and adjacent lands in Parcel 0710-273-8620-1.

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**

Ryan Quam has requested to appear before the Community Development Authority and Plan Commission for a voluntary preapplication meeting to discuss preliminary concepts for a multiphased project spread over four properties: 4008-4012 Terminal Drive, Parcel 0710-273-8620-1, and portions of lands at 4016 Terminal Drive. The packet includes two concepts for the location, offering a mix of commercial uses. Concept A includes an office building, a bar/restaurant, a quick service restaurant, and garage condominiums. Concept B maintains the same office/headquarters building and the bar/restaurant. Alternatively, Concept B includes an extension of the indoor volleyball, children's indoor playground building, two retail buildings, and one quick-service restaurant. The concepts include stormwater management areas conceptually shown to serve all proposed buildings. The concepts include a combination of surface parking and underground parking. Quam has also submitted some renderings of the proposed restaurant and office buildings. Quam anticipates submitting a future TIF development incentives application, which would be reviewed and recommended by the CDA to the Village Board. Quam also anticipates submitting a future request to rezone the properties to allow the uses as proposed, which would be reviewed and recommended by the Plan Commission to the Village Board. Quam has been [commercially marketing](#) Concept A for a number of months with the assistance of a commercial broker to generate interest from perspective businesses, with the understanding that the concept proposed has not been approved by the Village.

**Background on the locations**

The property at 4008 Terminal Drive was previously used as a church. The property at 4012 Terminal Drive previously included a single family home. Both buildings were razed in February 2023 with only the impervious surface areas remaining and a storage unit building that stretches north and south across 4012 and 4016 Terminal Drive. Immediately to the west is an undeveloped property, parcel 0710-273-8620-1. All three properties are owned by Dave Bisbee and Paul Vitucci. Quam has entered into a land contract to purchase the properties from the owners. Additionally, the applicant has an option to purchase the rear portion of 4016 Terminal



Drive containing sections of the mini-warehouse building. This area is approximately 11,880 sq. ft. The closing is scheduled for May 2026, where, if purchased, Quam would raze the existing storage units.

**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 preapplication 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. Similarly, under the Village's TIF Development Incentives Policy Manual, preapplication meetings with the CDA are encouraged but not required. Feedback from the CDA is non-binding.

**Proposed Development Characteristics**

The proposed development includes a mix of commercial uses for Concepts A and B. Both concepts include the four-story office building, a bar/restaurant with indoor sports facility and a quick-service restaurant (i.e.fast food service). Both site plans include conceptual landscaping, preliminary utilities layouts, onsite stormwater retention, and parking. The site plan is estimated to add 162,869 sq. ft. of impervious area over a combined lot of ~274,041 sq. ft., a ratio of 0.594. The concepts are summarized in the table below:

<b>Building Type (sq. ft.)</b>	<b>Concept A</b>	<b>Concept B</b>
Office/Headquarters	68,210	68,210
Bar/Restaurant	14,500	14,500
Indoor Sports Facility	9,200	13,200
Quick Service Restaurant, QSR	8,650	3,670
Garage Condominiums	10,975	0
Retail	0	8,500



Children's Indoor Playground	0	10,004
<b>Total Gross Floor Area (sq. ft.)</b>	<b>111,535</b>	<b>118,084</b>
<b>Total Parking Stalls</b>	<b>252</b>	<b>251</b>

**Existing Property & Neighborhood Conditions**

- Property Size:
  - 4008 Terminal Drive is 30,170.83 square feet or 0.69 acres
  - 4012 Terminal Drive is 24,474.18 square feet or 0.56 acres
  - Parcel #0710-273-8620-1 is 207,516.67 square feet or 4.76 acres
  - Grand total for all three parcels is 262,161.68 square feet or 6.02 acres and 6.29 acres including the 11,880 sq. ft. to be purchased from 4016 Terminal Drive.
- Current Use:
  - 4008 Terminal Drive - The property is vacant and does not include any structures
  - 4012 Terminal Drive - The property includes one-half of a mini-warehouse storage building, with the other half located on 4016 Terminal Drive
  - Parcel #0710-273-8620-1 - Undeveloped land. There is an existing easement running north-south through this property that includes a 12" underground petroleum line
- Natural Features: Upper Mud Lake is adjacent to the west, by over over 1,100 feet. The DNR owns 4020 Terminal Drive, a property that include marsh and prairie land. The concept includes a wetland delineation running north and south along the west lot line of the undeveloped parcel. A 75-foot wetland setback line is also shown on both concepts. Future CSM by the applicant must maintain the presence of this setback line while adhering to Dane County Natural Resources' standards on allowable improvements within this space.
- Adjacent Uses & Zoning:
  - North - Lands adjacent to the north include the following:
    - 4004 Terminal Drive, a Citgo Gas Station. Zoned C-H Highway Commercial.
    - 3918 Terminal Drive, a single family home located in the City of Madison. Zoned IG Industrial - General.
    - 3910 Terminal Drive, a petroleum storage and distribution site, located in the City of Madison. Zoned IG Industrial - General.
  - East - 4015 Terminal Drive, a soon-to-be completed Kwik Trip Gas station and US Highway 51. Zoned C-H Highway Commercial.
  - West/South - 4020 Terminal Drive is a 4.64 acre of Dane County parkland that includes seasonal off-street parking for lake access to Upper Mud Lake. A private gate is located near the Terminal Drive driveway within Village property. Zoned C-H Highway Commercial.
  - South - Beyond 4020 Terminal Drive, which also borders to the south, is 4306 Terminal Drive and 4110 Terminal Drive. 4306 Terminal Drive operates as a petroleum distribution and storage facility, while 4110 Terminal Drive only includes a truck terminal. Both parcels are zoned M-IC Manufactured Intensive



Commercial.

**Preliminary Department Head Comments**

The packet includes letters from the Village Engineer/Director of Public Works, and the Fire & Rescue Chief. The Interim Police Chief did not have any concerns or comments. The Village Engineer/Director of Public Works letter discusses additional details required for sewer for buildings, recommendations on easement, grading for the stormwater management and patio shown within the 75-foot wetland buffer, snow storage, and suggestions on locations for no parking. The Fire & Rescue Chief's letter discusses meeting the International Fire Code for fire apparatus access roads, and meeting fire response services. Both letters commented on Concept B as providing better access.

**C&ED Comments**

If the Applicant chooses to submit applications to proceed, Staff recommend submittal of a Certified Survey Map and a request to rezone the combined parcels to PDD Planned Development District, or rezoning all properties to the C-H district, with the former likely the preferred long-term zoning of the property as the PDD provides additional flexibility for the proposed uses, joint use of off-street parking, and modifications to bulk requirements such as exceeding the maximum 35 feet in building height (office/headquarters building) and minimum setback requirements as deemed mutually beneficial. The following descriptions are provided given their current zoning classifications. Per Sec. 62-68(n) Statement of Purpose, the following is provided for C-H Commercial Highway Districts, "*The C-H District is intended to provide an area for those business and commercial activities which especially have to do with motor vehicles or highway transportation, or which provide goods or services primarily to travelers on a highway, or for which location adjacent to a major thoroughfare or highway is a compelling practical consideration, or for which it is especially appropriate for some other reason to be located adjacent to a major thoroughfare or highway.*" For Sec. 62-68(q) M-IC Manufactured-Intensive Commercial Districts, "*The M-IC District is intended to provide an area for manufacturing and industrial activities. It is also intended to provide an area for a variety of uses which require relatively large installation, facilities or land area, or which would create or tend to create conditions of public or private nuisance, hazard or other undesirable conditions, or which for these or other reasons may require special safeguards, equipment, processes, screening, barriers, or other forms of protection, including spatial distance, in order to reduce, eliminate, or shield the public from such conditions.*" The following table summarizes the proposed commercial uses per Sec. 62-71 Permitted or Conditional Uses of the Zoning Code.

The Zoning Code does not provide a comprehensive list of all possible land uses. In situations where the proposed use is not listed, Staff will refer to the North American Industry Classification System (NAICS) index for similar uses.

<b>Proposed Commercial Use</b>	<b>Village Land Uses (Sec. 62-71)</b>	<b>C-H</b>	<b>M-IC</b>
Office Building/Headquarters	<i>Not listed<sup>1</sup></i>	P	NA



Bar/Restaurant	Restaurant	P	NA
Quick service restaurant	Limited-service restaurant, including fast food	C	NA
Garage Condominiums	Mini-warehouses	C	NA
Retail (less than 20,000 sq.ft.)	TBD <sup>1</sup>	P or C	NA
Children's Indoor Playground Bldg	<i>Not listed</i> <sup>2</sup>	C	NA

<sup>1</sup>Sec. 62-71 lists specific types of professional offices (e.g. legal, accounting, architectural, etc. that are permitted uses in the C-H district but generally prohibited (not allowed) in the M-IC district. The NAICS identifies an office building/headquarters (551114), Corporate, Subsidiary, and Regional Managing Office. Similarly, most types of retail uses are either a permitted or conditional use in the C-H district provided the buildings are less than 20,000 sq.ft. and most retail uses are prohibited in the M-IC district.

<sup>2</sup>Sec. 62-71 lists similar uses such as Bowling Centers (NAICS 713950) and Sports and Recreation Instruction (NAICS 611620) as a conditional use in the C-H district and prohibited in the M-IC district.

**Parking.** Staff's review of the project's parking is provided in the following table, noting that without specific uses identified some of the required parking spaces are merely estimates at this time. Concept A and B vary in the size of the quick service restaurant, providing for differences in required parking totals. Additionally, minimum requirements using capacity percentage cannot be determined at this time. This may result in higher minimum required parking than shown below. Applicable to the concepts is Sec. 62-172(c) Mixed uses, which states, "*Where two or more uses are located on the same zoning lot or within the same building, parking spaces equal in number to the sum of the separate requirements for each shall be provided. No parking spaces or portion thereof shall serve as a required space for more than one use unless otherwise authorized by the Plan Commission.*" In Staff's opinion, the restrictions under Sec. 62-172(c) are severely outdated and the shared counting/use of parking spaces should be encouraged particularly when the proposed peak uses of the buildings will operate at different times of the day. Under PD zoning, the sharing of parking is allowed but considerations for creating shared access and parking easements should be provided as part of future development applications.

Proposed Commercial Use	<a href="#">Sec. 62-172(j)</a>	Required	Concept A provided	Concept B provided
Office Building/Headquarters	1 space / 300 sq. ft. per GFA	227.4	138	138
Bar/Restaurant	30% capacity <i>or</i> 4 spaces / 1,000 sq. ft.	58.0	28	28



Quick service restaurant (A)	1 space / 300 sq. ft.	28.8	44	NA
Quick service restaurant (B)	1 space / 300 sq. ft.	12.2	NA	15
Garage Condominiums	1 space/2 employees		23	NA
Retail			NA	31
Children's Indoor Playground Bldg	30% capacity		NA	20
Indoor Ball			26	26
<b>Total</b>		<b>314 (A); 298 (B)</b>	<b>259</b>	<b>258</b>

**Public Comments**

The Department did not receive any public comments prior to the publication of the packet.

**Permit Requirements & Next Steps**

Assuming the project progresses further, the following official applications will be required. The Plan Commission would be involved in the review of items 1-4, while the CDA would review item #5.

1. Rezone. All of the lands within the development concept will need to be rezoned to one zoning district, presumably the PD District, for reasons cited in the Staff report related to flexibility of the proposed improvements. Submission of an application to meet standards in Sec. 62-67 PD Planned Development District for a one-stage or two-stage approach if the property is rezoned to PDD Planned Development District.
2. Certified Survey Map. A CSM is required to combine all the lands within the development concept into one lot. In order to combine all the lands into one lot they must all be zoned the same (i.e. PD or C-H) rather than a mix of C-H and M-IC as currently exists.
3. Condominium Plat. If the applicant desires to be able to sell portions of the development site a condominium plat could be created to allow for this.
4. Site Design Review Permit. The process for a site design review permit will be included in the review of the applicant's request for a single or two-stage Planned Development Plan General Plan and Detailed Plan when submitted.
5. Tax Increment Financing. The applicant has indicated interest in submission of a TIF development incentive application for the proposed project. The request will be reviewed and recommended by the CDA to the Village Board.

**FINANCIAL/BUDGET IMPACT:**

Quam has not provided initial estimates for construction costs, assessment values, or



development incentive requests at this time.

**VILLAGE PLAN REFERENCE:**

**Comprehensive Plan, Future Land Use Map & Figure 4.1 (page 35)**

The Village Comprehensive Plan Future Land Use Map identifies the proposed development site for future "Highway and General Commercial". Page 35 of Volume 2, gives the following general description of land uses allowed: "*A range of retail, commercial service, office, restaurant, lodging, health care, outdoor sales, and institutional uses, with limited outdoor display and storage. Mapped mainly along Highway 51. All uses served by public sanitary sewer and water services.*" Figure 4.1 lists the Typical Implementation Zoning Districts in Highway and General Commercial area to include appropriate traditional zoning districts (e.g. C-H Highway Commercial, C-G General Commercial or PD or PD-I Planned Development Zoning. The proposed concept includes commercial uses, office space, recreational facilities, a quick service restaurant, and garage condos. Future submittals should be consistent with Figure 4.1's Development Policies:

1. Rezone sites designated for Highway and General Commercial use on Map 6 only after public sanitary sewer and water service is available, the land is within Village limits, and a specific development proposal is offered.
2. Required large-scale commercial developments to address traffic environmental, and neighborhood impacts, including neighborhood-sensitive recommendations in areas adjacent to existing single family uses using standards in Figure 4-2 and the zoning code.

**Terminal and Triangle Street District, 2005**

In *Map 2: Planned Land Use of the Terminal and Triangle Street District Plan*, the property is identified within the Beltline-Oriented Commercial Subdistrict. This area is described to include the following uses: Hotel, Retreat/conference center, Sit-down restaurant, Highway & job-oriented retail, Clinics and daycare, Office, Limited fuel/convenience. The plan further includes *Contractor shops/services, and other retail uses that do not compete with downtown businesses, such as those oriented to home products.* The concepts include uses that include office, sit-down restaurant, retail, and recreational facilities. The current area already has gas stations and convenience stores. Staff notes a full review of Appendix B-Beltline Oriented Commercial Subdistrict -Building and Site Design Checklist would be required for any future applications submitted to the department.

**Tax Increment Financing Districts**

The property is included in Tax Increment District #3 and #6. TIF District #3 was established as an Industrial District type in August 2004 with an expenditure period of 18 years (2022) and termination by 2027. Within the final 5 years of a TID, a municipality may not incur any additional debts or allocate new capital expenditures, such as development incentives from that TID. This is intended to begin a process which closes out financial obligations. As the applicant's project exceeds this timeline, additional direct incentives from TID #3 are no longer eligible. However, this property was added to Tax Increment Financing District #6, which was created in July 2024 as a Blight District with an expenditure period of 22 years ending in 2046 and termination in 2051. TID #3 also serves as a donor to TID #6 allowing the sharing of



excess increment from TID #3 to TID #6.

**ORDINANCE REFERENCE:**

Sec. 56-35 Preliminary Consultation

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

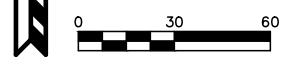
**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This item is for discussion only.

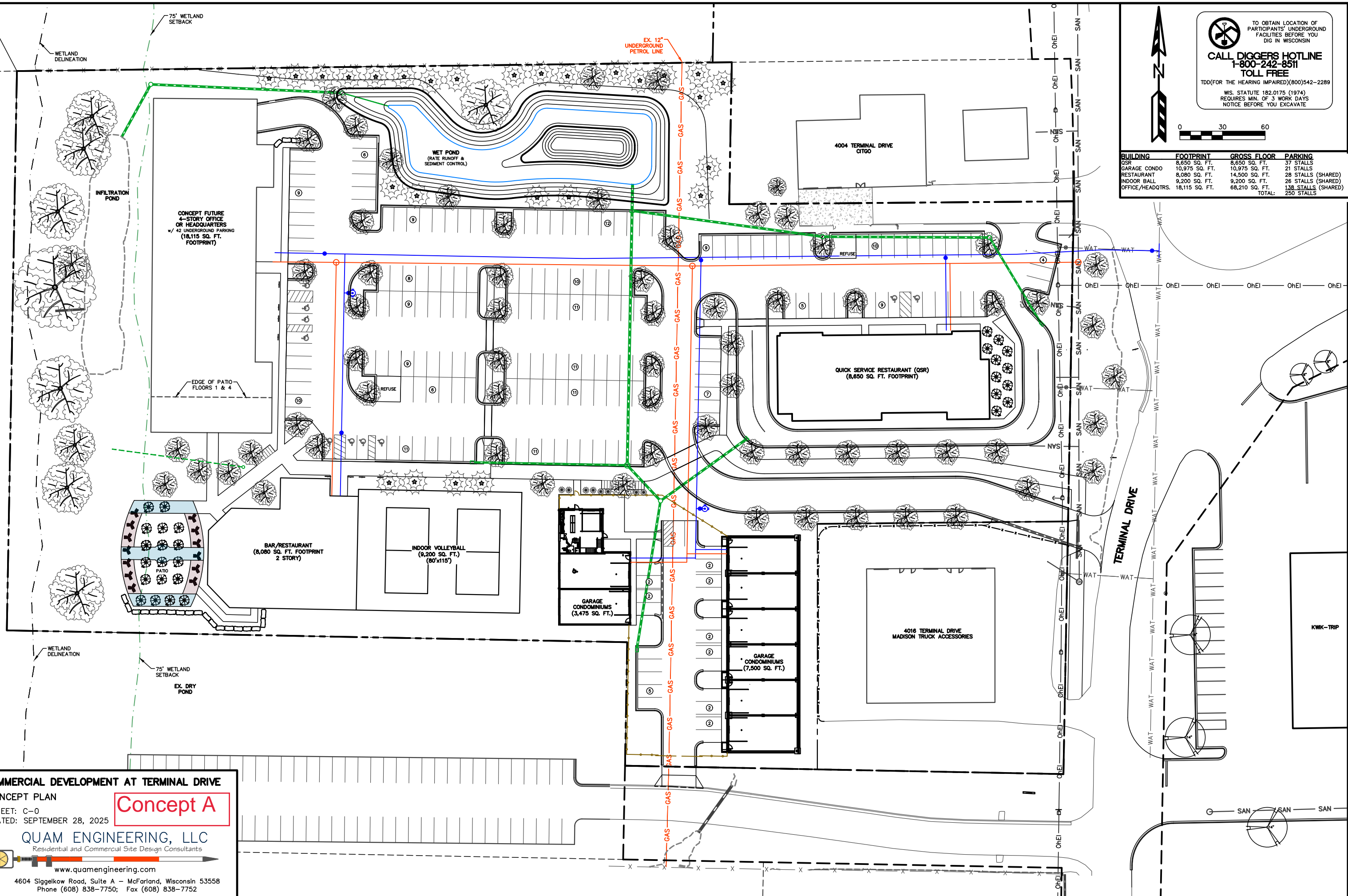
**ATTACHMENTS:**

1. 4008-12 Terminal Drive Concept Plans A and B\_09.26.25
2. 251008\_TERMINAL DR - AI RENDERINGS\_10.080.25
3. 4008-12 Terminal Drive Concept Plans A and B\_VE Letter\_10.06.2025
4. 4008-12 Terminal Drive Concept Plans A and B\_MFR Letter\_10.07.2025

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**  
 TDD(FOR THE HEARING IMPAIRED)(800)542-2289  
 WIS. STATUTE 182.0175 (1974)  
 REQUIRES MIN. OF 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE



BUILDING	FOOTPRINT	GROSS FLOOR	PARKING
QSR	8,650 SQ. FT.	8,650 SQ. FT.	37 STALLS
GARAGE CONDO	10,975 SQ. FT.	10,975 SQ. FT.	21 STALLS
RESTAURANT	8,080 SQ. FT.	14,500 SQ. FT.	28 STALLS (SHARED)
INDOOR BALL	9,200 SQ. FT.	9,200 SQ. FT.	26 STALLS (SHARED)
OFFICE/HEADQTRS.	18,115 SQ. FT.	68,210 SQ. FT.	138 STALLS (SHARED)
			<b>TOTAL: 250 STALLS</b>

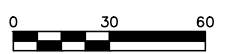


**COMMERCIAL DEVELOPMENT AT TERMINAL DRIVE**  
 CONCEPT PLAN  
 SHEET: C-0  
 DATED: SEPTEMBER 28, 2025

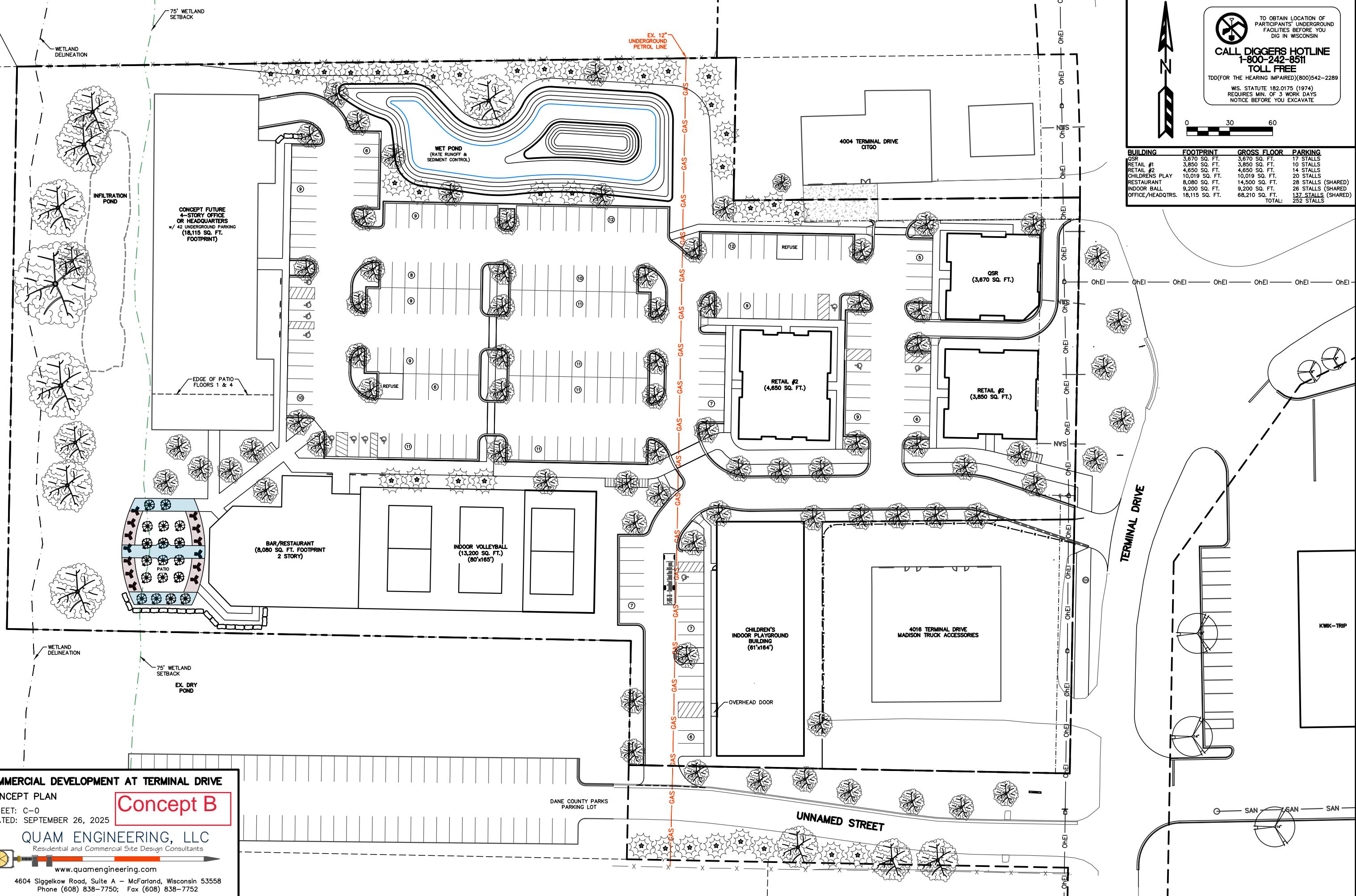
**Concept A**

**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

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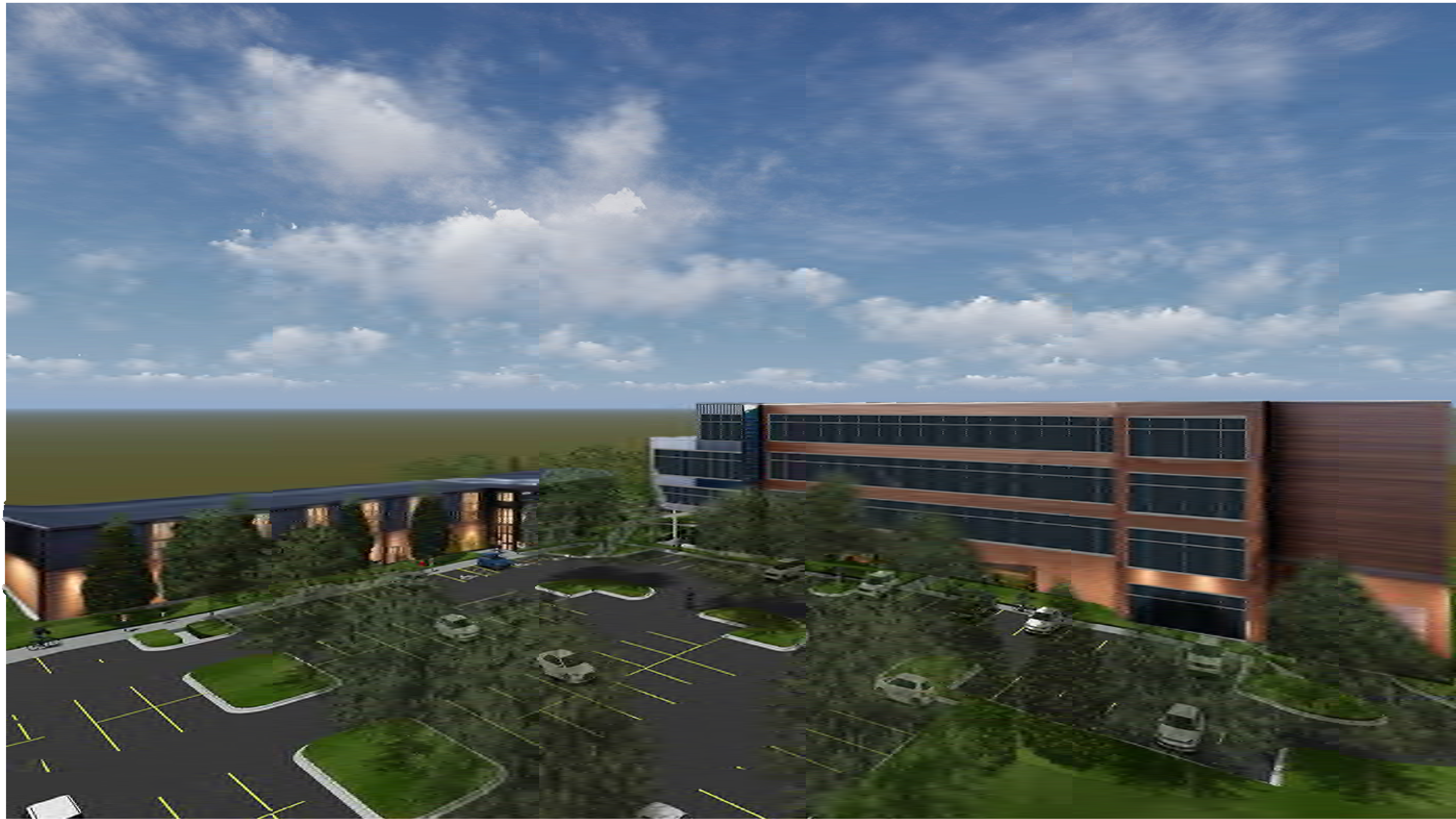
BUILDING	FOOTPRINT	GROSS FLOOR	PARKING
QSR	3,670 SQ. FT.	3,670 SQ. FT.	17 STALLS
RETAIL #1	3,850 SQ. FT.	3,850 SQ. FT.	10 STALLS
RETAIL #2	4,650 SQ. FT.	4,650 SQ. FT.	14 STALLS
CHILDRENS PLAY	10,019 SQ. FT.	10,019 SQ. FT.	20 STALLS
RESTAURANT	8,080 SQ. FT.	14,500 SQ. FT.	28 STALLS (SHARED)
INDOOR BALL	9,200 SQ. FT.	9,200 SQ. FT.	26 STALLS (SHARED)
OFFICE/HEADQTRS.	18,115 SQ. FT.	68,210 SQ. FT.	137 STALLS (SHARED)
			<b>TOTAL: 252 STALLS</b>



**COMMERCIAL DEVELOPMENT AT TERMINAL DRIVE**  
 CONCEPT PLAN  
 SHEET: C-0  
 DATED: SEPTEMBER 26, 2025

Concept B

**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



# TERMINAL DR - COMMERCIAL RENDERINGS

## STREET VIEW - AERIAL



# TERMINAL DR - COMMERCIAL RENDERINGS

## STREET VIEW - CLOSE UP

October 6, 2025

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

Subject: 4010 Terminal Drive – Concept Plan Review

Dear Andrew:

We have received two updated concept plans for potential development/redevelopment of a site located at 4010 Terminal Drive, dated September 28, 2025. The site was mostly cleared in early 2025, but no firm plans have been presented yet. We have several comments below, listed by the concept, related to public works and utility items.

#### Concept Plan A

- Sewer service is proposed by extending piping from existing sewers in Terminal Drive that flow north to the MMSD interceptor. Depths of the existing sewer is unknown, but likely very shallow, as this is the current end-of-line. Grinder pumps and/or pipe insulation may be needed.
- Any new connections would need to pay MMSD fees in addition to Village fees for sewer service hookups.
- Given the disparate proposed uses, it seems that the site would be set up for multiple owners/parcels. Easements would be needed for cross-access, sewer main, and water main. The Village will need to decide if the mains would be private or public.
- Similarly, the collective sites are shown to be served by two regional stormwater management areas and assorted piping. Easements will be needed for those pipes, and long-term pond maintenance/repair be determined to be private or public.
- Recognizing that this is a concept plan, the bar/restaurant patio and some grading for stormwater management is shown within the 75-foot wetland buffer.
- There is not much room for snow storage that would not take up existing parking stalls. We note that the proposed parking stall count assumes several spaces sharing stalls, so during the winter months this could compound issues.
- Fire and EMS should comment on the mini-storage site only having one access.

- The right-of-way south of the site should be posted for no parking to account for the anticipated traffic relative to the paved width.

#### Concept Plan B

- While no sanitary sewer, water, or storm sewer lines are shown, we have the same comments as in Concept A.
- Like Concept A, a patio and stormwater area is shown within the 75-foot wetland buffer.
- Traffic flow is better on this concept, with all uses having access to exits at the north end of the site, on Terminal Drive, and on the right-of-way leading to the County's lake access parking lot.
- Like Concept A, the southern right-of-way access road should be posted as no parking.

Please feel free to contact us with any questions.

Very truly yours,  
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.  
President

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

BRB:sai

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October 7, 2025

Re: Concept Drawing Review for 4008-12 Terminal Drive

We received drawings from Ryan Quam prepared by Quam Engineer for a concept commercial development located 4008-12 Terminal Drive in the Village of McFarland. The drawings were dated September 26, 2025. Below are items we noted during our review.

#### Concept A Comments:

- Bar/Restaurant and Concept Future 4-Story Office
  - The distance to all portions of the buildings isn't within 150' of a fire apparatus access road. The west side of the office building and the south side of the bar restaurant both exceed the 150'. (IFC 503.1.1)
- Garage Condominiums
  - The unnamed road that provides access to Dane County's Upper Mud Lake walk-in access doesn't meet fire apparatus access road requirements to permit fire apparatus turnaround for an access road that is dead-end and exceeds 150'. (IFC 503.2.1)
  - The turning radius from the unnamed road that provides access to Dane County's Upper Mud Lake walk-in access doesn't meet the required turning radius to allow fire department access. (IFC 503.2.4)
  - Without a fire apparatus access road from the south to serve the east Garage Condominiums the building would exceed 150' from a fire apparatus access road. (IFC 503.1.1).
- The north/east access that is shared with 4004 Terminal Drive may comply with fire apparatus access road requirements, but further confirmation would be required.

#### Concept B Comments

- Bar/Restaurant and Concept Future 4-Story Office

- The distance to all portions of the buildings isn't within 150' of a fire apparatus access road. The west side of the office building and the south side of the bar restaurant both exceed the 150'. (IFC 503.1.1)
- The shared access with 4004 Terminal Drive is improved and appears to comply.
- The access to the Children's Indoor Playground Building via the unnamed road that provides access to Dane County's Upper Mud Lake walk-in access appears to meet fire apparatus access road requirements to the Children's Indoor Playground Building.

In summary, concept B provides better access, and the officer building and the bar/restaurant building are provided with fire protection equivalencies the access concerns could be addressed.

Sincerely,



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