

Tuesday, December 16, 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](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. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the November 16, 2025 Plan Commission meeting.

## 4. PUBLIC HEARINGS.

- a. Public hearing on a Conditional Use Permit requested by Rachel Wright Jones for a proposed alternative school for disabled K-12 students located at 4700 McFarland Court, McFarland WI.
- b. Public hearing on Ordinance 2025-14, an ordinance rezoning parcel #0710-273-8620-1, Lot 2 of CSM 13560, in the vicinity of 4020 Terminal Drive, from M-IC Manufactured-Intensive Commercial to C-H Highway Commercial. Request by Ezra Properties, LLC, Ryan Quam.
- c. Public hearing on a Certified Survey Map requested by Ezra Properties, LLC Ryan Quam for property located 4008, 4012, and 4016 Terminal Drive, including parcel #0710273-8620-1.
- d. Public hearing on Ordinance 2025-15, An ordinance amending the Planned Development General Plan for Lots 1-4 and Approving the Planned Development Detailed Plan for Lots 1-2, CSM 15176, 4703 Terminal Drive

5. BUSINESS.

- a. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2025-08: an ordinance making various amendments to Chapter 2, Chapter 23, Chapter 56, Chapter 62 and Appendix A of the Municipal Code concerning public notification requirements.

6. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, January 20, 2026 at 7:00 PM.

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](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.

## **Plan Commission Minutes November 18, 2025, at 7:00 P.M.**

**Members Present:** Stephanie Brassington, Luke Fessler, Austen Conrad, Karen Pominville, Scott Peters, Eric Johnson, Chris Reynolds

**Staff Present:** Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

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

2. PUBLIC APPEARANCES.

There were no public appearances in the room or via zoom.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the joint October 21, 2025, Plan Commission and Community Development Authority meeting.

Brassington motioned to approve the minutes, Flesser seconded the motion. Motion passed 7-0.

- b. Motion to approve the minutes of the regular October 21, 2025, Plan Commission meeting.

Brassington motioned to approve the minutes, Flesser seconded the motion. Motion passed 7-0.

4. PUBLIC HEARING.

- a. Public hearing regarding Ordinance 2025-08 an ordinance making various amendments to Chapter 2, Chapter 23, Chapter 56, and Chapter 62 and Appendix A of the Municipal Code concerning public notification requirements.

Brassington opened the public hearing at 7:03 PM. Bremer provided summary of past discussions with the Plan Commission and directions received from the August Plan Commission meeting and the changes made throughout. There were no people online or in the room who wished to speak. Brassington closed the public hearing at 7:11 PM.

5. BUSINESS.

- a. Discussion and action to make a recommendation to the Village Board regarding Ordinance 2025-08 an ordinance making various amendments to Chapter 2, Chapter

23, Chapter 56, Chapter 62 and Appendix A of the Municipal Code concerning public notification requirements.

The Commission members discussed the proposed texts and the implication for not sending out notices, distinction between notices sent to the occupants or a property owner in the event the residing household is a renter, and comparisons with Wisconsin State Statutes. The Plan Commission felt the Department's practice of sending noticing out to adjacent property owners within 300 feet was sufficient and that there are other communication tools the Village uses to provide notifications to residents that fall outside of 300-foot mailing radius. Brassington motioned to recommend to the Village Board approval of Ordinance 2025-08, an ordinance making various amendments to Chapter 2, Chapter 23, Chapter 56, and Chapter 62 and Appendix A of the Municipal Code concerning public notification requirements with staff to review with the Village Attorney the phrase, "Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the appeal". Fessler seconded the motion. Motion passed 7-0.

b. Discussion regarding the 10-year Comprehensive Plan update project.

Bremer provided summary of the proposed RFP timeline, review committee, and commencement date. Bremer provided discussion points for the Commission to provide feedback on that Staff will include within the request for proposal and comprehensive plan update. These points are summarized below:

- 1) Who will the steering committee for the comprehensive plan update be?
- 2) How does the Commission want the format of the plan to be?
- 3) Were there any additional elements beyond the nine required under State Statute to include that was not previously addressed?
- 4) What are the Commission member's thoughts on drawing elements from the unapproved 2025 Redevelopment District Plans (excluding the blight analysis).
- 5) What are some thoughts on retiring outdated subarea plans? (i.e. 2005 Terminal & Triangle District Plan).
- 6) What are some branding suggestions for the Comprehensive Plan update?

The Commission's discussion with Staff is summarized below:

- 1) Preference for Plan Commission to be the steering committee.
- 2) No preference at the time.
- 3) No suggestions at the time.
- 4) The Commission indicated that some of the results from the public engagement included during that planning process might be useful to revisit during the public engagement for the Comprehensive Plan project, including potential recommendations, policies, or images that were intended to address public input gathered during the planning process.
- 5) Clarification on what a subarea plan was then discussed examples such as the 2021 Sustainability Plan and 2023 East Side Plan. General consensus to revisit

retiring the 2005 Terminal & Triangle Plan as part of the Comprehensive Plan project, or after its adoption, based on guidance from the new Comprehensive Plan.

- 6) Interested, but none provided on the spot. Commission members will connect with Staff to share for future ideas.
- c. Discussion and recommendation to the Village Board on updates to the Appendix A Fee Schedule for planning & zoning permits, building permits, and impact fees for 2026.

Kevin Urso, 2923 Camp Leonard Rd, was present to provide comments on the agenda item. Urso stated he is a local builder with Urso Brothers in the community who has built a number of homes throughout the Village. Urso stated concerns about the increase in fee costs and the potential impact it may have on future builders looking to build in McFarland. Urso provided handouts of data sheet from Madison Area Builders Association, MABA, on the comparison of fee rates among 15 other communities, stating the Village was the community that charged the most.

Brian Spanos, 4192 Morris Park Rd, provided similar comments to Kevin Urso, while stating being in a similar position as a builder in the Village. Spanos provided additional concerns on raising building costs and impact fees.

Johnson provided the Commission members and Staff with an image of a new construction home building permit and discussed the associated impact fees paid.

Bremer provided a summary of the agenda item, including the rationale for the fee increases, sharing data and averages from comparable communities, indicating similar trends. Fessler discussed the details of the park impact fees. Bremer stated that an impact fee study had just begun and will likely be completed by the end of the first quarter of 2026, providing further details on which Village Committees will be engaged.

The Commission further discussed the details of the proposed changes, purpose of the impact fees, and fee rates. Brassington expressed no confidence in making a motion and requested more time to discuss the item. Conrad and Peters disagreed and reiterated the discussion points made along with Staff's explanation. The remaining members concurred. Fessler stated items 6-11 from the recommended motion in the staff report, would not be included per the discussion of the park impact fee study.

Fessler motioned to recommend to the Village Board updates to the following fees:

1. Zoning Amendments Map and Text = \$500.00
2. Conditional Use Permits = \$500.00
3. Board of Zoning Appeals = \$475.00
4. Chicken Permit = \$30.00

5. Building Permit Fee increases as shown in the attachment to the staff report.
12. Public Safety Center, per Single Family Dwelling Unit = \$2,279.00
13. Public Safety Center, per Multi-Family Dwelling Unit = \$1,669.00
14. Public Safety Center, per Group Quarter Unit = \$847.00
15. Public Safety Center, per 1,000 sq.ft of Commercial and Industrial Development = \$1,213.00

Conrad seconded the motion. Motion passed 6-1, with Brassington's Nay.

6. SCHEDULE NEXT MEETING DATE.
  - a. Tuesday, December 16, 2025, at 7:00PM

7. ADJOURNMENT.

Fessler motioned to adjourn. Pominville seconded the motion. Motion passed 7-0. Meeting adjourned at 8:43 PM.

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

**MEETING DATE:** Tuesday, December 16, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Public hearing on a Conditional Use Permit requested by Rachel Wright Jones for a proposed alternative school for disabled K-12 students located at 4700 McFarland Court, McFarland WI.

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**

Rachel Wright Jones, Applicant and owner of Progressive Inclusion LLC, is requesting a Conditional Use Permit to use the property as an alternative school for disabled students in the area. The Applicant's business specializes in student development and education. The programming is expected to operate between the hours of 8:00 AM - 3:00 PM, Monday-Friday, following school district calendars. The programming will include approximately 6–8 students with 3–5 staff members on site, a ratio of 1.6 students per staff member. There are no planned evening or weekend programs planned currently. The applicant expects drivers to be limited to daily staff arrival and student transportation. Per Sec. 62-71 Permitted or conditional uses — Commercial Districts, both "Individual and family services and community day care (NAICS Code 624100)" and "elementary and secondary schools (NAICS Code 611110) are conditional uses within the C-H Highway Commercial District. The property is currently listed for sale by the property owner (Iglesia Pentecostal Jehova Rafa Inc.) Jones is negotiating with the current property owner to purchase the property for the alternative school, contingent on obtaining a conditional use permit.

**Existing Property Conditions**

The current property is 0.76 acres, 33,000 square feet, and zoned C-H, Commercial Highway. The property includes one ~7,000 square foot multi-tenant commercial building (suites 4700, 4710, and 4720). The building was constructed in 2000 and includes 19 parking stalls and one ADA parking stall. On March 21, 2023, a conditional use permit was issued to the current property owner to use three units as a church. The current building includes three overhead doors and three metal service doors at the rear of the building. The property is a corner lot with minimal rear yard space. The property adjacent to the north is 4215 Terminal Drive, a semi-truck refueling station, zoned C-H, Commercial Highway. Adjacent to the east is 4740 McFarland Court, a construction company, zoned C-H, Commercial Highway. The adjacent property to the south is 4701 McFarland Ct, a fencing company, zoned C-H, Commercial Highway. The adjacent property to the west is 4402 Terminal Drive, US Oil Company, Inc., a fuel and oil manufacturer, zoned M-IC, Manufactured Intensive Commercial.



## Conditional Use Permit Requirements

### Sec. 62-111, Standards of Conditional Uses

The Applicant's responses to Sec. 62-111. Conditional Uses Standards, are provided in the packet. Based on Staff's review, the applicant's responses are satisfactory. In summary, the applicant has stated they will use the site as is, with no exterior building modifications or expansions of the existing footprint and interior updates will be minimal and focused on creating sensory-friendly, accessible learning spaces without the need for structural changes. Below are additional Staff comments:

- Within "Describe the Proposed Operations", the applicant has added that they do not have plans to run any summer programming during the first year, so there would also be no students. This means reduced hours of open operation during the summer, but still within the stated Monday-Friday, 8:00 AM - 3:00 PM schedule. In the event there is extended summer programming, the operations will continue to operate between the stated hours with reduced students and staffing. The applicant does not expect school buses to provide transportation during the summer period, only regular vehicle traffic. The Applicant intends to operate the majority of their programming out of the 4700 and 4710 unit (largest unit and adjacent to Terminal Drive and middle) with 4720 units used as storage or future needs.
- *(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.* The applicant has added that their staff will be directed to park in the front lot with the expectation of buses or small van transportation to utilize the right side of the building for drop off and the rear space for turning maneuvers. Given the number of students, it is expected that the school district will use smaller vans to transport single students. Long yellow buses that cannot make the turn on-site will have to utilize the existing McFarland Court for turnaround and drop-offs.

### Department Staff Comments.

- Required off-street parking spaces. Per Sec. 62-172(j) the proposed use is consistent with providing educational programming. Therefore, staff applied the minimum parking requirements for schools. This includes minimums for employees and the enrollment (students). For the parking minimum for employees, the standard is the same at all levels of education (i.e. elementary, middle, high) at *1 space/2 employees*. The applicant stated there would be 3–5 employees. Utilizing a max of 5 employees, this comes to 2.5 parking spaces required. For the minimum parking for students, the standard includes two categories. However, Staff infer that this standard may account for student drivers. Assuming all students will be dropped off and there are no student drivers, the *30% of the maximum enrollment capacity* for the minimum requirement was used. The applicant stated there would be 6–8 students. Using a max of 8 students, this comes to 2.4 stalls. The minimum number of parking required is 4.9 stalls, rounding up to 5 stalls. The site includes 20 off-street parking stalls and 1 ADA stall (8 parking stalls in the rear, 3 parallel on the building's east-facing wall, and 10 parking stalls in the front). The applicant has stated there are no plans for additional parking at this time. In estimating



potential growth of the programming, while maintaining the same ratio of employees to students (5 employees to 8 students, or 1.6) and affirming employee parking in the front only, the maximum numbers would be 10 employees and 16 students, with a minimum of 10 parking stalls required. Should the whole site be used for parking, the maximum number of staff would be 20 employees and 32 students, a minimum required parking of 19.6 parking stalls or 20 stalls. In summary, the existing off-street parking should be sufficient to meet the needs of the proposed operations, while providing a surplus of stalls to accommodate growth in teachers and students.

- **On-Street Parking.** There is no on-street parking allowed on Terminal Drive, noting this road has significant semi-truck traffic and is designated as a Heavy Traffic Route under Sec. 35-68(f) and a Through Highway under Sec. 35-67(c). Included in the packet is Exhibit D, a previous Staff analysis of the potential on-street parking assuming a 10-foot buffer from all driveways. Per Sec. 62-172(f), dimensions for parallel stalls are 8 feet (W) x 23 feet (L). Rounding down, the on-street parking for McFarland Court could support approximately 24 parking stalls. It should be noted McFarland Court may experience semi-truck activity from the existing adjacent properties. There are no limited or on-street parking restriction signs along McFarland Court.
- **Outdoor Play.** The Applicant provided the following statements in the application... *"All activities will take place indoors, with occasional small-group use of outdoor spaces"* and *"All programming will occur indoors, with limited use of outdoor spaces for supervised play."* Staff asked the Applicant to elaborate on these statements to better understand where and how outdoor play would occur given the property is located in a business park with limited green space and proximity to roads, including designated truck routes. The Applicant stated that the limited instances where outside activity occurs, students will always be supervised by adults and would be dependent on the student's traits and dynamics. Outdoor activities are not planned to be a regular program occurrence. The Applicant expects any outside activity to occur within the rear of the building only. Most of this area is fenced in already by adjacent properties to the north and east, except for the side/rear yard. Staff are proposing, as condition of approval, the installation of a chain-linked fence shown in the image below. The fence should be a minimum of 4 feet high. The Applicant has indicated to staff that this improvement would be acceptable.



### **Other Staff Comments**

- The Fire Chief's letter is included in the packet. Noting that, due to the change in use of the building from a church to an educational facility, a commercial State plan review will be required before a building occupancy permit may be issued, assuming approval of the conditional use permit. The Fire Chief's letter states the change in use is likely to require the applicant to install a fire alarm system and possibly a sprinkler system before obtaining an occupancy permit, but this would be determined based on the occupant load during the commercial State plan review process.
- No additional comments or concerns from the Village Engineer, Director of Public Works, and Police Chief.

### **Public Comments**

Included in the packet are two letters of support received from the McFarland School District and current owners of the building, as submitted by the applicant.

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

The applicant will incur all costs associated with the acquisition and interior remodeling of the property.

### **VILLAGE PLAN REFERENCE:**

Comprehensive Plan, 2017 - Future Land Use Map 6 identifies the location of the property as Industrial.



Terminal and Triangle Street District Plan, 2005 - Planned Land Use Map 2 identifies the property within the Industrial Center. The property is also located within the Terminal and Triangle Design Overlay District, Sec. 62-73; however, no changes or alterations to the exterior building or site are proposed by the Applicant at this time.

**ORDINANCE REFERENCE:**

- Sec. 35-67. - Streets declared through highways and snow emergency routes
- Sec. 35-68. - Heavy traffic routes
- Subdivision II - Conditional Uses
- Sec. 62-71. - Permitted or conditional uses - Commercial Districts
- Sec. 62-172 Required Off-Street Parking Facilities

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This item is for public hearing and discussion only. Action on the agenda item will be reserved for the January 20, 2026 Plan Commission meeting date.

**ATTACHMENTS:**

1. 12.16.25 - McFarland Court - 4700 CUP - Jones - newspaper
2. 4700 McFarland Court Progressive Inclusion CUP Application\_11.03.2025
3. 4700 McFarland Court MFR Review of CUP\_11.26.2025
4. EXHIBIT D - McFarland Ct - On-Street Parking Map\_1.12.2023
5. 4700 McFarland Ct - McFarland School District Letter of Support for CUP\_12.08.2025
6. 4700 McFarland Ct - Iglesia Pentecostal Jehova Rafa Letter of Support for CUP\_12.08.2025

Please publish in the  
Leader Independent on  
November 26, and December 4, 2025

**VILLAGE OF MCFARLAND  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday, December 16, 2025 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

A Conditional Use Permit (CUP) requested by Rachel Wright Jones for a proposed alternative school for disabled students at 4700 McFarland Court, McFarland, WI. Property zoned C-H Highway Commercial.

A complete copy of the applicant's application is available for review online at [www.mcfarland.wi.us/pendingrequests](http://www.mcfarland.wi.us/pendingrequests) or at the Village of McFarland Municipal Center, Community & Economic Development Department, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the Municipal Center or via Zoom by visiting <https://us02web.zoom.us/j/85755749643> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 857 5574 9643. 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.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date to be included in the packet.

## Plan Commission Application – 2025

**~Application must be completed in full~**

Applicant		Applicant's Agent	
Property Owner (if different)		Name	
Address		Address	
Email		Email	
Phone #		Phone #	

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

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

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

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**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](mailto: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**



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](mailto: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

<b>Applicant/Owner</b>		<b>Applicant's Agent</b> (If applicable)	
<b>Applicant Address</b>		<b>Agent Address</b>	
<b>Email</b>		<b>Email</b>	
<b>Applicant's Phone #</b>		<b>Agent's Phone #</b>	
<b>Project Site Address</b>		<b>Project Site Parcel #</b>	
<b>Current Zoning</b>		<b>Proposed Zoning</b> (If applicable)	
<b>Current Lot Size</b> (Square Feet)		<b>Current Building Size</b> (Square Feet)	
<b>Proposed Lot Size</b> (If applicable)		<b>Proposed Building Size</b> (If applicable)	
<b>Proposed Use</b>		<b>Number of Residential Units</b> (If applicable)	
<b>Describe the Proposed Operations</b> (hours of operation, number of employees, truck delivery schedules, outdoor storage needs, etc.)			
<b>Describe any Proposed Changes to the Building Interior*</b>			
<b>Describe any Proposed Change to the Building Exterior or Site**</b>			

\* 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.

**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.

**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.

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

**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.

**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.

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

**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.

**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.

**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.

2. The prevention and control of water pollution including sedimentation.
  
3. Existing topographic and drainage features and vegetative cover on the site.
  
4. The location of the site with respect to floodplains and floodways of rivers and streams.
  
5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
  
6. The location of the site with respect to existing or future access roads.
  
7. The need of the proposed use for a shoreland location.
  
8. Its compatibility with uses on adjacent land.
  
9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal systems.

**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): \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's Signature: Rachel Wright Jones

November 26, 2025

Re: Conditional Use Application Review for Parcel 0710-273-4001-1 (4700 McFarland Court)

We completed our review of the conditional use application, and the application indicates the planned use to be for school program for K-12 aged students with disabilities. The property currently has an occupancy classification under the International Building Code 2021 Edition (IBC) as a Business Group B occupancy classification. The IBC 305.1 defines that an Educational Group E occupancy classification includes, among others, the use of a building or structure, or a portion thereof, by six or more persons at any one time for educational purposes through the 12<sup>th</sup> grade. The proposed conditional use would be a change in occupancy classification. The International Existing Building Code 2021 Edition (IEBC) states that where the occupancy classification of a building changes, the provisions of sections 1002 through 1011 shall apply. IEBC 1011.2.1 and 1011.2.2 states where a change in occupancy classification occurs the thresholds and requirements of Chapter 9 of the IBC are required to be complied with.

907.2.3 of the IBC states that a manual fire alarm system that initiates occupant notification is required in Group E occupancies with an occupant load of 51 or more. Additionally, if the occupant load is 101 or more the notification system is required to be emergency voice/alarm communication.

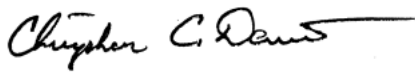
903.2.3 of the IBC states that an automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 12,000 square feet in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.
3. The Group E Fire area has an occupancy load of 300 or more.

We don't believe that any of these conditions will apply but want to confirm the usage of the plan as the building as a large room and possibly the IBC calculated occupant load could exceed 300. While we don't believe the intended occupant usage would exceed 300 people, the code is based on the possible calculated load.

In summary, additional review is required to determine the occupant load of the building in compliance with the IBC. Such occupant load is required to be based on the possible calculated load based on the IBC. To determine the calculated occupant load floor plans with individual room square footage and usage are required.

Sincerely,

A handwritten signature in black ink that reads "Christopher C. Dennis". The signature is written in a cursive style with a long horizontal stroke at the end.

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

# McFarland Court On-Street Parking Map



January 12, 2023

- (A) 87.9' [~3.82]
- (B) 130.4' [~5.67]
- (C) 266.7' [~11.6]
- (D) 108.9' [~4.73]
- (E) 31.5' [~1.37]
- (F) 16.3' [~0.72]

— All distances from entrances not indicated with their own measurements are 10'

NOTE: Sec. 62-172(f) states parallel stalls are 23' in length



December 2, 2025

To Whom It May Concern,

We are writing on behalf of Rachel Wright Jones to offer our recommendation for her application for an SBA loan to purchase a building in the Village of McFarland that will serve as a specialized school for students with significant disabilities. We have had the privilege of working directly with Ms. Jones for many years, and can say with confidence that her vision, expertise and commitment to students and families with complex needs make her uniquely qualified to lead this important endeavor.

A school of this nature would fill an urgent gap in services across Dane County. At present, there are only two alternative schools within the county, and both operate with limited capacity. Many districts, including but not limited to the McFarland School District, regularly struggle to find appropriate placements for students whose needs exceed what traditional school environments can support. This shortage leads to long waitlists, significant travel for families and inconsistent access to the intensive, specialized programming these students require.

Ms. Jones has consistently demonstrated a deep and practical understanding of evidence based interventions, individualized instructional design and whole child support. She brings a level of knowledge and experience that is rarely matched. Her ability to build high quality programming, support staff development and partner effectively with districts would create a resource that benefits students far beyond a single community.

The school she envisions would provide districts across the region with a reliable, expertly designed option that prioritizes student dignity, safety and growth. The impact of such a program would be profound. Districts would gain access to needed services, families would be supported and, most importantly, students with significant disabilities would receive the specialized instruction they deserve.

For these reasons, I strongly encourage approval of Rachel Wright Jones's loan application. Her leadership will not only create a program of exceptional quality but also meet a critical and growing need in Dane County's educational landscape.

Thank you for your consideration.

Sincerely,



Aaron Tarnutzer  
Superintendent



Jeff Mahoney  
Director of Business



Lauren Arango  
Director of Student Services

EC-2  
McFarland Primary School  
6009 Johnson St.  
(608) 838-3146

3-5  
Waubesa Intermediate School  
5605 Red Oak Trail  
(608) 838-7667

6-8  
Indian Mound Middle School  
6330 Exchange St.  
(608) 838-8980

9-12  
McFarland High School  
5103 Farwell St.  
(608) 838-3166

## Letter of Support for Conditional Use Permit

Iglesia Pentecostal Jehova Rafa  
4700 McFarland Court  
McFarland WI. 53558

December 5, 2025

Village of McFarland  
Planning Department / Plan Commission  
5915 Milwaukee St  
McFarland, WI. 53558

Re: Letter of Support for Conditional Use Permit Application – 4700 McFarland Ct

Dear Members of the Plan Commission,

We, the current owners of the property located at 4700 McFarland Court, are writing to express our full support for Rachel Wright Jones and her application for a Conditional Use Permit (CUP) to operate a small, specialized school program in our building.

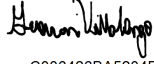
Our organization has used this building as a church, and we have always viewed the space as one intended to serve, support, and uplift the community. Ms. Wright Jones's proposal to establish an educational program for autistic and neurodivergent students aligns closely with our values of compassion, inclusion, and service to children and families. We believe the mission of her program is consistent with the spirit and purpose for which this property has been used.

We also wish to confirm that we are fully aware that Ms. Wright Jones has submitted an application for a CUP with the Village of McFarland. Our realtor has had open communication with her throughout this process and support her efforts to repurpose the building for a profoundly meaningful educational use. We will try and provide her any additional information needed for her ultimate success.

Based on our understanding of her program and its intended scale, we believe her use of the building is appropriate for the property and compatible with the surrounding neighborhood. We are confident that her program will be a positive contribution to the community and a responsible use of the space.

Thank you for your consideration. Please feel free to contact us if the Plan Commission needs additional information.

Sincerely,

DocuSigned by:  
  
C006426BA5204BF...

Geovani Villalongo  
Vice President, Pastor  
608-622-4143  
[jehovarafamadison@gmail.com](mailto:jehovarafamadison@gmail.com)

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

**MEETING DATE:** Tuesday, December 16, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Public hearing on Ordinance 2025-14, an ordinance rezoning parcel #0710-273-8620-1, Lot 2 of CSM 13560, in the vicinity of 4020 Terminal Drive, from M-IC Manufactured-Intensive Commercial to C-H Highway Commercial. Request by Ezra Properties, LLC, Ryan Quam.

**PREVIOUS ACTION:**

[October 21, 2025](#) - The Plan Commission and CDA held a joint preapplication meeting to review a proposed concept plan from Ryan Quam.

**ISSUE SUMMARY:**

Ryan Quam (Ezra Properties, LLC), is requesting a rezone to parcel #0710-273-8620-1, within the vicinity of 4020 Terminal Drive, from M-IC Manufactured Intensive Commercial to C-H Highway Commercial. The request for rezone is connected to agenda item 4.c. for the CSM, to utilize the proposed lands as future mixed-use commercial uses.

**Summary of Preapplication Meeting, October 21, 2025**

The applicant presented two concepts at the [October 21, 2025 Joint Committee meeting](#) for comments. The notable features of the concepts included an Office/Headquarters, Bar/Restaurant, Indoor Sports Facility, Quick Service Restaurant (QSR), and a flex recreational or condominium garage space. Both concepts utilized underground parking for the Office/Headquarters, and various shared and surface parking. Both concepts also presented similar total gross floor area. Notable differences included Concept A with garage condominiums and Concept B switching this for additional square footage to the attached indoor sports facility and a Children's Indoor Playground, and reducing the QSR for two additional retail buildings and a smaller QSR. The Joint Committee discussed the concepts with preferences for Concept B (retail and Children's Indoor Playground). Comments appeared to give more preference for Concept B based on its layout and commercial offerings.

Per Sec. 62-68(n) of the Village Zoning Code, the following description is provided for C-H Highway Commercial District: *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.* Background on the conceptual use is provided in



agenda item 4c. as a mixed-use commercial property. Staff provided the following table in the [October 21, 2025 Joint Community Development Authority/Plan Commission meeting packet](#) discussing the conceptual uses.

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

### 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 includes 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.

### **C&ED Comments**

For the mixed-use commercial development to occur, it must be preceded by successful adoption of both Ordinance 2025-14 (this agenda item) and adoption of the Certified Survey Map (item 4c.). It should be noted these are conceptual uses and the C-H Highway Commercial District provides the greatest allowance by right or conditional use to implement the uses shown in the table. Approval of this ordinance does not approve of any previous buildings rendered nor does not guarantee or limit the site's conceptual uses to those shown in the table. Before a building permit can be issued for any new construction activities, Quam will be required to obtain at a minimum a Site Design Review Permit. However, it is also likely that Quam may need to obtain a Conditional Use Permit for future unspecified businesses, or alternatively, may seek to rezone parcel #0710-273-8620-1, 4008 and 4012 Terminal Drive to Planned Unit Development. Quam may also decide to seek future approvals to create a condominium plat for these properties based on how future plans for the development of the properties unfold.

### **Other Staff Comments**

There were no concerns with the proposed rezone from the Village Engineer, Director of Public Works, Fire Chief, or Police Chief.

### **Public Comments**



The Department did not receive any written public comments regarding the rezone application prior to the publication of the meeting packet.

**FINANCIAL/BUDGET IMPACT:**

Quam is responsible for the financial costs related to the request to rezone the property.

**VILLAGE PLAN REFERENCE:**

**[Comprehensive Plan, 2017.](#)**

[Map 6 Future Land Use Map](#) identifies the lands mentioned as Highway and General Commercial. Figure 4.1 (page 35) gives the Typical Implementing Zoning Districts as: C-H Highway Commercial, C-G General Commercial, and PD, PD-I Planned Development. The request to rezone to C-H Highway is consistent with the Comprehensive Plan.

**[Terminal and Triangle District Plan, 2005](#)**

[Map 2 Planned Land Use](#) identifies the property 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 preapplication conceptual site plans 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. The request to rezone to C-H is consistent with the Terminal and Triangle District Plan.

**[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.

**ORDINANCE REFERENCE:**

[Sec. 62-68\(n\). Statement of Purpose, C-H Highway Commercial District.](#)

[Sec. 62-41 Permitted or Conditional Uses--Commercial Districts.](#)

[Division 62-II-4 Changes and Amendments to the Zoning Code.](#)

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This item is for public hearing only. Action to make a recommendation to the Village Board on Ordinance 2025-14 will be considered at the January 20, 2026 Plan Commission meeting.

**ATTACHMENTS:**



1. 12.16.25 - Terminal Drive - 4016 - Rezone - Ezra - Quam - newspaper
2. 2025-14 Request for Rezone to parcel #0710-273-8620-1 from M-IC to CH
3. Terminal Drive Lot 2 of CSM 13560 Rezone Application\_10.24.25

Please publish in the  
Leader Independent on  
November 26, and December 4, 2025

**VILLAGE OF MCFARLAND  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday, December 16, 2025 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

A request by Ezra Properties, LLC, Ryan Quam regarding Ordinance No. 2025-14, An Ordinance Rezoning Parcel #071027386201, Lot 2 of CSM 13560, in the Vicinity of 4020 Terminal Drive, McFarland, WI, from M-IC Manufactured-Intensive Commercial to C-H Highway Commercial.

A complete copy of the applicant's application is available for review online at [www.mcfarland.wi.us/pendingrequests](http://www.mcfarland.wi.us/pendingrequests) or at the Village of McFarland Municipal Center, Community & Economic Development Department, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the Municipal Center or via Zoom by visiting <https://us02web.zoom.us/j/85755749643> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 857 5574 9643. 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.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date to be included in the packet.

**ORDINANCE 2025-14**

**AN ORDINANCE REZONING PARCEL #0710-273-8620-1, LOT 2 OF CSM 13560, IN THE VICINITY OF 4020 TERMINAL DRIVE FROM M-IC MANUFACTURED-INTENSIVE COMMERCIAL TO C-H HIGHWAY COMMERCIAL.**

Purpose: To rezone parcel #0710-273-8620-1, Lot 2 of CSM 13560, from M-IC Manufactured-Intensive Commercial to C-H Highway Commercial.

Sponsor: Andrew Bremer, Community & Economic Development Director

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

**WHEREAS**, Ryan Quam has a land contract to purchase the lands described under Section 1 of this Ordinance, as shown in Exhibit A, including parcel #0710-273-8620-1; and,

**WHEREAS**, Ryan Quam has requested the lands under Section 1 of this Ordinance be rezoned from M-IC Manufactured-Intensive Commercial to C-H Highway Commercial; and,

**WHEREAS**, the Community Development Authority & Plan Commission held a joint preapplication meeting on October 21, 2025 to review a conceptual site plan from Ryan Quam for several potential commercial developments including office, restaurant, service and retail uses on Lot 2 of CSM 13560 and adjacent 4008 & 4012 Terminal Drive, which are also owned by Quam and already zoned C-H Commercial Highway; and,

**WHEREAS**, Lot 2 of CSM 13560 is identified for future Highway and General Commercial development within the Village's approved Comprehensive Plan Future Land Use Map, and identified with the Beltline-Oriented Commercial Subdistrict of the Village's approved Terminal and Triangle District Plan, which is adopted as a subarea plan of the Comprehensive Plan; and

**WHEREAS**, the Plan Commission held a public hearing on the proposed zoning amendment on December 16, 2025, preceded by a Class Two Notice; and,

**WHEREAS**, the Village Board is willing to grant approval of the request to rezone and the Village Board finds approval thereof is in the public interest and consistent with the Village's Comprehensive Plan;

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

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map are hereby amended so that the *following* described real estate is hereby rezoned from M-IC Manufactured-Intensive Commercial to C-H Highway Commercial:

Lot 2 of Certified Survey Map (CSM) No. 13560, recorded on August 9, 2013 in Volume 88 of Certified Survey Maps, on Pages 278 through 281 as Document No. 5015365, being a part of the Northwest one-quarter of the Southwest one-quarter of Section 27, Town 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

Said Lot 2 contains 207,730 square feet or 4.7688 acres, more or less, and is SUBJECT TO all easements and agreements, if any, of record and/or fact.

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

3. This ordinance does not constitute approval of any building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on the parcel described in Section 1 of this ordinance until applicable Site Design Review permits, erosion control and/or building permits are approved by the Village.

The above and foregoing Ordinance was duly adopted at a regular meeting of the Village Board of the Village of McFarland held on the 27th of January, 2026.

APPROVED:

\_\_\_\_\_  
Stephanie Brassington, Village President

ATTEST:

\_\_\_\_\_  
Cassandra Suettinger, Deputy Administrator/Clerk

ORDINANCE 2025 – 14	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Annen –	Leamy –
Boyd –	Peña –
Brassington –	Prill –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

# VILLAGE OF McFarland

*Community & Economic Development*

## Plan Commission Application – 2025

~Application must be completed in full~

Applicant	Ezra Properties, LLC	Applicant's Agent	Ryan Quam
Property Owner (if different)		Name	Ryan Quam
Address	4604 Siggelkow Rd, Ste A	Address	4604 Siggelkow Rd, Ste A
Email	rquam@quamengineering.com	Email	rquam@quamengineering.com
Phone #	608-332-2790	Phone #	608-332-2790

**Parcel No(s).** 154/0710-273-2665-1 & 154/0710-273-2665-2  **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
<input type="checkbox"/> Preliminary Plat	\$500+AF	<input type="checkbox"/> Conditional Use	\$425+F	<input type="checkbox"/> Annexation	At cost
<input type="checkbox"/> Preliminary Plat (reapplication)	\$500+BF	<input checked="" type="checkbox"/> Rezoning (map)	\$475+F	<input type="checkbox"/> Dev. Agreement Including Addendums	\$400+F
<input type="checkbox"/> Certified Survey Map	\$300+FG	<input type="checkbox"/> Zoning Amendment (text)	\$475+F	<input type="checkbox"/> Final Plat	\$500+CF
<input type="checkbox"/> Condominium	\$300+EF	<input type="checkbox"/> USA/MMSD Annexation	At cost	<input type="checkbox"/> Final Plat (reapplication)	\$400+DF
<input type="checkbox"/> Comprehensive Plan Amendment	\$500+F			<input type="checkbox"/> 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.

<b>Escrow Deposits</b> (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
<input type="checkbox"/> R-E, R-3 & PD (up to 50 acres)	\$5,000
<input type="checkbox"/> R-E, R-3 & PD (greater than 50 acres)	\$10,000
<input type="checkbox"/> Site/Design Review (less than 2,000 sq. ft.)	\$1,000
<input type="checkbox"/> Site/Design Review (2,000 sq. ft. or more)	\$2,000
<input type="checkbox"/> 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)**

See attached Legal Description for Rezoning Purposes - a portion of parcel 154/0710-273-8665-1 (4016 Terminal Drive) with parcel 154/0710-273-8620-1 (no address)

**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](mailto: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.

<u>*Submittal Deadline Noon on:</u>	<u>For Scheduled 2025 Meeting date of:</u>
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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**

10-23-2025  
\_\_\_\_\_  
**Date**

**LEGAL DESCRIPTION**  
for  
**Rezoning Purposes**

Lot 2 of Certified Survey Map (CSM) No. 13560, recorded on August 9, 2013 in Volume 88 of Certified Survey Maps, on Pages 278 through 281 as Document No. 5015365, being a part of the Northwest one-quarter of the Southwest one-quarter of Section 27, Town 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin.

Said Lot 2 contains 207,730 square feet or 4.7688 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

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

**MEETING DATE:** Tuesday, December 16, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Public hearing on a Certified Survey Map requested by Ezra Properties, LLC Ryan Quam for property located 4008, 4012, and 4016 Terminal Drive, including parcel #0710273-8620-1.

**PREVIOUS ACTION:**

[October 21, 2025](#) - The Plan Commission and CDA held a joint preapplication meeting to review a proposed concept plan from Ryan Quam.

**ISSUE SUMMARY:**

Ryan Quam, Applicant and owner of Ezra Properties, LLC, is seeking approval of a Certified Survey map (CSM) for the properties 4008 Terminal Drive, 4012 Terminal Drive, Parcel 0710-273-8620-1, and ~11,880 sq. ft. of the western portions of 4016 Terminal Drive, the latter he has an option to purchase. In total, the lands mentioned includes approximately 304,725 sq. ft. or 6.99 (7.0) acres. The proposed CSM identifies existing easements and wetlands on the property, and a note to remove the existing storage building. The purpose of the CSM is to combine the mentioned parcels to be included in a mixed-used commercial development.

**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 that straddle the lot line between 4012 and 4016 Terminal Drive, which is a non-conforming building per the Zoning Code. These mini-warehouses were supposed to be razed by a previous property owner as a condition of approval of CSM 15071 in 2019. Instead the owner of 4012 & 4016 Terminal Drive entered into a separate Encroachment Easement Agreement.

**C&ED Comments**

Proposed Lots 1 and 2 of the CSM meet the minimum lot size and width requirements for properties zoned C-H under Sec. 62-72 of the Zoning Code. In addition, the existing building



on Lot 2 (4016 Terminal Drive) will continue to be conforming to the minimum rear yard setback requirements (30 feet) of the C-H District. Staff would recommend as a condition of approval that Quam be given until December 31, 2026 to completely raze the existing mini-warehouse building on 4012 and 4016 Terminal Drive and that no new building construction can occur on Lot 1 of the proposed CSM until the existing mini-warehouse building is razed.

**Other Staff Comments**

There were no concerns with the requested CSM from the Village Engineer, Director of Public Works, Fire Chief, or Police Chief.

**Public Comments**

The Department did not receive any written public comments regarding the CSM prior to publication of the meeting packet.

**FINANCIAL/BUDGET IMPACT:**

Quam is responsible for the financial costs related to the CSM.

**VILLAGE PLAN REFERENCE:**

**[Comprehensive Plan, 2017.](#)**

[Map 6 Future Land Use Map](#) identifies all properties in the proposed CSM as Highway and General Commercial. Figure 4.1 (page 35) gives the Typical Implementing Zoning Districts as: C-H Highway Commercial, C-G General Commercial, and PD, PD-I Planned Development. The CSM is consistent with the Comprehensive Plan.

**[Terminal and Triangle District Plan, 2005](#)**

[Map 2 Planned Land Use](#) identifies the property 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 preapplication conceptual site plans 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. The CSM is consistent with the Terminal and Triangle District Plan.

**[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.

**ORDINANCE REFERENCE:**

[Sec. 56-39 Certified Survey Map](#)

[Sec. 62-72 Bulk Standard--Commercial Districts.](#)

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This item is presented for public hearing and discussion only. Action on the Certified Survey Map will be considered at the January 20, 2026 Plan Commission meeting.

**ATTACHMENTS:**

1. 12.16.25 - Terminal Drive - 4016 - CSM - Ezra Properties - Quam - newspaper
2. 4008-4016 Terminal Drive CSM Application\_10.21.25

Please publish in the  
Leader Independent on  
November 26, and December 4, 2025

**VILLAGE OF MCFARLAND  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday, December 16, 2025 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

A Certified Survey Map (CSM) requested by Ezra Properties, LLC for property located at 4008, 4012, and 4016 Terminal Drive, including parcel #071027386201, McFarland, WI.

A complete copy of the applicant's application is available for review online at [www.mcfarland.wi.us/pendingrequests](http://www.mcfarland.wi.us/pendingrequests) or at the Village of McFarland Municipal Center, Community & Economic Development Department, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the Municipal Center or via Zoom by visiting <https://us02web.zoom.us/j/85755749643> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 857 5574 9643. 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.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date to be included in the packet.

**Plan Commission Application – 2025**

~Application must be completed in full~

Applicant	Ezra Properties, LLC	Applicant's Agent	Ryan Quam
Property Owner (if different)		Name	Ryan Quam
Address	4604 Siggelkow Rd, Ste A, McFarland	Address	4604 Siggelkow Rd, Ste A, McFarland
Email	rquam@quamengineering.com	Email	rquam@quamengineering.com
Phone #	608-332-2790	Phone #	608-332-2790

**Parcel No(s).** 154/0710-273-8665-1 & 154/0710-273-8665-2 **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
<input type="checkbox"/> Preliminary Plat	\$500+AF	<input type="checkbox"/> Conditional Use	\$425+F	<input type="checkbox"/> Annexation	At cost
<input type="checkbox"/> Preliminary Plat (reapplication)	\$500+BF	<input type="checkbox"/> Rezoning (map)	\$475+F	<input type="checkbox"/> Dev. Agreement Including Addendums	\$400+F
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**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)**

See the attached Certified Survey Map to combine a portion of parcel 154/0710-273-8665-1 (4016 Terminal Drive) with parcel 154/0710-273-8620-1 (no address)

**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.)

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**Acknowledgements:**

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**X**   
 \_\_\_\_\_  
 Signature of Applicant/Agent

10/7/2025  
 \_\_\_\_\_  
 Date

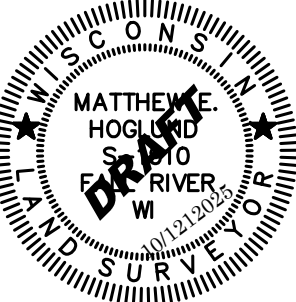
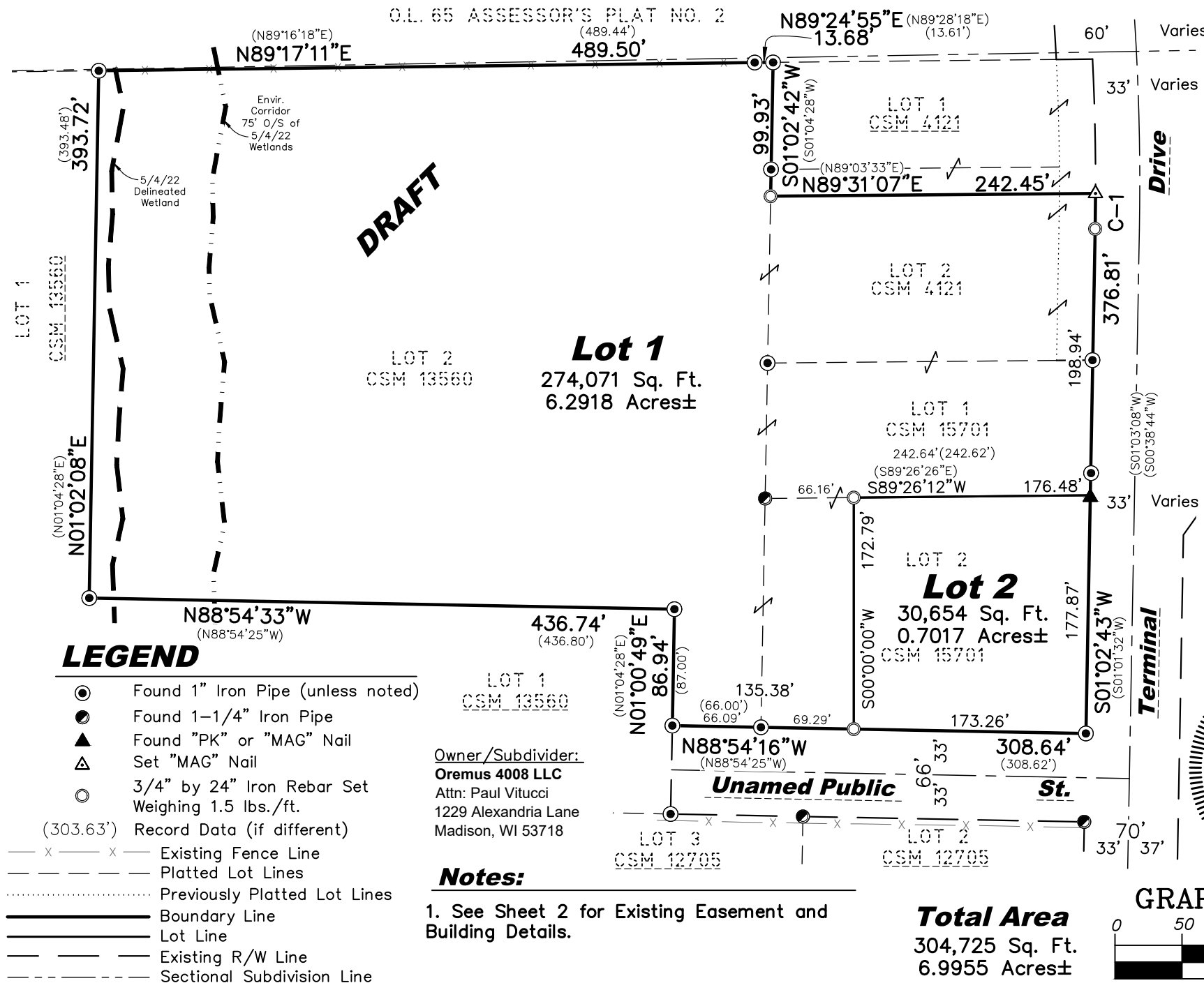
# DANE COUNTY CERTIFIED SURVEY MAP #

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.



Bearings are referenced to the West line of Lot 2 of CSM 13560, which bears North 01°02'08" East on the Dane County Coordinate System.



**QUAM ENGINEERING, LLC**  
4604 SIGGLEKOW ROAD - SUITE A MCFARLAND, WI 53558  
608-838-7750 www.quamengineering.com  
Project # DB-21-24

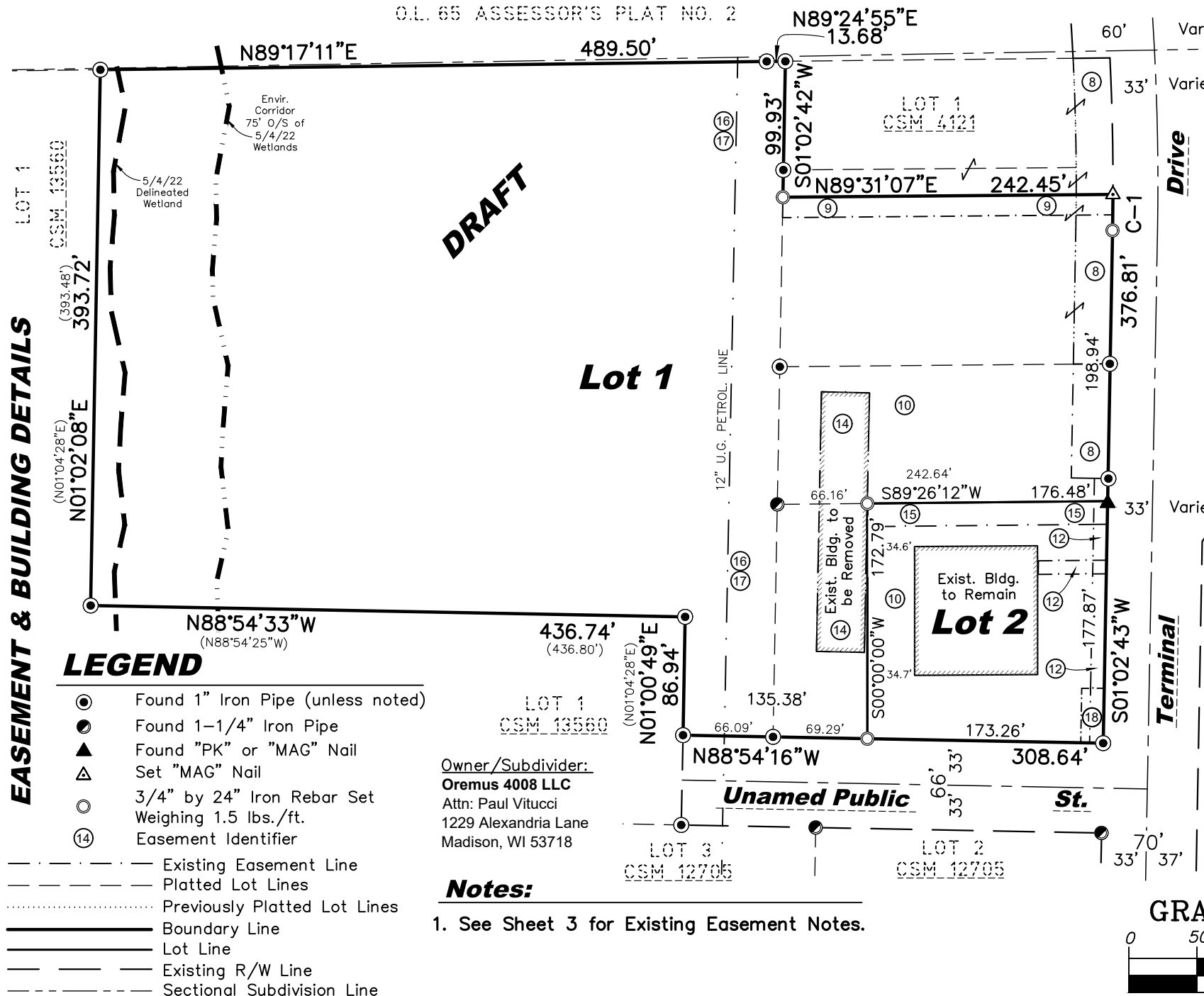
# DANE COUNTY CERTIFIED SURVEY MAP #

C.S.M. No. \_\_\_\_\_

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## EASEMENT & BUILDING DETAILS

### LEGEND

- Found 1" Iron Pipe (unless noted)
- Found 1-1/4" Iron Pipe
- ▲ Found "PK" or "MAG" Nail
- ▲ Set "MAG" Nail
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- ⑭ Easement Identifier
- - - Existing Easement Line
- - - Platted Lot Lines
- ⋯ Previously Platted Lot Lines
- Boundary Line
- Lot Line
- - - Existing R/W Line
- - - Sectional Subdivision Line

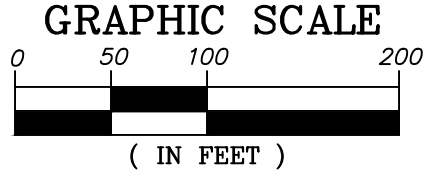
Owner/Subdivider:  
**Oremus 4008 LLC**  
Attn: Paul Vitucci  
1229 Alexandria Lane  
Madison, WI 53718

### Notes:

- See Sheet 3 for Existing Easement Notes.

### Curve Data:

C-1  
R=1877.00'  
Δ=00°48'22"  
L=26.41'  
CH=S00°38'32"W  
26.41'



**QUAM ENGINEERING, LLC**  
4604 SIGGLEKOW ROAD - SUITE A MCFARLAND, WI 53558  
608-838-7750 www.quamengineering.com  
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**DANE COUNTY  
CERTIFIED SURVEY MAP #**

C.S.M. No. \_\_\_\_\_

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Vol. \_\_\_\_\_ Page \_\_\_\_\_

**Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.**

**EASEMENT NOTES:**

Circled items are plotted on Sheet 2 hereof - notes in *(italics)* are clarifications added by the surveyor:

- ⑧ Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2) of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the insured premises which were formerly a part of Terminal Drive Street, partially vacated.
- ⑨ Joint Driveway Easement Agreement, by and between Mangat Enterprises, L.L.C. and Wealthbuilders Mortgage Corporation, recorded on December 8, 2005 as Document No. 4141163.
- 10. Agreement, by and between Roger Segebrecht and George Medchill, recorded on June 7, 1983 as Document No. 1783651. *{as the agreement was based on prior lot configurations & ownership the client is advised to seek counsel of an attorney on this item to determine the impact, if any, on the current property}*
- 11. Easement for right of ingress and egress as set forth on Warranty Deed, recorded as Document No. 1869863. *{the easement was over the existing driveway on Lot 3 of CSM 4121 as it existed in February of 1985 - as this location is unknown, it could not be plotted hereon.}*
- ⑫ Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Madison Gas and Electric Company, for utility purposes, recorded on May 30, 1985, as Document No. 1881713.
- ⑭ Encroachment Easement Agreement, by and between AMBR II LLC and Richard L. Grams and TNTB Properties, LLC, recorded on November 15, 2019 as Document No. 5540619. *{for the existing building shown - see recorded document for details}*
- ⑮ Driveway Easement Agreement, by and between AMBR II LLC and Richard L. Grams and TNTB Properties, LLC, recorded on December 9, 2019 as Document No. 5547351.
- ⑯ Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Shell Oil Company, a Delaware corporation, for pipeline purposes, recorded on October 31, 1960, as Document No. 1012837. *{No easement width is defined of record - note that the document gives the Grantor (landowner) the right to fully use and enjoy the property and requires the Grantee to relocate or encase the pipeline within 60-days after notification by the Grantor (landowner) - see recorded document for full particulars}*
- ⑰ Agreement, by and between Conoco Inc., Sunmark Refining and Marketing Company, Getty Refining and Marketing Company, and Terminal Oil Group, recorded on August 16, 1982 as Document No. 1748980. *{assignment of easement per Doc. No. 1012837 to Terminal Oil Group}*
- ⑱ Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to General Telephone Company of Wisconsin, a Wisconsin corporation, for utility purposes, recorded on May 14, 1985, as Document No. 1879487.

*The following appear to be the notes from CSM 13560 that are critical to development constraints for the property in question shown hereon. Users of this map are to refer to CSM 13560 in its entirety and all notes listed thereon for full disclosure and additional information, restrictions and requirements.}*

CSM 13560 - Sheet 1 Notes:

10. *Per the Capitol Area Regional Planning Commission "There is a 75 foot wide Environmental Corridor from the edge of the wetland. The corridor shall serve as a vegetative buffer and no pavement is allowed." {The wetland delineated by Merjent, Inc. on 5/4/2022 was offset 75 feet and shown hereon for the limits of the Environmental Corridor.}*

CSM 13560 - Sheet 2 Notes:

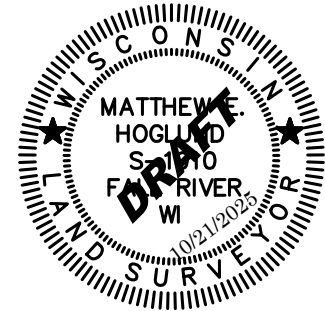
3. *Lots 3 and 4 of this CSM are subject to apparent cross-access easements for vehicular and pedestrian traffic serving Lots 3 and 4 of this CSM as well as Lot 2, CSM 4121. Lot 3 is also subject to and benefits from an apparent easement for drainage purposes. {blanket in nature and therefore not shown hereon}*

4. *Lots 3 & 4 of this CSM are subject to Restrictive Covenants as prescribed in document recorded in Volume 4568 of Records, Page 88, as Document No. 1783994. {as Doc. No. 1783994 was not listed as an exception in the Title Policy, so the effect, if any, of these restrictive covenants on the current property is unknown}*

**Notes:**

- 1. See Sheet 3 for Existing Easement Notes.

Owner/Subdivider:  
**Oremus 4008 LLC**  
Attn: Paul Vitucci  
1229 Alexandria Lane  
Madison, WI 53718



**QUAM ENGINEERING, LLC**  
4604 SIGGLEKOW ROAD - SUITE A MCFARLAND, WI 53558  
608-838-7750 www.quamengineering.com  
Project # DB-21-24

SHEET 3 OF 8

Drawn By: MEH  
Project # DB-21-24

# DANE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

**Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.**

## SURVEYOR'S CERTIFICATE:

I, Matthew E. Hogle, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided, and mapped the following Certified Survey, being Lot 2 of Certified Survey Map (CSM) No. 4121, recorded on June 3, 1983 in Volume 17 of Certified Survey Maps, on Page 181, as Document No. 1782805, excepting therefrom the North 20 feet thereof, and that part of Vacated Terminal Drive per Document No. 1810427 lying Easterly of and adjacent thereto, together with Lots 1 and 2 of Certified Survey Map (CSM) No. 15071, recorded on March 12, 2019, in Volume 106 of Certified Survey Maps, on Pages 269-271, as Document No. 5474534, and Lot 2 of Certified Survey Map (CSM) No. 13560, recorded on August 9, 2013, in Volume 88 of Certified Survey Maps, on Pages 278-281, as Document No. 5015365, all being a part of the Northwest one-quarter of the Southwest one-quarter of Section 27, Town 7 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

**BEGINNING** at the Northwest one-quarter corner of said Lot 2 of CSM No. 13560; thence, along the North line of said Lot 2, North 89°17'11" East, 489.50 feet;

thence, continuing along said North line, North 89°24'55" East, 13.68 feet to the Northeast corner of said Lot 2;

thence, along the East line of said Lot 2, South 01°02'42" West, 99.93 feet to its intersection with a line lying 20.00 feet Southerly, as measured at right angles and parallel to, the North line of said Lot 2 of CSM 4121;

thence, along said parallel line and its Easterly extension, North 89°31'07" East, 242.45 feet to its intersection with the Westerly right-of-way line of Terminal Drive, said point being the beginning of a non-tangent curve, being concave Westerly, having a radius of 1877.00 feet and a chord which bears South 00°38'32" West, 26.41 feet;

thence, along said Westerly right-of-way line, Southerly, 26.41 feet along the arc of said curve through a central angle of 00°48'22" to the Point of Tangency thereof;

thence, continuing along said Westerly right-of-way line, South 01°02'43" West, 376.81 feet to the Southeast corner of aforesaid Lot 2 of CSM 15071;

thence, along the South line of last said Lot 2, North 88°54'16" West, 242.55 feet to the Southwest corner of last said Lot 2, said corner also being the Southeast corner of aforesaid Lot 2 of CSM 13560;

thence, along the South line of last said Lot 2, North 88°54'16" West, 66.09 feet to a corner of last said Lot 2;

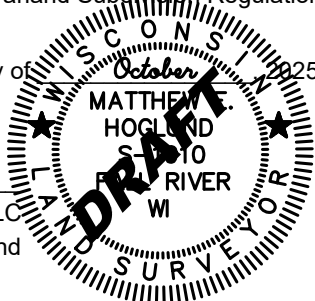
thence, along the boundary of last said Lot 2, North 01°00'49" East, 86.94 feet to a corner of last said Lot 2;

thence, continuing along the boundary of last said Lot 2, North 88°54'33" West, 436.74 feet to a corner of last said Lot 2;

thence, continuing along the boundary of last said Lot 2, North 01°02'08" East, 393.72 feet to the **POINT OF BEGINNING**, containing 304,725 square feet or 6.9955 acres, more or less, and **BEING SUBJECT TO** all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Paul Vitucci, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Village of McFarland Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 21st day of October, 2025.



Quam Engineering, LLC  
By: Matthew E. Hogle  
P.L.S. S-1910

## VILLAGE OF McFARLAND PLAN COMMISSION CERTIFICATE:

This land division is hereby approved by the Plan Commission of the

Village of McFarland on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Cassandra Suettinger, Clerk, Village of McFarland

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

Drawn By: MEH  
Project # DB-21-24

# DANE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

**Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.**

### OWNER'S CERTIFICATE:

We, David Bisbee and Paul Vitucci, as owners, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. We 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 WITNESS WHEREOF, said David Bisbee and Paul Vitucci, have caused these presents to be signed at \_\_\_\_\_, Wisconsin, and our signatures to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

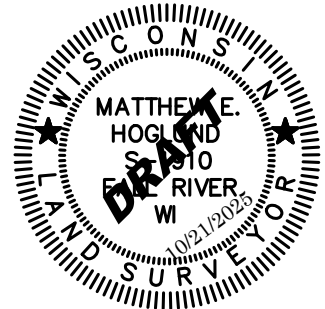
In the presence of: \_\_\_\_\_  
David Bisbee Paul Vitucci

STATE OF WISCONSIN)  
COUNTY DANE) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, David Bisbee and Paul Vitucci, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



### 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.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Cassandra Suettinger, Clerk, Village of McFarland

### REGISTER OF DEEDS CERTIFICATE:

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowski, Dane County Register of Deeds

Drawn By: MEH  
Project # DB-21-24

# DANE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

**Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.**

**CONSENT OF CORPORATE MORTGAGEE:**

One Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of David Bisbee and Paul Vitucci, owners.

IN WITNESS WHEREOF, the said One Community Bank has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of:

\_\_\_\_\_ (Corporate Seal)

\_\_\_\_\_, Date: \_\_\_\_\_  
By: \_\_\_\_\_ Title: \_\_\_\_\_  
(Print Name)

\_\_\_\_\_, Date: \_\_\_\_\_  
By: \_\_\_\_\_ Title: \_\_\_\_\_  
(Print Name)

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

Drawn By: MEH  
Project # DB-21-24

# DANE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

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**OWNER'S CERTIFICATE:**

We, TNTB PROPERTIES LLC, as owner, do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. We 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 WITNESS WHEREOF, \_\_\_\_\_ have caused these presents to be signed at \_\_\_\_\_, Wisconsin, and our signatures to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

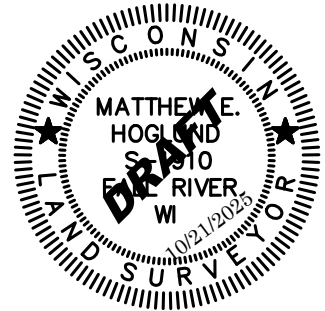
In the presence of: \_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY DANE) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_ and \_\_\_\_\_, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



Drawn By: MEH  
Project # DB-21-24

# DANE COUNTY CERTIFIED SURVEY MAP # \_\_\_\_\_

**Lot 2 of CSM 4121, except the North 20' thereof, a part of vacated Terminal Drive, Lots 1 & 2 of CSM 15071 and Lot 2 of CSM 13560, all being located in the NW 1/4 of the SW 1/4 of Section 27, T7N., R10E., Village of McFarland, Dane County, Wisconsin.**

**CONSENT OF CORPORATE MORTGAGEE:**

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of TNTB PROPERTIES LLC, owner.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_ and countersigned by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of:

\_\_\_\_\_ (Corporate Seal)

\_\_\_\_\_, Date: \_\_\_\_\_  
By: \_\_\_\_\_ Title: \_\_\_\_\_  
(Print Name)

\_\_\_\_\_, Date: \_\_\_\_\_  
By: \_\_\_\_\_ Title: \_\_\_\_\_  
(Print Name)

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and \_\_\_\_\_ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

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

**MEETING DATE:** Tuesday, December 16, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Public hearing on Ordinance 2025-15, An ordinance amending the Planned Development General Plan for Lots 1-4 and Approving the Planned Development Detailed Plan for Lots 1-2, CSM 15176, 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 3 is on Lot 1, Phase 2 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.
- [October 21, 2025](#) - The Plan Commission and CDA held a joint preapplication meeting to review a proposed concept plan from Ryan Quam for Phase 2 and 3. The Committees provided non-binding verbal comments on the concept plan, including consensus that commercial development was not ideally suited for inclusion in Phase 2 and 3 given the site location.
- [December 10, 2025](#). CDA review and recommendation to the Village Board of the TIF Development Incentive Applications.

**ISSUE SUMMARY:**



Ryan Quam (Ezra Properties, LLC), is requesting an amendment to the Planned Development General Plan for Lots 1 & 2 of the Humble Oaks development from commercial-office use to multifamily residential use. Quam is also requesting approval of a Detailed Plan for Phases 2 and 3 including a three-story 27-unit apartment building on Lot 2 (Phase 2) and a four-story 36-unit apartment building and a fenced dog park on Lot 1 (Phase 3). Both new lots will include a combination of surface parking and underground parking. The current zoning for the property is Planned Development District.

### **PUD Major vs Minor Amendment**

*Per Sec. 62-67(f) Changes or modifications to general or detailed plans and zoning ordinance amendments. Any approved general or detailed plan, together with the related zoning ordinance amendment, may be amended in whole or in part pursuant to the same procedure and subject to the same limitations by which general or detailed plans were approved and the zoning ordinance amended. However, minor modifications may be made by any general or detailed plan upon approval of the Village Plan Commission provided that such modifications shall be in general conformity with the approved general or detailed plan and shall not substantially change the concept of such approved plan. All approved minor modifications shall become a part of the approved general or detailed plan and shall be recorded as provided in Subsection (e) of this Section. The Plan Commission shall decide whether a proposed amendment is minor or major, with appeals made to the Village Board.* In Staff's opinion, the request constitutes a major modification given the proposed change in uses for Phase 2 and 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.

**Summary of Development Characteristics**

The current GDP identifies Lot 1 as Phase 2 to include a three-story office building, approximately 10,900 square feet, and Lot 2 as Phase 3 with a four-story building with approximately 7,050 square feet. The proposed GDP amendment will have Phase 2 on Lot 2, the northeast corner lot and Phase 3 on Lot 1, the southeast corner lot. The following table summarizes the GDP for size, units, parking, and ratios.

Phase	Lot #	Size (sq. ft.)	Acres	Total Units	Parking	Units/Acre	Stalls/Unit
1	3 & 4	271,550	6.23	27	57	4.33	2.11
2	2	74,754	1.72	27	54	15.73	2.00
3	1	113,114	2.60	36	72	13.86	2.00
4	3	229,790	5.28	27	51	5.12	1.89
	TOTAL	459,418	10.55	117	234	11.09	2.00

- **Parking.** The proposed total parking stalls for the entire site will be 234 parking stalls. Per Sec. 62-1721(j), the minimum required parking establishes 2 parking stalls per dwelling unit for one-bedroom and two-bedroom units; however, these requirements may be modified as part of an approved Planned Unit Development. Phase 2 includes 9 one-bedroom units and 18 two-bedroom units, making the required minimum parking 54 stalls. Phase 3 includes 12 one-bedroom units and 24 two-bedroom units, making the required minimum parking 72 stalls. The minimum parking required for Phase 2 and 3 has been met.
- **Landscaping.** The Landscaping Plan for Phase 2 & 3 can be found together on Sheet L-1, Landscape Plan. The plant schedules along with the labeled "Landscape Worksheet" for Phase 2 and 3 should be switched for consistency. Within the Planned Development District, there are no minimum landscaping standards. Often, the developer includes a statement that aspires to meet the standard most appropriate for their development. In this situation, the GDP stated the landscaping standards for R-3 District provided in Sec. 62-70 will be used for both Phase 2 and 3. For Phase 2, the minimum landscaping



required for R-3 District is 1075 points. The landscaping plan states the applicant will provide 1228 landscaping points, a surplus of 153 points. Staff's review of Phase 2 showed 1168 points on the plan, a surplus of 93. For Phase 3, the minimum landscaping required for R-3 District is 1509 points. The landscaping plan states the applicant will provide 1582 points. Staff's review of Phase 3 showed 1432 points, a deficit of 77 points. For Phase 2 and 3 combined, this comes to a surplus of 16 points. Staff's review included references to Sheet C-2 General Development Plan (2025 UPDATE) and Phase 1's landscaping plan to identify the existing species. All existing species shown on the plan were accounted for and provided values, based on similar symbols used and notes.

In summary, the landscaping plan provides a surplus in landscaping points and considers the protection of existing mature species on site. The aspiration to meet the R-3 District landscaping standard, although not required within the Planned Development District, has been met.

- **Lighting.** The lighting plan can be found after Sheet L-1, the Landscaping Plan and partially on Sheet C-4: Utility Plan. The plan includes 90-degree full-cut off 25' lighting poles in the parking lots. The plan includes wall-mounted lighting fixtures located at the entrances of both buildings' underground parking (north) and on each building's south-facing wall. Phase 3's building includes an additional wall-mounted lighting fixture at its southwest wall facing west, covering some areas within the dog park. The two lights facing the dog park will be motion-sensed. There are 12 bollard light poles placed along the driveway and pathways connecting the surface parking lot to each building's entrance. The lighting plan does not appear to show any spillover beyond the property line. The lighting plan only includes Phase 2 & 3. In Staff's opinion, the lighting plan submitted is satisfactory.
- **Building Dimensions.** Both buildings will measure approximately 175 feet long by 70 feet deep, with a building footprint of ~11,310 sq. ft. (see sheet C-2, General Development Plan (2025 Update)).
  - **Height.** Elevations for Phase 2 and 3's building are found on Sheets A-2.0 through A-2.1. Phase 2's 27-unit apartment building is 3-stories and has a peak height of 44'-11-1/8". Phase 3's 36-unit apartment building is 4-stories and has a peak height of 56'-1-1/8".
  - **Setbacks.** Found on Sheet C-2 Site Plan, Phase 2's building has a setback of 175.6' from the north lot line, 76.7' from the east lot line, 41.3' from the west lot line, and 14.9' from the nearest point of the south lot line. Phase 3's building is setback ~62.5' from the north lot line, 102.6' from the east lot line, 39.4' from the nearest point along the south lot line to the building's corner, and 79.4' from the west lot line.
- **Building Material and Architectural Design.** The applicant provided details for the materials and architectural design within pages 1-5 of their Updated Detailed Plan for Phase 2 and 3 Development. For both buildings, it is stated, "*Materials include single hung vinyl windows, aluminum railing systems, stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints; Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;*"
- **Minimum Open Space.** The applicant's response to Sec. 62-67(4)(f) highlights the features of the two perimeter fenced dog parks. Phase 1, completed on Lot 4, is 0.65



acres, and Phase 3 will include 0.54 acres. There is no designation within Planned Development Districts that provides a minimum standard. However, within Phase 1, the site has aspired to meet the minimum open space requirement under the R-3 General Residence District. In Staff's opinion, the application of R-3 General Residence would be an appropriate minimum standard to use for Phase 2 and 3 given the similarity in uses. Per Sec. 62-70, the minimum usable open space per dwelling unit is 500 square feet. Phase 2 includes 27 units, a minimum of 13,500 square feet of usable open space.

Phase 3 includes 36-units, a minimum of 18,000 square feet of usable open space. A total of 31,500 square feet of open space for both Phase 2 and 3 would be required.

Converting the dog park in Phase 3 from acres to square feet, gives 23,522.4 square feet of open space. In observing the site's remaining space on the site plan, staff are satisfied with the available open space.

- Refuse. The refuse is identified on Sheet C-2. There is no designated underground refuse for either of the buildings. One location, 19' x 23', is identified south to the cluster of mail boxes.
- Mailboxes. Identified on Sheet C-2, the site plan identifies a cluster of mailboxes where the two surface parking lots meet. This cluster will serve both buildings on Lot 1 and 2.
- Signage. The submittal does not include new or additional signage.

### **C&E Staff Comments**

Per Sheet C-2, General Development Plan (2025 UPDATE), the Building Information table states all buildings have the same footprint of 11,310 sq. ft. The gross floor area (sq. ft.) includes basements or underground parking. Staff calculates the gross floor area (sq. ft.) for Phases 1–4 is 192,270 sq. ft. Staff notes that the "Lot Information" table on this same sheet should be made consistent with the information shown on the site plan, as this is consistent with CSM 15176.

### **Department Head Comments**

The packet includes review letters from the Village Engineer/Director of Public Works and Fire Chief. The Police Chief did not have any concerns with the proposal.

### **Public Comments**

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

### **Development Review and Permitting Schedule (subject to change)**

The following is the tentative schedule for review of both the TIF and PUD applications:

- December 10, 2025. CDA review and recommendation to the Village Board of the TIF Development Incentive Applications.
- December 16, 2025. Plan Commission public hearing on the request to amend the PUD General Plan and the Detailed Plans for Phases 2 and 3.
- January 20, 2026. Plan Commission recommendation to the Village Board on the request to amend the PUD General Plan and the Detailed Plans for Phases 2 and 3.



- January 27, 2026. Village Board action on the TIF Development Incentive Applications and PUD General and Detailed Plans for Phases 2 and 3.
- March 11, 2026. CDA review and recommendation to the Village Board on the TIF Development Agreement.
- March 24, 2026. Village Board action on the TIF Development Agreement.
- October 1, 2026. Phase 2 estimated occupancy date.
- March 1, 2027. Phase 3 estimated occupancy date.

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

Quam has submitted Tax Increment Finance Development Incentive Applications for Phase 2 & 3. Quam is requesting a total of \$932,000 in TIF incentives, or 6.6% of the estimated \$14,210,000 construction costs for Phase 2 & 3. This request was reviewed by the Community Development Authority at their [December 10, 2025 meeting](#) for recommendation to the Village Board. The Plan Commission does not review or provide recommendations on TIF requests.

Quam will be responsible for payment of associated building permit and impact fees per Appendix A of the Municipal Code at the time of building permit submittal.

#### **VILLAGE PLAN REFERENCE:**

##### **[2025-2026 Village Board Strategic Plan](#)**

*Goal C: Promote responsible growth, affordable housing, increase economic development, and grow/retain existing businesses.*

#### **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 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 proposed Detailed Plan for Phase 2 & 3 includes 63 residential dwelling units, while including open space, additional private dog park, 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 site plans illustrating the 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.*

### **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.

- 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 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. 62-67 PD Planned Development District.](#)  
[Division 62-II-4 Changes and Amendments to the Zoning Code.](#)

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This item is for public hearing only. Action to make a recommendation to the Village Board on Ordinance 2025-15 will be considered at the January 20, 2026 Plan Commission meeting.

**ATTACHMENTS:**

1. 12.16.25 - Terminal Drive - 4703 - Rezone - Ezra - Quam - newspaper
2. 2025-15 Request for Rezone An Amendment to the General Development Plan for 4703 Terminal Drive Phases 2 & 3 Detailed Plan Approved
3. 4703 Terminal Drive Phase 2 and 3 PUD Application\_11.04.25
4. 4703 Terminal Drive - Humble Oaks 2025 GDP VE Review Letter\_12.03.2025

Please publish in the  
Leader Independent on  
November 26, and December 4, 2025

**VILLAGE OF MCFARLAND  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday, December 16, 2025 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

A request by Ezra Properties, LLC, Ryan Quam regarding Ordinance No. 2025-15, An Ordinance Amending the Planned Development General Plan for Lots 1-4 and Approving the Planned Development Detailed Plan for Lots 1-2, CSM 15176, 4703 Terminal Drive, McFarland, WI.

A complete copy of the applicant's application is available for review online at [www.mcfarland.wi.us/pendingrequests](http://www.mcfarland.wi.us/pendingrequests) or at the Village of McFarland Municipal Center, Community & Economic Development Department, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the Municipal Center or via Zoom by visiting <https://us02web.zoom.us/j/85755749643> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 857 5574 9643. 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.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date to be included in the packet.

**ORDINANCE 2025-15**

**AN ORDINANCE AMENDING THE PLANNED DEVELOPMENT GENERAL PLAN APPROVED FOR LOT 1-4 AND APPROVING THE PLANNED DEVELOPMENT DETAILED PLAN FOR LOTS 1 and 2 OF CSM 15176, 4703 TERMINAL DRIVE.**

Purpose: An amendment to the Planned Development General Plan Approved for Lots 1-4, and approval of the Planned Development Detailed Plan for Lots 1-2, CSM 15176, 4703 Terminal Drive.

Sponsor: Andrew Bremer, Community & Economic Development Director

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

**WHEREAS**, the lands shown in Exhibit A, describes four parcels within CSM 15176, Lot #1 (Parcel #0710-342-8215-1) and Lot #2 (Parcel #0710-342-8245-1), Lot #3 (Parcel #0710-342-8275-1) and Lot #4 (Parcel #0710-342-8305-1); making up the entirety of the Humble Oaks Planned Unit Development (herein the “Property”) and

**WHEREAS**, the Village previously approved Ordinance 2019-03, an ordinance rezoning the Property from C-H Highway Commercial to Planned Development District – General Plan Approved and Detailed Plan Approved for Phase 1 construction on April 8, 2019; and

**WHEREAS**, the property owner Ezra Properties LLC (Ryan Quam) has submitted a request to amend the Planned Development General Plan Approved for Phase 2 and 3 which includes Lots 1 and 2 from office uses to multi-family residential uses and approval of a Planned Development Detailed Plan for Phases 2 and 3; and,

**WHEREAS**, the revised Planned Development General Plan describes the completion of Humble Oaks in four phases, with Phase 1 completed in 2021 which included one 27-unit apartment building on Lot 3 and a fenced dog park on Lot 4, Phase 2 on Lot 2 expected to begin in 2026 for a three-story 27-unit apartment building, Phase 3 on Lot 1 is expected to begin in May 2026 for a four-story 36-unit apartment building and dog park, and Phase 4 on Lot 3 to include a second three-story 27-unit apartment building located where a single family residential property currently exists, totaling 117-dwelling units; and,

**WHEREAS**, the Community Development Authority & Plan Commission held a joint preapplication meeting on October 21, 2025 to review a conceptual site plan from Quam; and,

**WHEREAS**, the Plan Commission held a public hearing on the proposed zoning amendment on December 16, 2025, preceded by a Class Two Notice; and,

**WHEREAS**, the proposed amendments to the General Development Plan will include adding 63 new residential units providing additional housing options, consistent with several objectives, policies, and initiatives within Chapter 6 Housing and Neighborhood Policies of Village of McFarland's 2017 Comprehensive Plan which include Objective #1 & 2, Initiative #3, and Policy #1, 3-5; and,

**WHEREAS**, the proposed amendments to the General Development Plan are consistent with Housing Goals #1 and #3 of the Village of McFarland's 2023 Housing Needs Assessment; and,

**WHEREAS**, the Village Board is willing to grant approval of the request to amend the Planned Development General Plan for Lots 1-4 and of CSM 15176, and approval of the Planned Development Details Plan for Lots 1 and 2 of CSM 15176 and the Village Board finds approval thereof is in the public interest;

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

1. The Planned Development General Plan for Lots 1 and 2 of CSM 15176 shown in Exhibit A is amended from office use to multi-family residential use.
2. The Planned Development Detailed Plan for Lots 1 and 2 shown in Exhibit A is hereby approved, including construction of a three-story 27-unit apartment building in Phase 2 of Lot 2, and a four-story 36-unit apartment building and dog park in Phase 3 of Lot 1.

**BE IT FURTHER RESOLVED**, this ordinance does not constitute approval of any building construction within any of the property described in the ordinance. No construction of any kind, including earthwork or building construction, is permitted on the parcel described in Exhibit A of this ordinance until applicable erosion control and building permits are approved by the Village. Within one year of the date of recording of any detailed plan and the zoning ordinance, construction thereon must begin; and construction must be substantially completed throughout the project within three years of such date of recording, unless extensions are granted by the Village Board.

The above and foregoing Ordinance was duly adopted at a regular meeting of the Village Board of the Village of McFarland held on the 27th of January, 2026.

APPROVED:

\_\_\_\_\_  
Stephanie Brassington, Village President

ATTEST:

\_\_\_\_\_  
Cassandra Suettinger, Deputy Administrator/Clerk

ORDINANCE 2025 – 15	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Annen –	Leamy –
Boyd –	Peña –
Brassington –	Prill –
Fessler –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

## Plan Commission Application – 2025

**~Application must be completed in full~**

Applicant	Ezra Properties, LLC	Applicant's Agent	Ryan Quam
Property Owner (if different)		Name	
Address	4604 Siggelkow Road, Suite A	Address	4604 Siggelkow Road, Suite A
Email	rquam@quamengineering.com	Email	rquam@quamengineering.com
Phone #	608-838-7750	Phone #	608-838-7750

**Parcel No(s).** 154/0710-342-8215-1, 154/0710-3  **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
<input type="checkbox"/> Preliminary Plat	\$500+AF	<input type="checkbox"/> Conditional Use	\$425+F	<input type="checkbox"/> Annexation	At cost
<input type="checkbox"/> Preliminary Plat (reapplication)	\$500+BF	<input checked="" type="checkbox"/> Rezoning (map)	\$475+F	<input type="checkbox"/> Dev. Agreement Including Addendums	\$400+F
<input type="checkbox"/> Certified Survey Map	\$300+FG	<input type="checkbox"/> Zoning Amendment (text)	\$475+F	<input type="checkbox"/> Final Plat	\$500+CF
<input type="checkbox"/> Condominium	\$300+EF	<input type="checkbox"/> USA/MMSD Annexation	At cost	<input type="checkbox"/> Final Plat (reapplication)	\$400+DF
<input type="checkbox"/> Comprehensive Plan Amendment	\$500+F			<input checked="" type="checkbox"/> 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)**

\$500 for Phase 2 TIF Request

Phase 2, 27-unit apartment and Phase 3, 36-unit apartment

\$500 for Phase 3 TIF Request

PUD General Plan Amendment and Phase 2 & 3 Detailed Plan Approval

\$8875 total application fee

4703 Terminal Drive, Lot 1 & 2 of CSM 15176

\$8875 total application fee

**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.)

October 2025 meeting

**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](mailto: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**

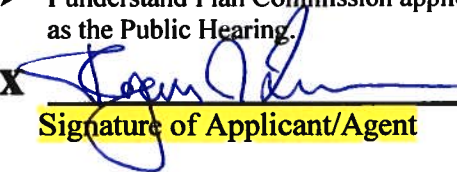
The Village of McFarland Plan Commission normally conducts meetings on the third Tuesday of each month, unless otherwise noted below at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices, potential agenda item materials are required to be submitted per the schedule listed below.

<u>*Submittal Deadline Noon on:</u>	<u>For Scheduled 2025 Meeting date of:</u>
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

Nov. 4, 2025  
Date

# Site and Design Plans

## Check List

Date received: November 4, 2025

Subject property address: 4703 Terminal Drive  
McFarland WI 53558

Landowner's name: Ezra Properties, LLC

Landowner's address: 4604 Siggelkow Road, Suite A  
McFarland WI 53558

Landowner's phone/fax: 608-838-7750

Landowner's email: rquam@quamengineering.com

Agent's name:	<u>Ryan Quam</u>
Agent's address:	<u>4604 Siggelkow Rd</u> <u>Suite A</u>
Agent's phone/fax:	<u>608-838-7750</u>
Agent's email:	<u>rquam@quamengineering.com</u>

- 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   PD Proposed rezoning   yes   xno
- x F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled. See CSM
- x G. All required building setback lines. See Site Plan
- 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. See site plan
- 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. See Site Plan and Utility Plan
- N/A J. Existing and proposed site and building signage.
- x K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors. See Architectural elevation drawings
- N/A L. The location of all outdoor storage areas; including proposed screening materials and colors.
- x M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.
- x N. The location and type of any permanently protected green space areas.
- x O. The location and elevation of any wetlands or floodplains.

x    P. Grading Plan including existing & proposed topography shown at a contour interval of not more than two (2) ft.

    x    Q. In the legend, data for the subject property:

(1) Lot area

(2) Building area

(3) Paved area

(4) Total impervious area

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

(5) Building height

(6) Existing zoning, proposed zoning

(7) Number of parking stalls provided and required.

    x    R. Landscaping Plans including proposed species, quantity and planting size. Refer to Appendix B of the Village's Zoning Code for more information.

    x    S. Hydrant locations and Fire Department Connection.

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

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

    x    V. Existing or proposed easements.

    x    W. A legal description of the subject property.

General Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

# 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

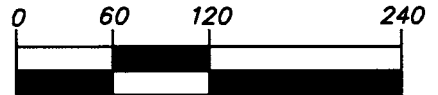
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LABEL	WIDTH	EASEMENT	DOCUMENT No.	RECORDED
E1	10'	R-O-W GRANT - UE	1976747	11/10/1986

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

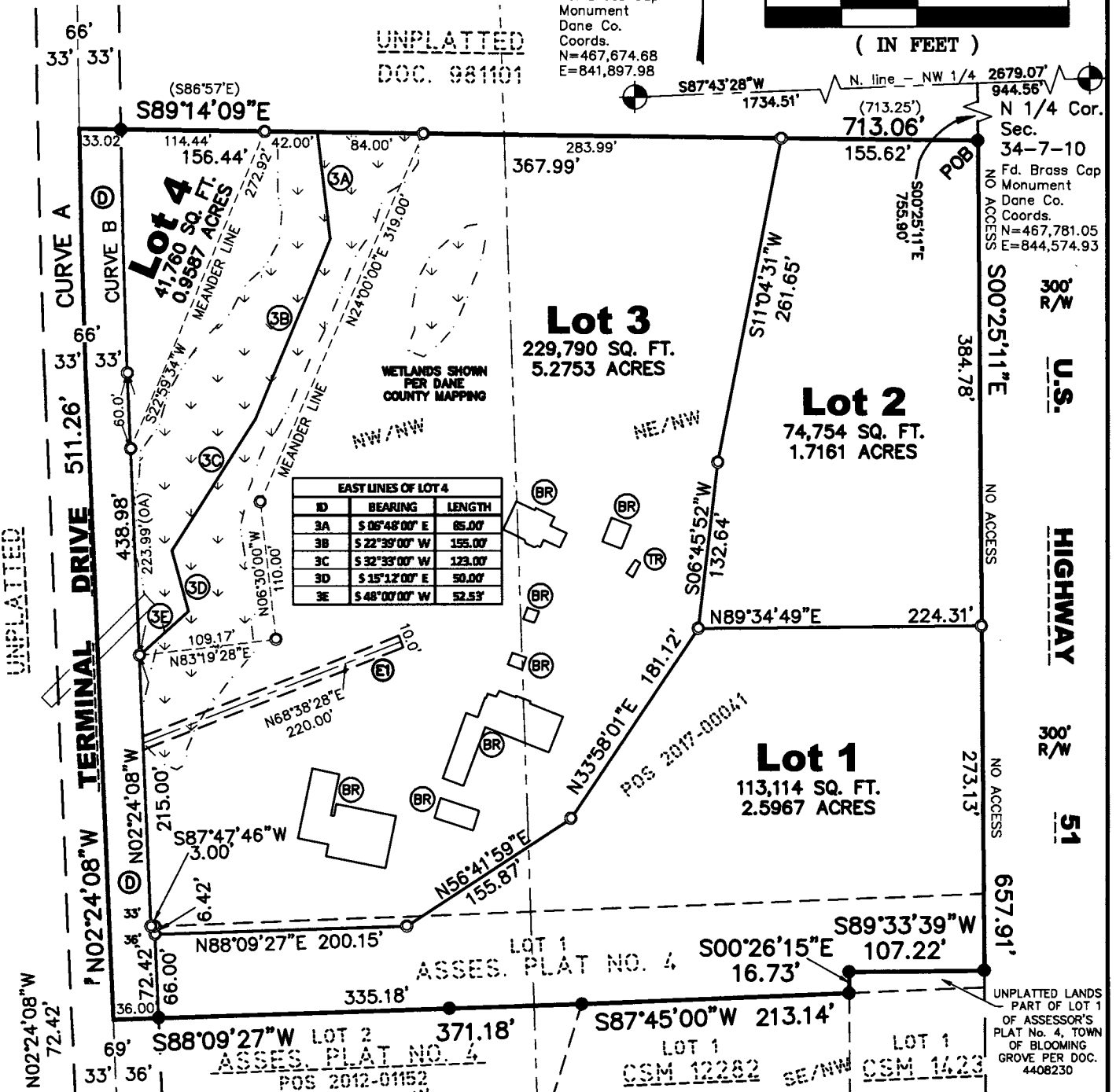


( IN FEET )

NW Cor. Sec. 34-7-10

Fd. Brass Cap Monument Dane Co. Coords. N=467,674.68 E=841,897.98

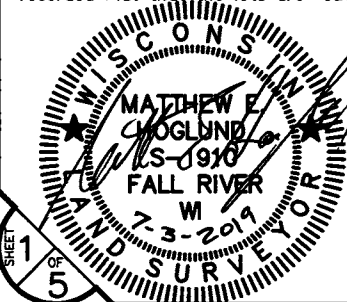
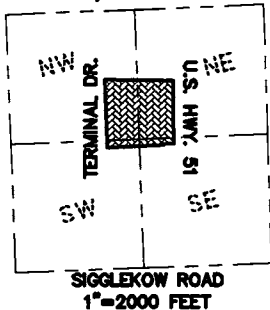
UNPLATTED DOC. 981101



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



## 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**

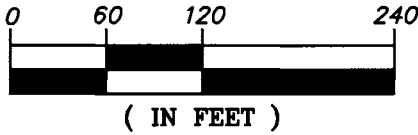
PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE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

C.S.M. No. 15176

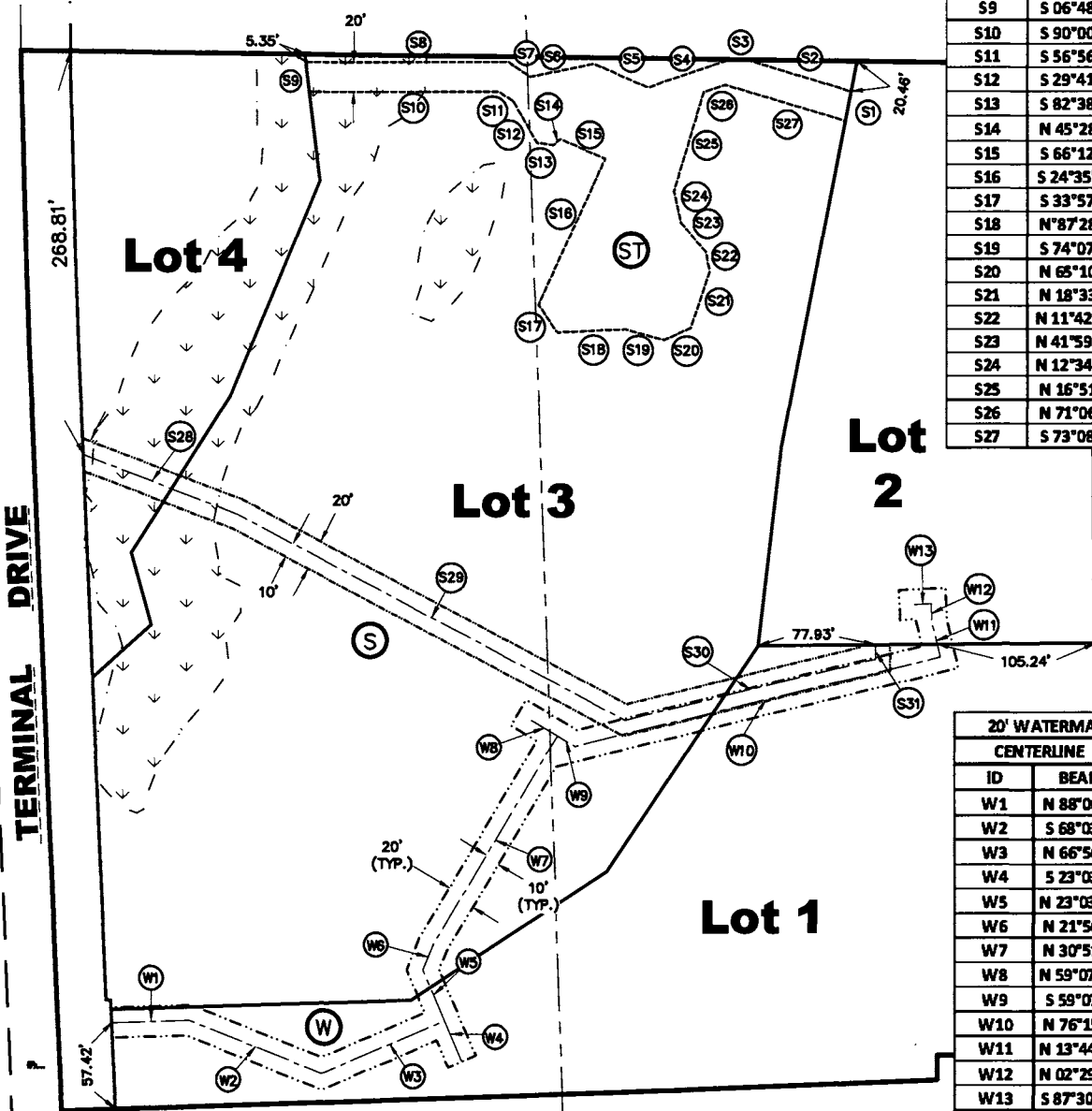
Doc. No. 5501928

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**GRAPHIC SCALE**

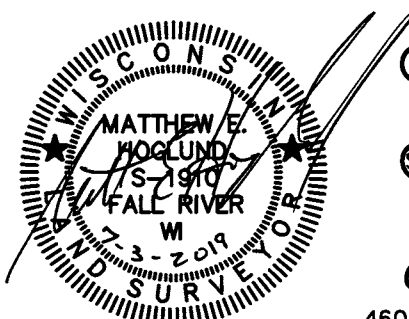


NORTH STORM EASEMENT		
ID	BEARING	LENGTH
S1	N 11°04'31" E	20.10'
S2	N 73°08'12" W	72.60'
S3	N 89°14'08" W	11.08'
S4	S 71°06'39" W	57.90'
S5	N°66'12'06" W	39.19'
S6	S 78°35'21" W	43.24'
S7	N 56°56'13" W	18.25'
S8	S 90°00'00" W	134.52'
S9	S 06°48'00" E	20.14'
S10	S 90°00'00" E	126.20'
S11	S 56°56'13" E	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'

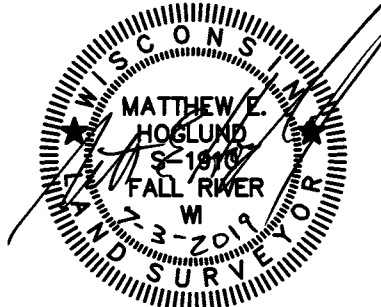
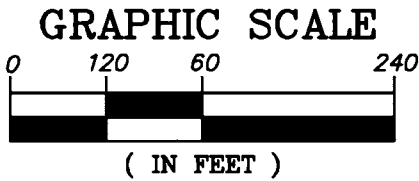


- (W) 20' WIDE PUBLIC EASEMENT FOR WATERMAIN PURPOSES BENEFITING LOTS 1, 2, 3, AND 4 HEREOF. (ALSO SEE ACCESS EASEMENT NOTE ON SHEET 3 HEREOF)
- (S) 20' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR SANITARY SEWER PURPOSES BENEFITING LOTS 1, 2, AND 3 HEREOF.
- (ST) VARIABLE WIDTH NON-EXCLUSIVE PRIVATE EASEMENT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

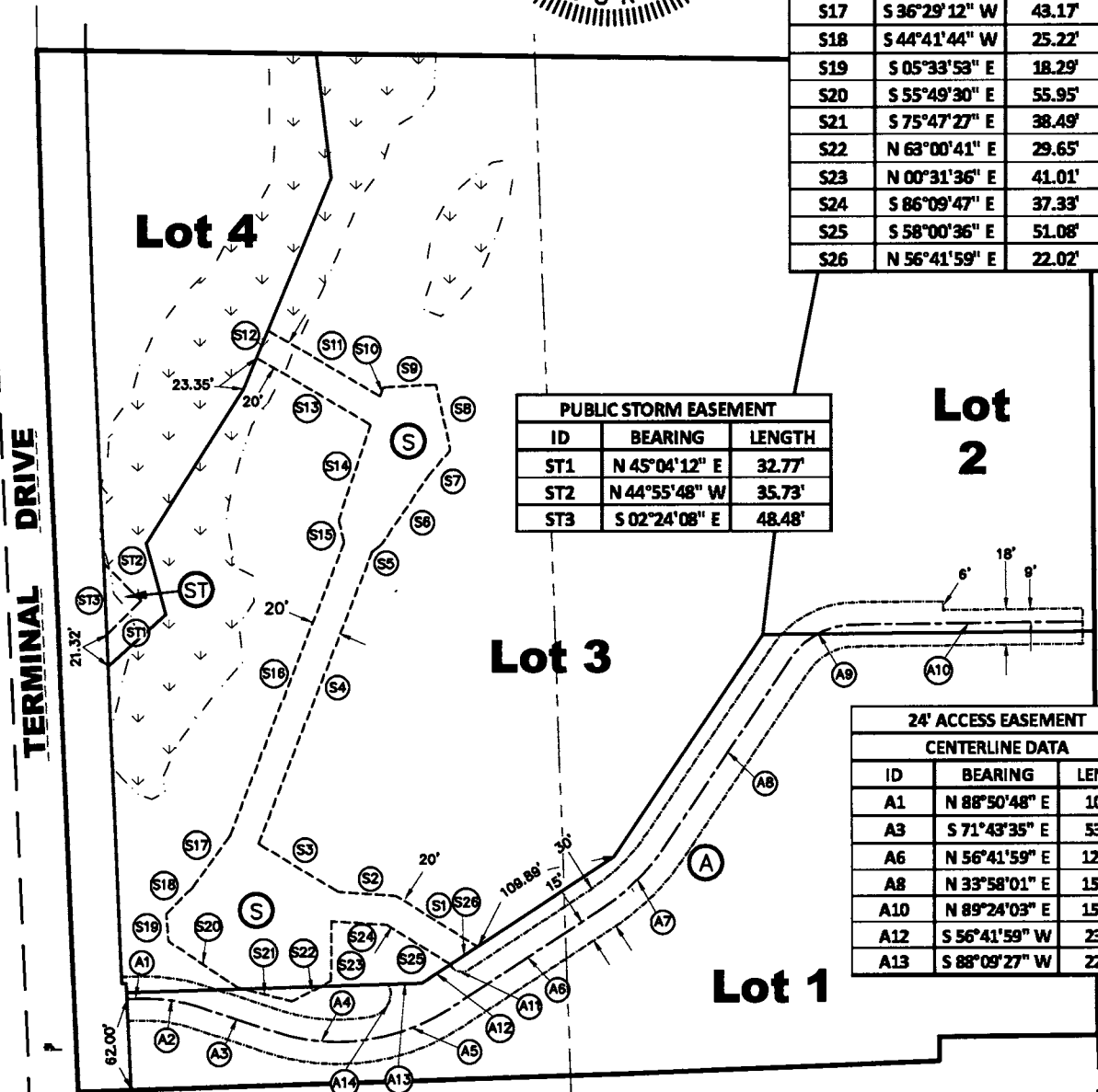
**QUAM ENGINEERING, LLC**  
 4604 SIGGELKOW RD. STE. A, McFARLAND WI, 53558  
 608-838-7750 www.quamengineering.com  
 Project # RQ-05-17 Date: 7/3/19

**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°03'32" 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" W	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.

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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:

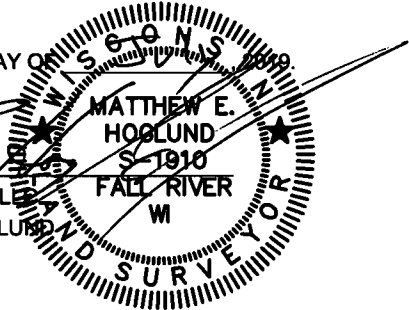
A PART OF LOT 1 (RECORDED AS OUTLOT 1 IN SOME DOCUMENTS) OF ASSESSOR'S PLAT NO. 4, TOWN OF BLOOMING GROVE, RECORDED AS DOCUMENT NO. 777053 IN VOLUME 13 OF PLATS ON PAGES 15 AND 16 AND BEING LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND A PART OF THE NORTHEAST 1/4 AND THE 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 3rd 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,

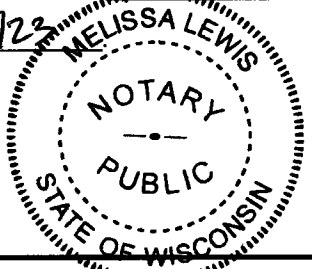
STATE OF WISCONSIN)  
 COUNTY DANE) SS

PERSONALLY CAME BEFORE ME THIS 5th 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**

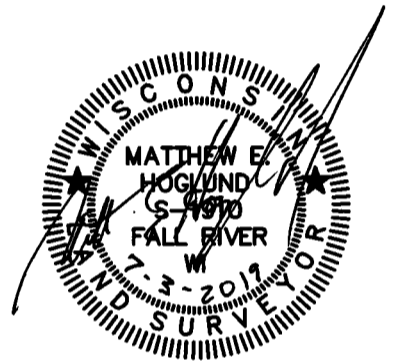
**PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE 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 Dickraf, Deputy  
Kristi Chlebowski, Dane County Register of Deeds

Received 7-5-19 10:29 am

**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

## **Planned Development District**

Statement of Owners Intent,  
Updated General Plan for Staged  
Development, and Detailed  
Plan for Phase 2 and 3 Development

Project:  
Humble Oaks  
Phase 2 and 3 Apartments

Owner:  
Ezra Properties, LLC  
Attn: Ryan Quam

## **Statement of Owners Intent**

It is the intent of the Owner to develop the lands controlled by the Owner in general conformance with the TIF plan. The purpose of this submittal is to seek the following Village approvals:

- 1) Revised General Plan for Staged Development for all controlled lands;
- 2) Detailed Plan for Phase 2 Development on Lot 2;
- 3) Detailed Plan for Phase 3 Development on Lot 1;

## **Legal Description**

The lands controlled by the Owner address is 4703 Terminal Drive and the legal description is Lots 1 – 4 of *Certified Survey Map #15176*.

## **Existing Site**

The Existing Site Plan is included as sheet C-1 of the *Site Construction Plans* and site features are as follows:

- 1) 10.54 total acres;
- 2) Includes 27 unit apartment building, single family home, and shed on lot 3.
- 3) Includes note regarding boardwalk to dog park on lot 4.
- 4) Sloping with 82 feet of fall from the southeast property corner to the creek crossing the northwest portion of the property.
- 5) U.S. Highway 51 is adjacent to the east;
- 6) Existing contractor storage/office, and commercial building is adjacent to the south;
- 7) Existing Oil Terminal is adjacent to the north;
- 8) Terminal Drive and mini-warehouse and refrigerated storage are adjacent to the west;
- 9) Private sanitary sewer, public water main, and private storm sewer across lot 3 and available to serve lots 1 and 2;
- 10) Private shared driveway to serve lots 1 and 2;

## **Description of General Plan for Staged Development**

The General Plan displays the existing buildings and the proposed development of the land with three additional buildings and associated drive aisles, parking lot, and regional ponds as shown on the included *General Development Plan*. The buildings and site layout are described as follows:

- 1) Phase 1 Buildings
  - Existing 27 unit, three story apartment building;
  - Existing shed;
  - Existing house;
  - Existing garage addition;
- 2) Phase 2 Apartment Building
  - 27 unit, three story apartment building which will be described in the Detailed Plan for Phase 2 Development portion of this submittal;
  - Approximately 11,200 square foot footprint;
  - 31 underground parking stalls;
  - Approximately 175 feet long;
  - Approximately 70 feet deep;
  - Mix of 1 and 2 bedroom and 2 bedroom with loft units with individual washers and dryers and private balconies;
  - Materials include single hung vinyl windows, aluminum railing systems, stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints;
  - Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;
- 3) Phase 3 Apartment Building

- 36 unit, four story apartment building which will be described in the Detailed Plan for Phase 3 Development portion of this submittal;
  - Approximately 11,200 square foot footprint;
  - 30 underground parking stalls;
  - Approximately 175 feet long;
  - Approximately 70 feet deep;
  - Mix of 1 and 2 bedroom and 2 bedroom with loft units with individual washers and dryers and private balconies;
  - Materials include single hung vinyl windows, aluminum railing systems, stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints;
  - Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;
- 4) Phase 4 Apartment Building
- Future three story apartment building;
  - 27 units;
  - Approximately 11,200 square foot footprint;
  - 29 underground parking stalls;
  - Approximately 175 feet long;
  - Approximately 70 feet deep;
  - Mix of 1 and 2 bedroom and 2 bedroom with loft units with individual washers and dryers and private balconies;
- 5) Site Layout
- Approximately 117 above ground parking stalls are proposed to supplement the underground parking and to meet overall parking requirements;
  - Two regional detention ponds will meet rate runoff control, sediment control requirements and two infiltration ponds will meet infiltration requirements for all proposed impervious areas;
  - Approximately 0.65 acre lower dog park within the perimeter fence with boardwalk access.
  - Approximately 0.54 acre upper dog park within the perimeter fence with boardwalk access.
  - 145,600 gross square feet of apartment level space;
  - 117 total number of apartment units;
  - 11.1 Dwelling Units / Acre (overall development site which is 10.54 acres)
  - 10.3 Dwelling Units / Acre (over Lot 3 which is 5.24 acres)
  - 16.77 Dwelling Units / Acre (over Lot 2 which is 1.61 acres)
  - 13.14 Dwelling Units / Acre (over Lot 1 which is 2.74 acres)
- 6) Schedule
- Phase 1 27 Unit apartment building opened on June 1, 2020
  - Phase 2 27 Unit apartment building to open on October 1, 2026
  - Phase 3 36 Unit apartment building open on March 1, 2027
  - Phase 4 27 Unit apartment building open date to be determined.

## **Description of Detailed Plan for Phase 2 Development**

A three-story 27-unit apartment building is the second phase of development and the details are as follows:

- 1) The Site Plan is included as sheet C-2 of the *Site Construction Plans* with features as follows:
- 11,200 square foot apartment building footprint;
  - 26 above ground parking stalls;
  - 31 below ground parking stalls;

- North Wet Pond and North Infiltration Basin on Lot 3;
  - Outdoor trash enclosure;
- 2) The Grading and Erosion Control Plan is included as sheet C-3 and the North Pond Plan is included as sheet C-5 of the *Site Construction Plans* with features as follows:
- Apartment building underground garage entrance on the north side of the building;
  - Apartment building first floor doors on the east side of the building;
  - Apartment building garage door is on the north side of the building
  - North Wet Pond and North Infiltration Basin on Lot 3;
- 3) The *Elevations Drawings (Phase 2 – 27 Unit)* are included
- Intended to meet the TIF goal to “emphasize high quality natural building wall materials such as brick, block, and glass”;
  - Materials include single hung vinyl windows, aluminum railing systems, stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints;
  - Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;
- 4) The Utility Plan is included as sheet C-4 of the *Site Construction Plans*
- The 8” sanitary sewer will connect to the existing sanitary manhole at the east side of Lot 3 to serve the phase 2 and phase 3 buildings.
  - The 8” water main will connect to the existing public water main at the east side of Lot 3 to serve the phase 2 and phase 3 buildings.
  - Inlets and catch basins will collect runoff from all impervious areas and storm sewer will carry runoff to the existing phase 1 ponds or to the proposed north wet pond and north infiltration basin;
- 5) The Landscape and Lighting Plan is included as sheet L-1 of the *Site Construction Plans*.
- 6) The Apartments First Floor Plan is included in the *Architectural Plans (Phase 2 – 27 Unit)*
- 8,912 approximate apartments area;
  - Six two bedrooms;
  - Three one bedrooms;
  - Each unit will have individual washers and dryers and private balconies;
- 7) The Apartments Second Floor Plan is included in the *Architectural Plans (Phase 2 – 27 Unit)*
- 8,912 approximate apartments area;
  - Seven two bedrooms;
  - Two one bedrooms;
  - Each unit will have individual washers and dryers and private balconies;
- 8) The Apartments Third Floor Plan is included in the *Architectural Plans (Phase 2 – 27 Unit)*
- 9,712 square feet apartments area (including lofts);
  - Four two bedrooms with loft;
  - Three two bedrooms;
  - Two one bedrooms;
  - Each unit will have individual washers and dryers and private balconies;
- 9) The Apartments Garage Floor Plan is included in the *Architectural Plans (Phase 2 – 27 Unit)*
- Tenant storage and mechanical rooms in the garage;
  - 31 parking stalls;

## **Description of Detailed Plan for Phase 3 Development**

A four-story 36-unit apartment building is the third phase of development and the details are as follows:

- 1) The Site Plan is included as sheet C-2 of the *Site Construction Plans* with features as follows:
  - 11,200 square foot apartment building footprint;
  - 40 above ground parking stalls;
  - 30 below ground parking stalls;
- 2) The Grading and Erosion Control Plan is included as sheet C-3 and the North Pond Plan is included as sheet C-5 of the *Site Construction Plans* with features as follows:
  - Apartment building underground garage entrance on the north side of the building;
  - Apartment building first floor doors on the east side of the building;
  - Apartment building garage door is on the north side of the building;
  - North Wet Pond and North Infiltration Basin on Lot 3;
- 3) The *Elevations Drawings (Phase 3 – 36 Unit)* are included
  - Intended to meet the TIF goal to “emphasize high quality natural building wall materials such as brick, block, and glass”;
  - Materials include single hung vinyl windows, aluminum railing systems, thin stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints;
  - Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;
- 4) The Utility Plan is included as sheet C-4 of the *Site Construction Plans*
  - The 8” sanitary sewer will connect to the existing sanitary manhole at the east side of Lot 3 to serve the phase 2 and phase 3 buildings via 6” laterals.
  - The 8” water main will connect to the existing public water main at the east side of Lot 3 to serve the phase 2 and phase 3 buildings.
  - Inlets and catch basins will collect runoff from all impervious areas and storm sewer will carry runoff to the existing phase 1 ponds or to the proposed north wet pond and north infiltration basin;
- 5) The Landscape and Lighting Plan is included as sheet L-1 of the *Site Construction Plans*
- 10) The Apartments First Floor Plan is included in the *Architectural Plans (Phase 3 – 36 Unit)*
  - 8,912 approximate apartments area;
  - Six two bedrooms;
  - Three one bedrooms;
  - Each unit will have individual washers and dryers and private balconies;
- 11) The Apartments Second Floor Plan is included in the *Architectural Plans (Phase 3 – 36 Unit)*
  - 8,912 approximate apartments area;
  - Seven two bedrooms;
  - Two one bedrooms;
  - Each unit will have individual washers and dryers and private balconies;
- 12) The Apartments Third Floor Plan is included in the *Architectural Plans (Phase 3 – 36 Unit)*
  - 8,912 approximate apartments area;
  - Seven two bedrooms;
  - Two one bedrooms;
  - Each unit will have individual washers and dryers and private balconies;

- 13) The Apartments Fourth Floor Plan is included in the *Architectural Plans (Phase 3 – 36 Unit)*
  - 9,712 square feet apartments area (including lofts);
  - Four two bedrooms with loft;
  - Three two bedrooms;
  - Two one bedrooms;
  - Each unit will have individual washers and dryers and private balconies;
- 6) The Apartments Garage Floor Plan is included
  - Tenant storage and mechanical rooms in the garage;
  - 30 parking stalls;

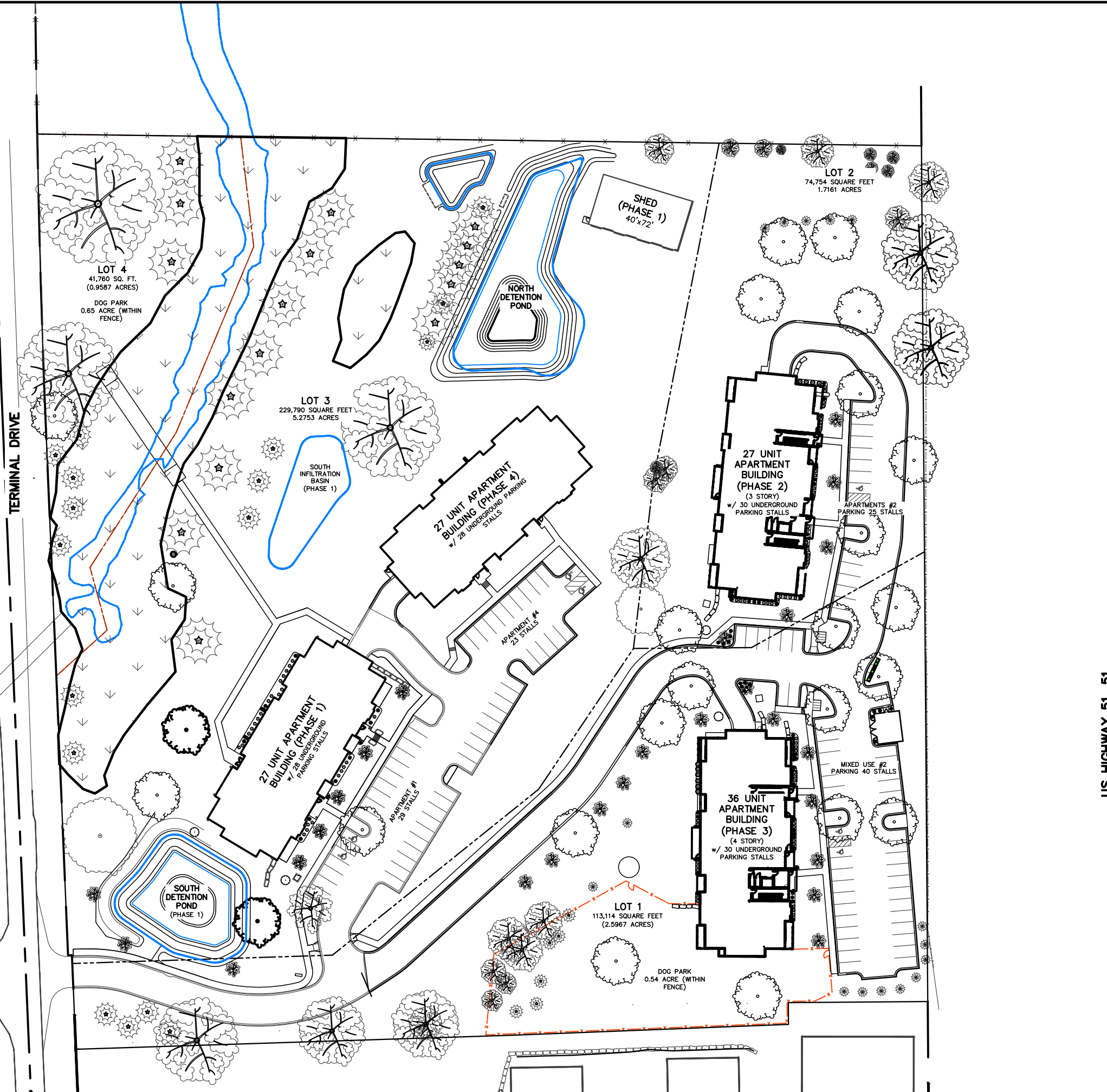
## **Planned Development District Standards and Responses**

Section 62-67(4) lists the standards shall apply in the review of all general or detailed plans proposed for the Planned Development District. The standards and this submittal responses are as follows:

- a) *“The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan”*. The Comprehensive Plan designates this area as Mixed Use/Flex Commercial and according to the Staff report for the October 21, 2025 meeting, the Comprehensive Plan does permit areas planned for Mixed Use/Flex Commercial to have a mix or option of all commercial or all multiple family.
- b) *“The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use value and enjoyment of other properties within the neighborhood”*. The proposed revised General Plan for Staged Development, Detailed Plan for Phase 2 Development, and Detailed Plan for Phase 3 Development will not substantially impair or diminish the use value and enjoyment of the adjacent properties.
- c) *“Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians”*. The existing shared private driveway from Terminal Drive serving the proposed buildings is located directly across the street from the driveway serving the mini-warehouse development to the west. The 24’ wide driveway will provide safe and convenient movement of vehicles and the adjacent sidewalk will provide safe movement for pedestrians.
- d) *“The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances”*. Stormwater runoff from the development will pass through detention ponds and infiltration ponds. The proposed development will include storm sewer, detention ponds, and infiltration ponds to meet Village Erosion Control and Stormwater Management Ordinances. Many large oak trees and a cedar trees will be protected during construction in order to remain. The Landscape Plan will meet Village landscaping ordinances.
- e) *“The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy”*. The four proposed buildings will be designed with similar materials and architectural style.
- f) *“In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open*

*spaces shall be designed and located to provide safe and convenient access to residents*". A 0.65 acre dog park with perimeter fencing and boardwalk was developed during phase 1. A 0.54 acre dog park with perimeter fencing is planned for development during phase 3. The lawn and landscaped areas will provide a common open space that is safe and accessible to residents.

- g) *"Planned Development Districts housing impacts on community resources in the same manner as other new development, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64"*. The proposed 63 dwelling units will provide \$209,255.76 of fees-in-lieu of parkland dedication (\$3,321.52 per unit), \$137,474.19 in Park Improvement fees (\$2,182.13 per unit), \$105,399.00 in Public Safety Center fees (\$1,673.00 per unit) and \$27,153 in Library Impact fees (\$431.00 per unit). The final impact fees shall be determined at the time a building permit is submitted based on the Village's approved rates.
- h) *"The planned development will not adversely affect the ability of public agencies to provide school or other municipal services"*. The planned development will not adversely affect the ability of public agencies to provide school or other municipal services.
- i) *"The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination and the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village"*. The construction will meet Village and State requirements.
- j) *"The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties"*. The applicant feels that this proposal will be a benefit to the Village and not adversely affect surrounding properties;
- k) *"The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point"*. The anticipated development schedule is included on page 2 of this submittal.



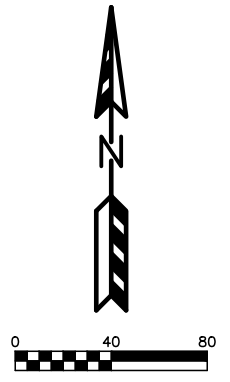
BUILDING INFORMATION			
BUILDING	# OF STORIES	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)
PHASE 1 APARTMENTS	3 + UNDERGROUND PARKING	11310	45240
PHASE 2 APARTMENTS	3 + UNDERGROUND PARKING	11310	45240
PHASE 3 APARTMENTS	4 + UNDERGROUND PARKING	11310	56550
PHASE 4 APARTMENTS	3+ UNDERGROUND PARKING	11310	45240

LOT INFORMATION	
LOT #	AREA (ACRES)
1	2.7431
2	1.6047
3	5.2403
4	0.9587

**TIME SCHEDULE:**

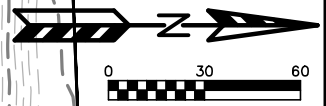
<b>PHASE 1</b> SEPTEMBER 1, 2019 - MAY 31, 2020	CONSTRUCT PHASE 1 APARTMENT BUILDING AND ASSOCIATED UTILITIES, SHARED DRIVEWAY, PARKING LOT, AND SIDEWALKS.
<b>PHASE 2</b> DECEMBER 16, 2025 - DECEMBER 30, 2026	CONSTRUCT PHASE 2 27-UNIT APARTMENT BUILDING AND ASSOCIATED UTILITIES, SHARED DRIVEWAY, PARKING LOT, AND SIDEWALKS, AND RESTORE DISTURBED AREAS.
<b>PHASE 3</b> MAY 1, 2026 - FEBRUARY 28, 2027	CONSTRUCT PHASE 3 36-UNIT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.
<b>PHASE 4</b> TO BE DETERMINED	CONSTRUCT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.


 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



**HUMBLE OAKS**  
 GENERAL DEVELOPMENT PLAN (2025 UPDATE)  
 C-2  
 DATED: NOVEMBER 3, 2025


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



**EZRA PROPERTIES APARTMENTS - PHASE 2 & 3**  
 EXISTING SITE PLAN  
 SHEET: C-1  
 DATED: NOVEMBER 4, 2025

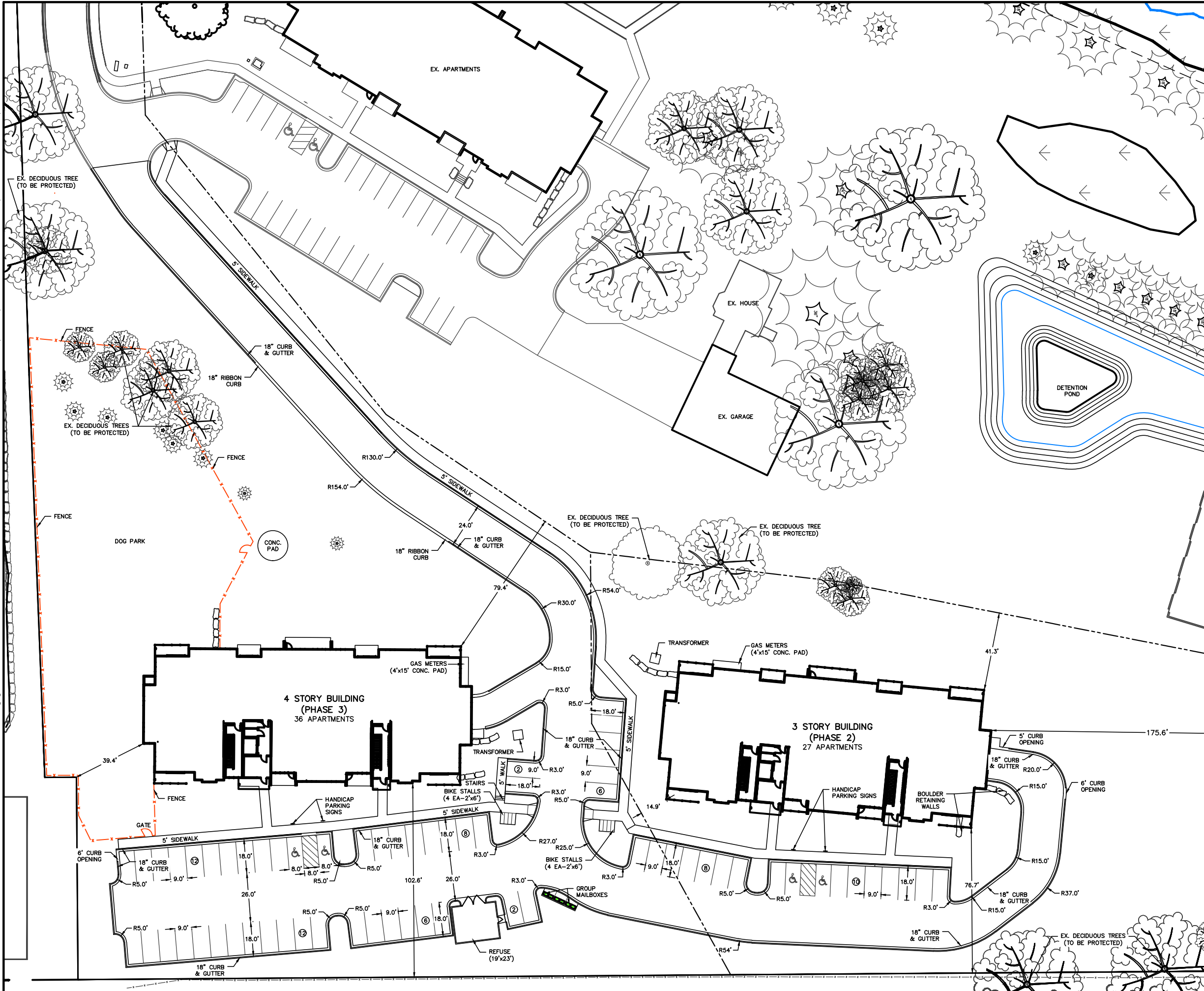
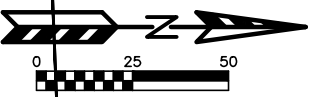
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 Phone (608) 838-7750; Fax (608) 838-7752

**EZRA PROPERTIES APARTMENTS - PHASE 2 & 3**  
**SITE PLAN**

SHEET: C-2  
 DATED: NOVEMBER 4, 2025

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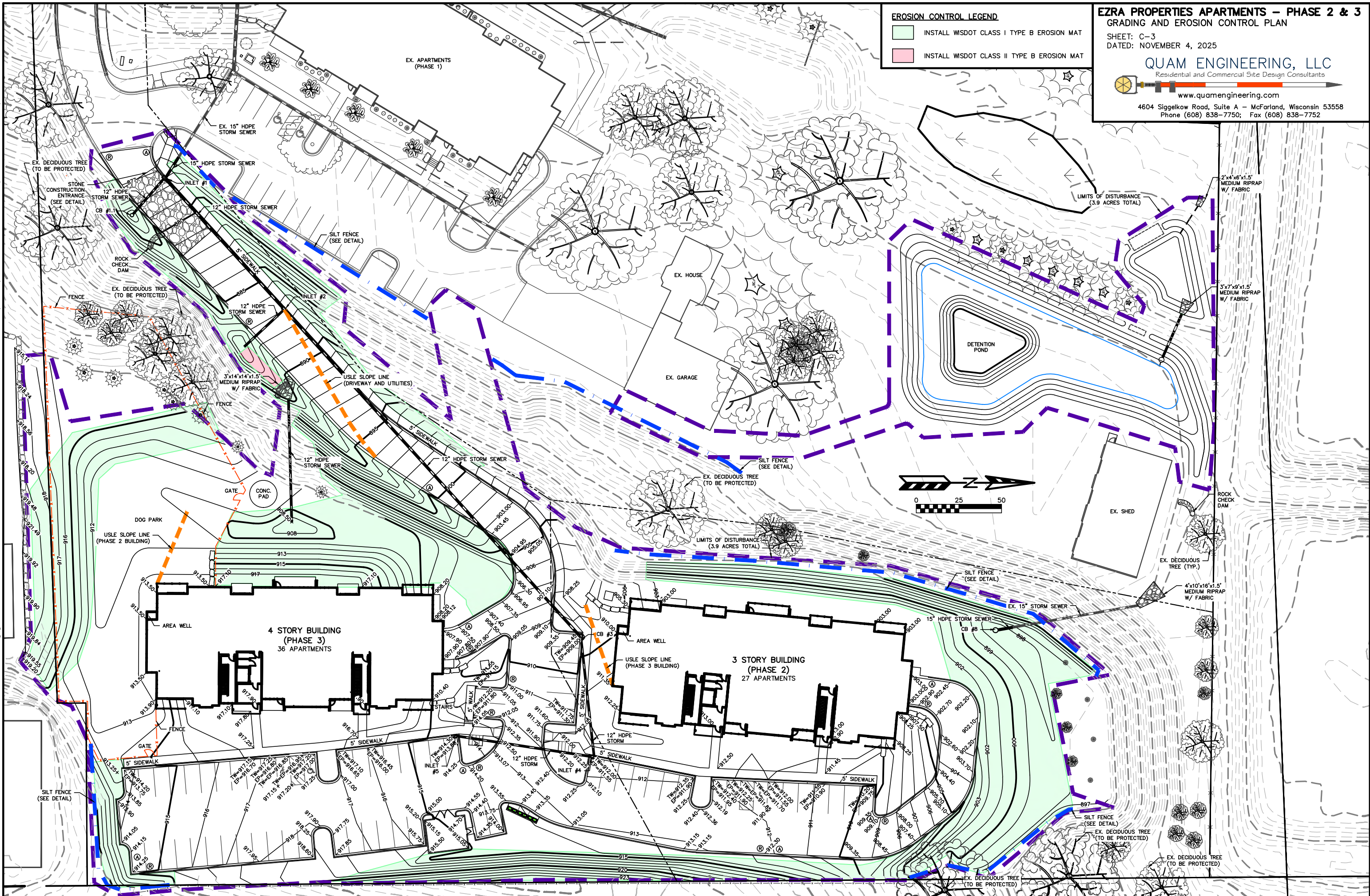
PHASE 2		
<b>RESIDENTIAL STALLS REQUIRED</b>		
1-BEDROOM: 9 D.U. AT 2.0 STALLS	= 18 STALLS REQUIRED	
2-BEDROOM: 18 D.U. AT 2.0 STALLS	= 36 STALLS REQUIRED	
<b>TOTAL REQUIRED:</b>	<b>= 54 STALLS REQUIRED</b>	
<b>STALLS PROVIDED</b>		
PARKING LOT	= 26 STALLS PROVIDED	
UNDERGROUND PARKING	= 31 STALLS PROVIDED	
<b>TOTAL PROVIDED:</b>	<b>= 57 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	= 40 STALLS PROVIDED	
UNDERGROUND PARKING	= 30 STALLS PROVIDED	
<b>TOTAL PROVIDED:</b>	<b>= 70 STALLS PROVIDED</b>	

**EZRA PROPERTIES APARTMENTS - PHASE 2 & 3**  
**GRADING AND EROSION CONTROL PLAN**  
 SHEET: C-3  
 DATED: NOVEMBER 4, 2025

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**EROSION CONTROL LEGEND**

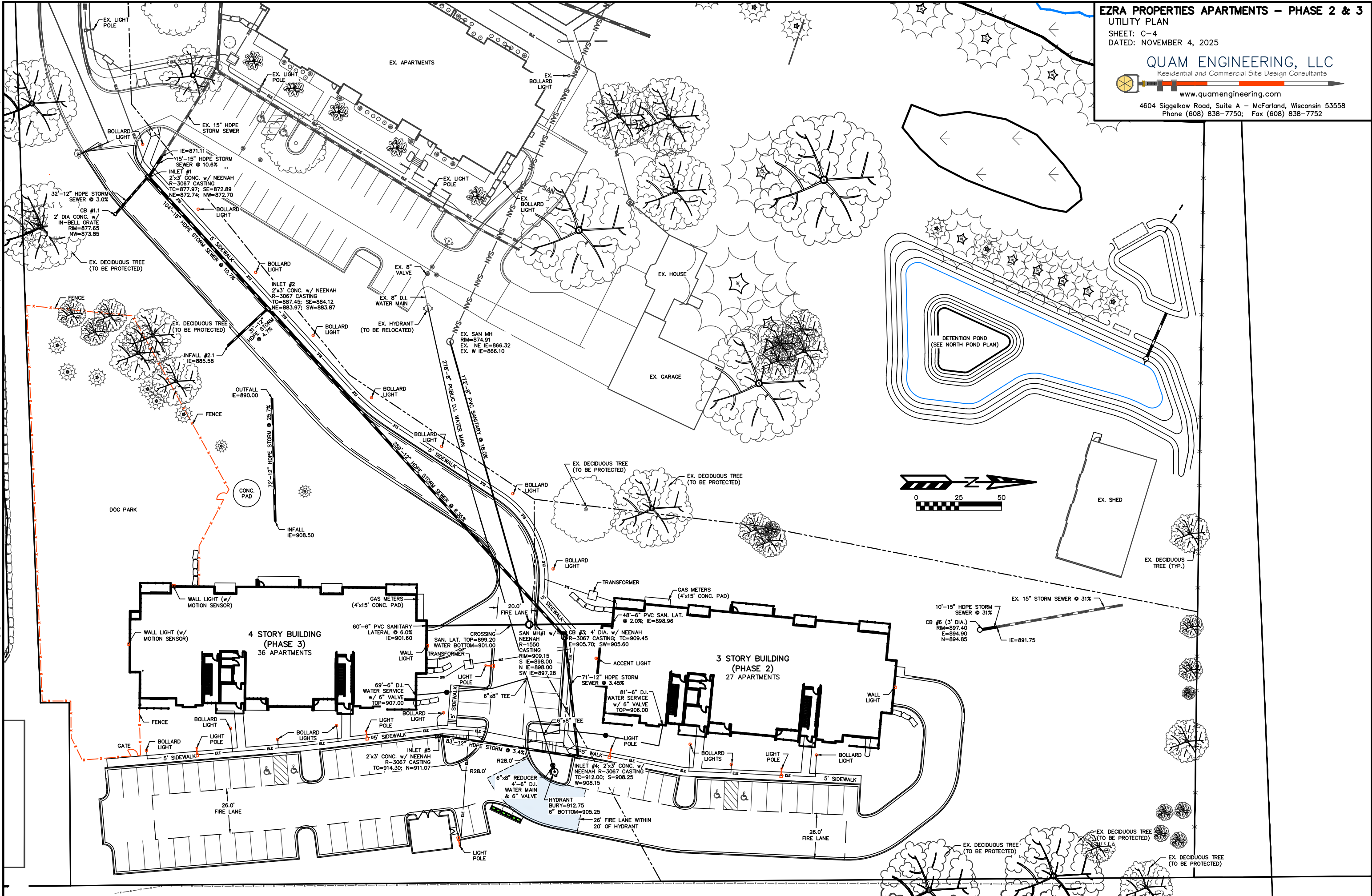
- INSTALL WSDOT CLASS I TYPE B EROSION MAT
- INSTALL WSDOT CLASS II TYPE B EROSION MAT



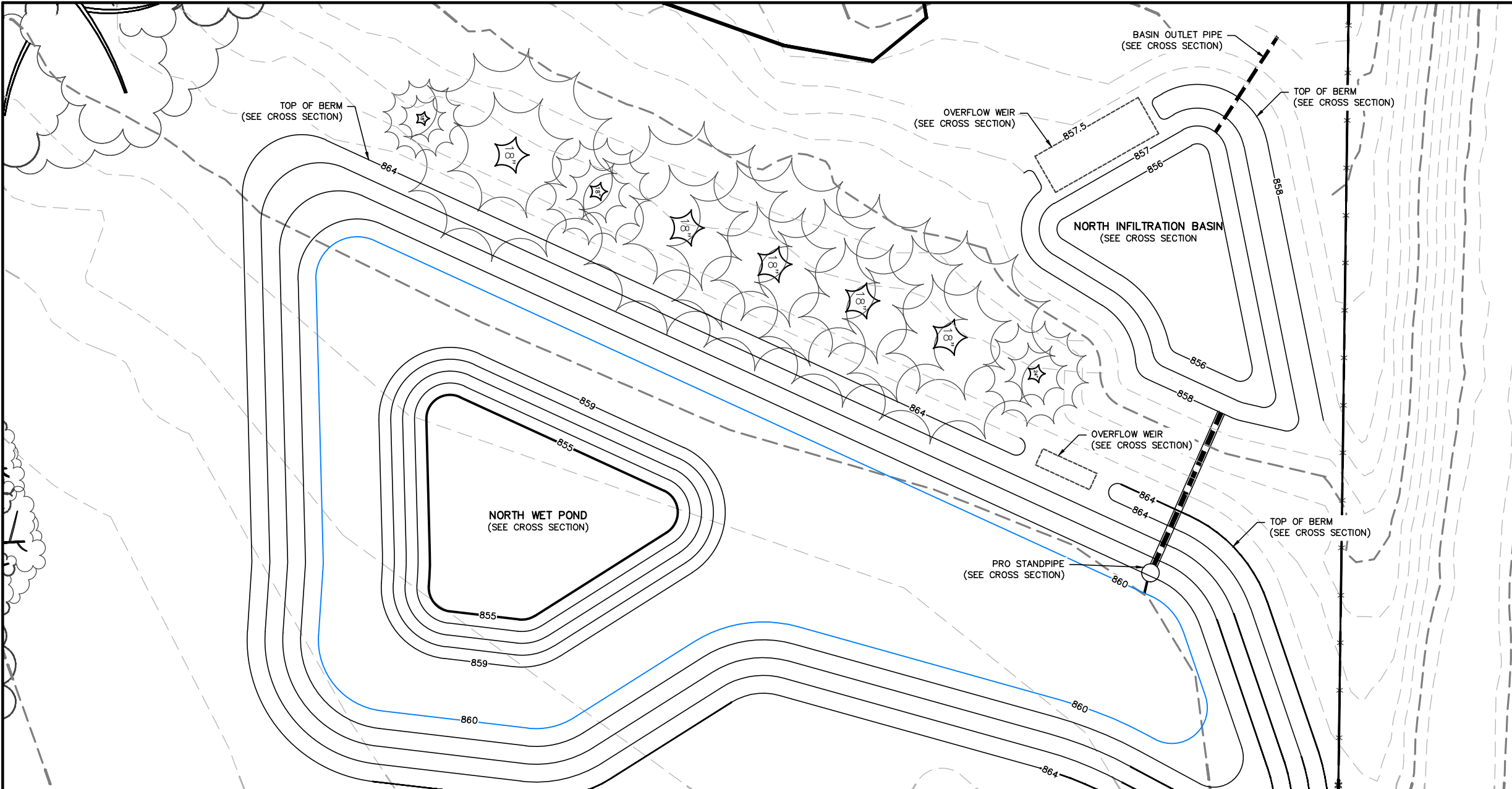
**EZRA PROPERTIES APARTMENTS - PHASE 2 & 3**  
**UTILITY PLAN**  
 SHEET: C-4  
 DATED: NOVEMBER 4, 2025

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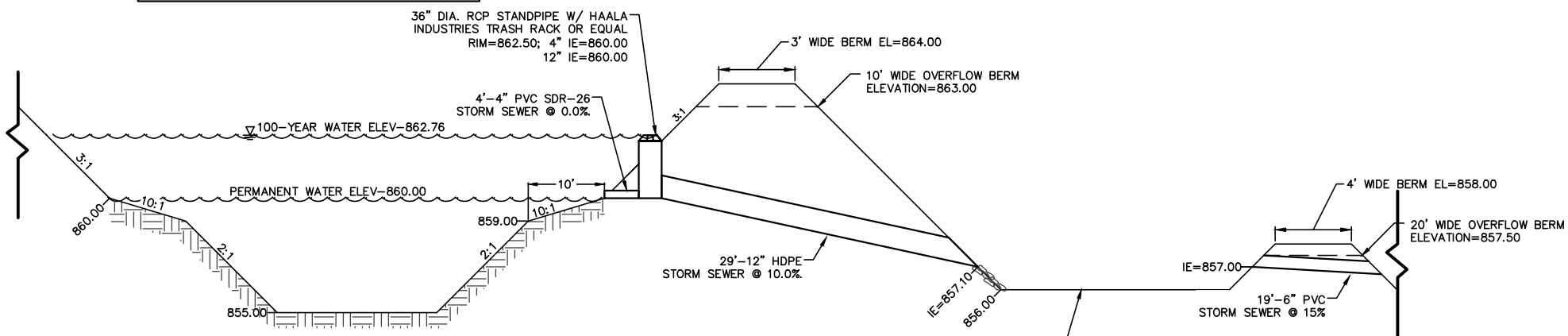
**EZRA PROPERTIES APARTMENTS - PHASE 2 & 3**  
**NORTH POND PLAN**  
 SHEET: C-5  
 DATED: NOVEMBER 4, 2025  
**QUAM ENGINEERING, LLC**  
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WET DETENTION BASIN CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1001

INFILTRATION BASIN CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1003

WET POND PEAK ELEVATIONS	
STORM	ELEV
1-YR	860.89
2-YR	861.11
10-YR	861.91
100-YR	862.76



INFILTRATION BASIN PEAK ELEVATIONS	
STORM	ELEV
1-YR	857.33
2-YR	857.38
10-YR	857.51
100-YR	857.70

CONTRACTOR SHALL NOTIFY ENGINEER WHEN POND IS GRADED TO FINISH ELEVATIONS FOR AS-BUILT TOPOGRAPHIC COLLECTION. IF PUMPING IS REQUIRED TO ALLOW THE BOTTOM TO BE COLLECTED, CONTRACTOR SHALL ARRANGE FOR PUMPING.

THE SEED MIXTURE FOR THE INFILTRATION BASIN BOTTOM SHALL BE RAINWATER RENEWAL SEED MIX SUPPLIED BY AGRECOL OR EQUIVALENT. SEE THE GRADING AND EROSION CONTROL PLAN FOR APPLICATION DETAILS. MIX COMPOST WITH THE TOP 3" OF SOIL.

TO PREVENT COMPACTION OF SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE INFILTRATION AREA.

WET DETENTION POND AND INFILTRATION BASIN CROSS SECTION

**EROSION NOTES:**

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE PUBLIC STREET. SEDIMENT REACHING PUBLIC STREET SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

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

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

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

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

**TIME SCHEDULE:**

NOVEMBER 15 - DECEMBER 30, 2025

REMOVE TREES AND EXCESS MATERIAL.

FEBRUARY 1 - APRIL 15, 2026

INSTALL SANITARY SEWER, WATER MAIN, AND STORM SEWER. CONSTRUCT DRIVEWAY AS ACCESS ROUTE FOR PHASE 2 AND PHASE 3 BUILDINGS. CONSTRUCT NORTH WET POND AND INFILTRATION BASIN.

FEBRUARY 1 - SEPTEMBER 30, 2026

CONSTRUCT PHASE 2 BUILDING.

SEPTEMBER 1 - 15, 2026

PAVE DRIVEWAY, PHASE 2 PARKING LOT, AND PHASE 3 PARKING LOT.

MAY 1, 2026 - FEBRUARY 28, 2027

CONSTRUCT PHASE 3 BUILDING.

**\*PRESCRIPTIVE COMPLIANCE:**

SLOPES GREATER THAN 3:1 SHALL FOLLOW PRESCRIPTIVE COMPLIANCE PROCEDURES. THESE SHALL INCLUDE THE FOLLOWING: RESTORING DISTURBED AREAS WITHIN 30 DAYS OF INITIAL DISTURBANCE FOR AREAS THAT DO NOT DRAIN TO SEDIMENT BASINS OR TRAPS. DISTURBED SLOPES SHALL HAVE TARP PLACED AT THE END OF EACH WORKDAY. THE TOTAL DURATION OF THE PROJECT IS GREATER THAN 30 DAYS AND WILL NEED TO BE PHASED IN ORDER TO MEET THE 30 DAY RESTORATION CRITERIA FOR EACH DISTURBED AREA.

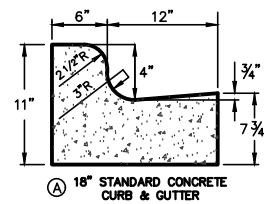
**RESTORATION NOTES:**

RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

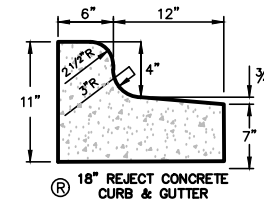
ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH OR EROSION MAT. EROSION MAT LIMITS ARE SHOWN ON THE GRADING & EROSION CONTROL PLAN. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. NO MOW MIX WITH ANNUAL RYE GRASS SHALL BE USED ON 2:1 SLOPES. WET DETENTION NATIVE SEED MIX SUPPLIED BY AGRECOL OR EQUIVALENT SHALL BE USED FOR THE SIDES OF THE WET POND. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. ALL SEED MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

ALL PVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. FERTILIZER SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS: NITROGEN, NOT LESS THAN 16%, PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. SEED MIXTURE 40 SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF TWO (2) TONS PER ACRE. WET DETENTION SEED MIX SHALL BE APPLIED AT THE RATE OF EIGHT (8) POUNDS PER ACRE. WHEN SEEDING THE WET DETENTION SEED MIX WITH A CONVENTIONAL SPREADER, AN INERT CARRIER SUCH AS VERMICULITE, FINE GRADE PINE SHAVINGS, OR MILOGANTITE MAY BE INCORPORATED TO BULK UP THE SEED.

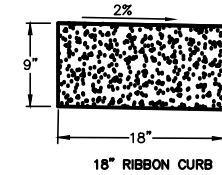
SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING, IF NECESSARY, SHALL BE COMPLETED AFTER NOVEMBER 15. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. DISTURBED AREAS SHALL HAVE EROSION MAT APPLIED OVER DORMANT SEEDING. IF DORMANT SEEDING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



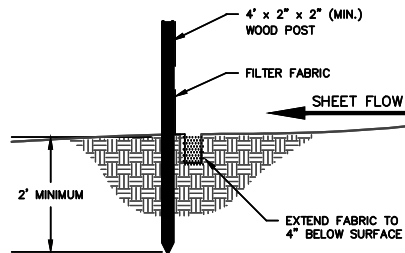
18" STANDARD CONCRETE CURB & GUTTER



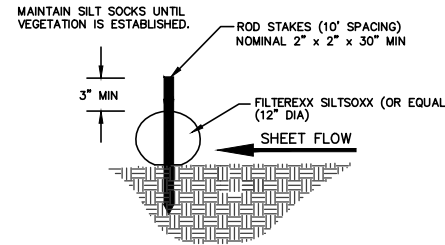
18" REJECT CONCRETE CURB & GUTTER



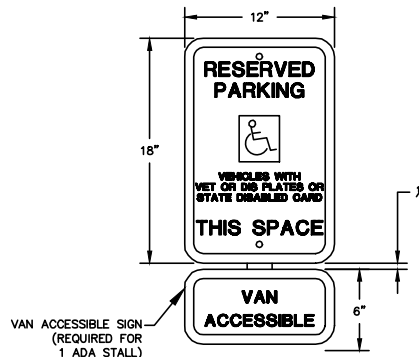
18" CONCRETE CURB DETAILS



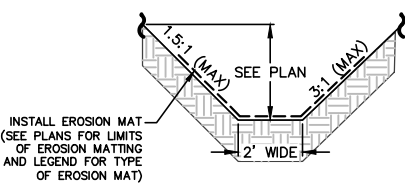
SILT FENCE CONSTRUCTION (SHEET FLOW)



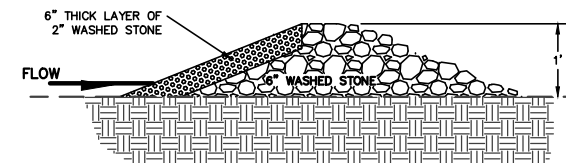
SILT SOCK DETAIL



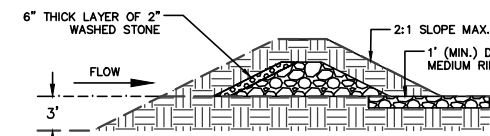
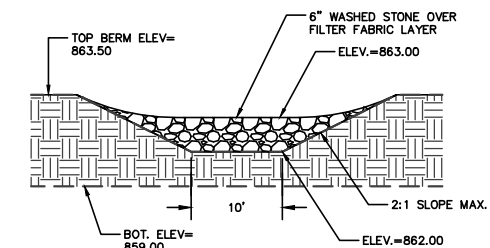
DETAIL 1.8: HANDICAP ACCESSIBLE SIGN



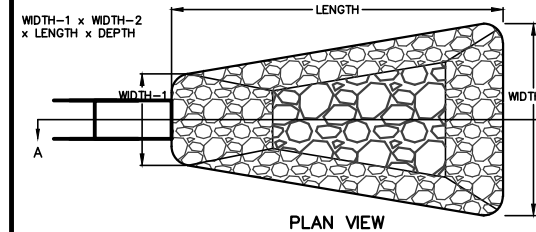
SWALE CROSS SECTION



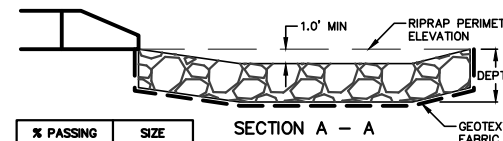
ROCK CHECK DAM DETAIL



NORTH TEMPORARY SEDIMENT TRAP OUTLET DETAIL



PLAN VIEW



SECTION A - A

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

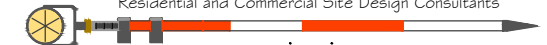
RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE PIECES SHALL BE WELL GRADED, RANGING IN DIAMETER AS DESCRIBED IN THE ADJACENT CHART.

RIPRAP DETAIL

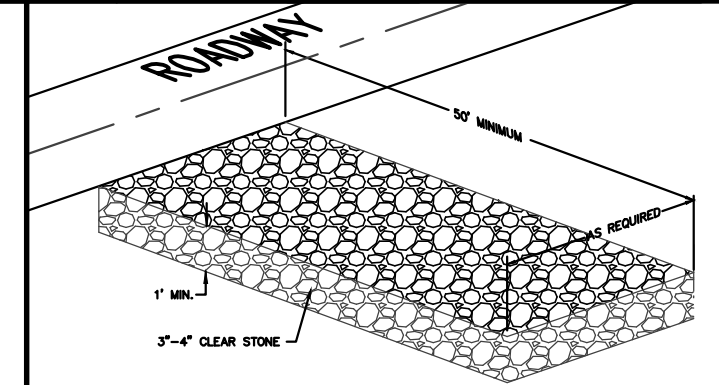
SIZES CALCULATED IN BEST D.5.2

SHEET: C-5  
DATED: NOVEMBER 4, 2025

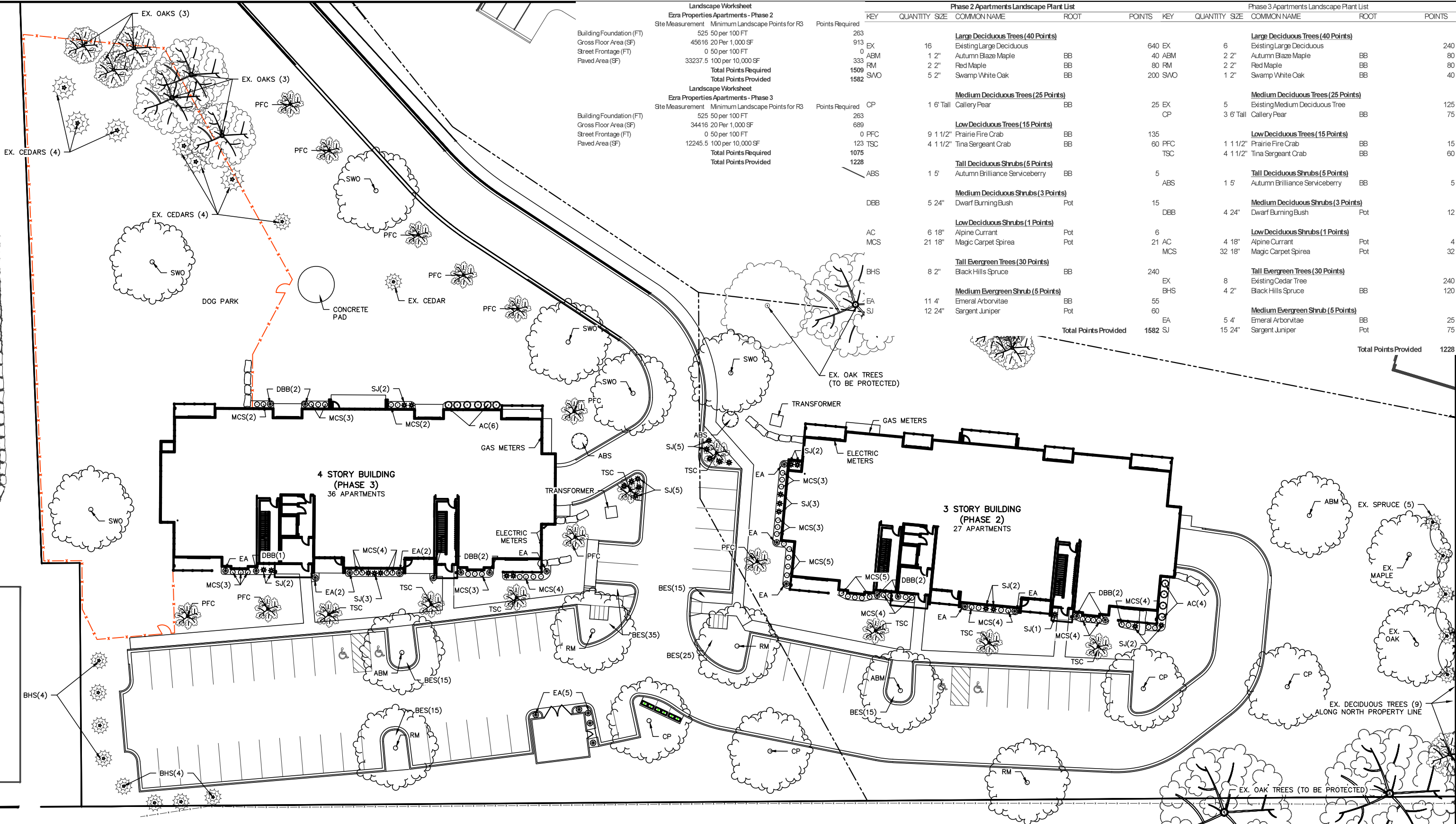
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Phone (608) 838-7750; Fax (608) 838-7752



STONE CONSTRUCTION ENTRANCE



**Landscape Worksheet**  
**Ezra Properties Apartments - Phase 2**

Site Measurement	Minimum Landscape Points for R3	Points Required
Building Foundation (FT)	525 50 per 100 FT	263
Gross Floor Area (SF)	45616 20 Per 1,000 SF	913
Street Frontage (FT)	0 50 per 100 FT	0
Paved Area (SF)	33237.5 100 per 10,000 SF	333
	<b>Total Points Required</b>	<b>1509</b>
	<b>Total Points Provided</b>	<b>1582</b>

**Landscape Worksheet**  
**Ezra Properties Apartments - Phase 3**

Site Measurement	Minimum Landscape Points for R3	Points Required
Building Foundation (FT)	525 50 per 100 FT	263
Gross Floor Area (SF)	34416 20 Per 1,000 SF	689
Street Frontage (FT)	0 50 per 100 FT	0
Paved Area (SF)	12245.5 100 per 10,000 SF	123
	<b>Total Points Required</b>	<b>1075</b>
	<b>Total Points Provided</b>	<b>1228</b>

**Phase 2 Apartments Landscape Plant List**

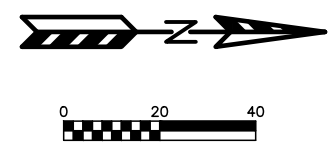
KEY	QUANTITY	SIZE	COMMON NAME	ROOT	POINTS
<b>Large Deciduous Trees (40 Points)</b>					
	16		Existing Large Deciduous		640
	40	1 2"	Autumn Blaze Maple	BB	40
	80	2 2"	Red Maple	BB	80
	200	5 2"	Swamp White Oak	BB	200
<b>Medium Deciduous Trees (25 Points)</b>					
	1	6' Tall	Callery Pear	BB	25
<b>Low Deciduous Trees (15 Points)</b>					
	9	1 1/2"	Prairie Fire Crab	BB	135
	4	1 1/2"	Tina Sergeant Crab	BB	60
<b>Tall Deciduous Shrubs (5 Points)</b>					
	1	5'	Autumn Brilliance Serviceberry	BB	5
<b>Medium Deciduous Shrubs (3 Points)</b>					
	5	24"	Dwarf Burning Bush	Pot	15
<b>Low Deciduous Shrubs (1 Points)</b>					
	6	18"	Alpine Currant	Pot	6
	21	18"	Magic Carpet Spirea	Pot	21
<b>Tall Evergreen Trees (30 Points)</b>					
	8	2"	Black Hills Spruce	BB	240
<b>Medium Evergreen Shrub (5 Points)</b>					
	11	4'	Emeral Arborvitae	BB	55
	12	24"	Sargent Juniper	Pot	60
			<b>Total Points Provided</b>		<b>1582</b>

**Phase 3 Apartments Landscape Plant List**

KEY	QUANTITY	SIZE	COMMON NAME	ROOT	POINTS
<b>Large Deciduous Trees (40 Points)</b>					
	6		Existing Large Deciduous		240
	40	2 2"	Autumn Blaze Maple	BB	80
	80	2 2"	Red Maple	BB	80
	40	1 2"	Swamp White Oak	BB	40
<b>Medium Deciduous Trees (25 Points)</b>					
	5	3 6' Tall	Existing Medium Deciduous Tree		125
	3	6' Tall	Callery Pear	BB	75
<b>Low Deciduous Trees (15 Points)</b>					
	1	1 1/2"	Prairie Fire Crab	BB	15
	4	1 1/2"	Tina Sergeant Crab	BB	60
<b>Tall Deciduous Shrubs (5 Points)</b>					
	1	5'	Autumn Brilliance Serviceberry	BB	5
<b>Medium Deciduous Shrubs (3 Points)</b>					
	4	24"	Dwarf Burning Bush	Pot	12
<b>Low Deciduous Shrubs (1 Points)</b>					
	4	18"	Alpine Currant	Pot	4
	32	18"	Magic Carpet Spirea	Pot	32
<b>Tall Evergreen Trees (30 Points)</b>					
	8		Existing Cedar Tree		240
	4	2"	Black Hills Spruce	BB	120
<b>Medium Evergreen Shrub (5 Points)</b>					
	5	4'	Emeral Arborvitae	BB	25
	15	24"	Sargent Juniper	Pot	75
			<b>Total Points Provided</b>		<b>1228</b>

**EZRA PROPERTIES APARTMENTS - PHASE 2 & 3**  
 LANDSCAPE PLAN  
 SHEET: L-1  
 DATED: NOVEMBER 4, 2025

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**Landscape Worksheet**

**Ezra Properties Apartments - Phase 2**

	Site Measurement	Minimum Landscape Points for R3	Points Required
Building Foundation (FT)	525	50 per 100 FT	263
Gross Floor Area (SF)	45616	20 Per 1,000 SF	913
Street Frontage (FT)	0	50 per 100 FT	0
Paved Area (SF)	33237.5	100 per 10,000 SF	333
		<b>Total Points Required</b>	<b>1509</b>
		<b>Total Points Provided</b>	<b>1582</b>

**Landscape Worksheet**

**Ezra Properties Apartments - Phase 3**

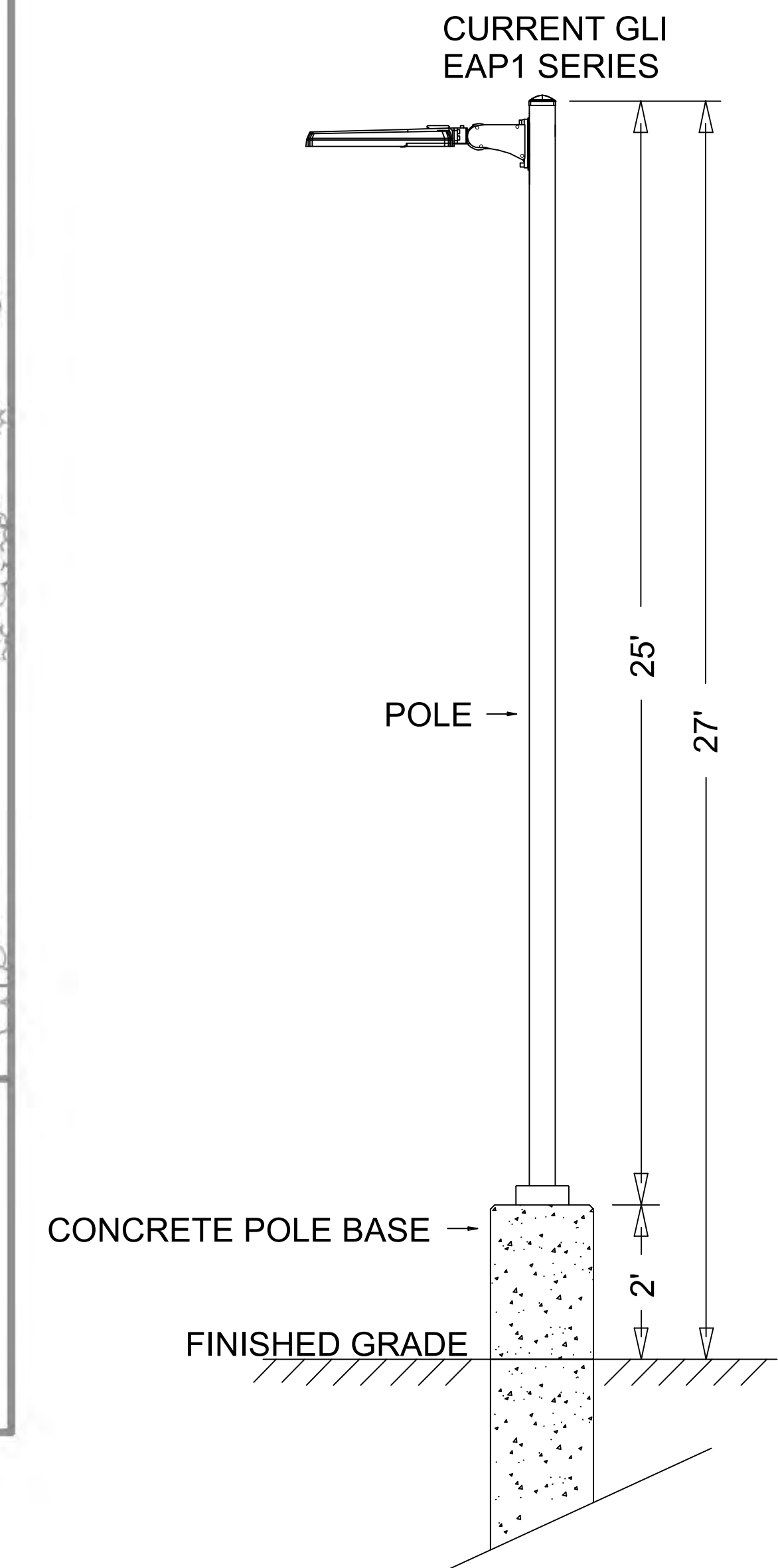
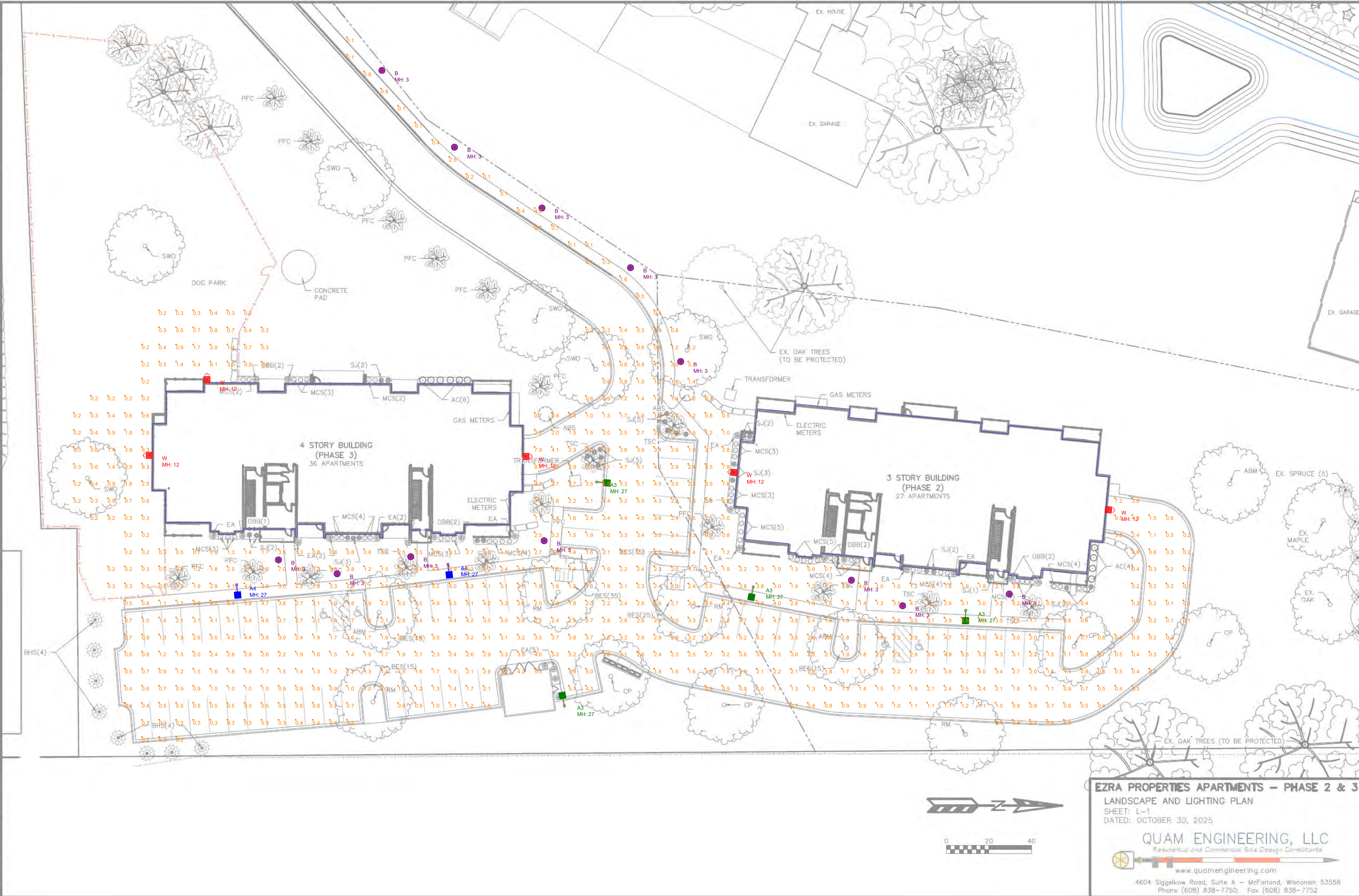
	Site Measurement	Minimum Landscape Points for R3	Points Required
Building Foundation (FT)	525	50 per 100 FT	263
Gross Floor Area (SF)	34416	20 Per 1,000 SF	689
Street Frontage (FT)	0	50 per 100 FT	0
Paved Area (SF)	12245.5	100 per 10,000 SF	123
		<b>Total Points Required</b>	<b>1075</b>
		<b>Total Points Provided</b>	<b>1228</b>

**Phase 2 Apartments Landscape Plant List**

KEY	QUANTITY	SIZE	COMMON NAME	ROOT	POINTS
<b><u>Large Deciduous Trees (40 Points)</u></b>					
EX	16		Existing Large Deciduous		640
ABM	1	2"	Autumn Blaze Maple	BB	40
RM	2	2"	Red Maple	BB	80
SWO	5	2"	Swamp White Oak	BB	200
<b><u>Medium Deciduous Trees (25 Points)</u></b>					
CP	1	6' Tall	Callery Pear	BB	25
<b><u>Low Deciduous Trees (15 Points)</u></b>					
PFC	9	1 1/2"	Prairie Fire Crab	BB	135
TSC	4	1 1/2"	Tina Sergeant Crab	BB	60
<b><u>Tall Deciduous Shrubs (5 Points)</u></b>					
ABS	1	5'	Autumn Brilliance Serviceberry	BB	5
<b><u>Medium Deciduous Shrubs (3 Points)</u></b>					
DBB	5	24"	Dwarf Burning Bush	Pot	15
<b><u>Low Deciduous Shrubs (1 Points)</u></b>					
AC	6	18"	Alpine Currant	Pot	6
MCS	21	18"	Magic Carpet Spirea	Pot	21
<b><u>Tall Evergreen Trees (30 Points)</u></b>					
BHS	8	2"	Black Hills Spruce	BB	240
<b><u>Medium Evergreen Shrub (5 Points)</u></b>					
EA	11	4'	Emeral Arborvitae	BB	55
SJ	12	24"	Sargent Juniper	Pot	60
<b>Total Points Provided</b>					<b>1582</b>

Phase 3 Apartments Landscape Plant List

KEY	QUANTITY	SIZE	COMMON NAME	ROOT	POINTS
<b><u>Large Deciduous Trees (40 Points)</u></b>					
EX	6		Existing Large Deciduous		240
ABM	2	2"	Autumn Blaze Maple	BB	80
RM	2	2"	Red Maple	BB	80
SWO	1	2"	Swamp White Oak	BB	40
<b><u>Medium Deciduous Trees (25 Points)</u></b>					
EX	5		Existing Medium Deciduous Tree		125
CP	3	6' Tall	Callery Pear	BB	75
<b><u>Low Deciduous Trees (15 Points)</u></b>					
PFC	1	1 1/2"	Prairie Fire Crab	BB	15
TSC	4	1 1/2"	Tina Sergeant Crab	BB	60
<b><u>Tall Deciduous Shrubs (5 Points)</u></b>					
ABS	1	5'	Autumn Brilliance Serviceberry	BB	5
<b><u>Medium Deciduous Shrubs (3 Points)</u></b>					
DBB	4	24"	Dwarf Burning Bush	Pot	12
<b><u>Low Deciduous Shrubs (1 Points)</u></b>					
AC	4	18"	Alpine Currant	Pot	4
MCS	32	18"	Magic Carpet Spirea	Pot	32
<b><u>Tall Evergreen Trees (30 Points)</u></b>					
EX	8		Existing Cedar Tree		240
BHS	4	2"	Black Hills Spruce	BB	120
<b><u>Medium Evergreen Shrub (5 Points)</u></b>					
EA	5	4'	Emeral Arborvitae	BB	25
SJ	15	24"	Sargent Juniper	Pot	75
<b>Total Points Provided</b>					<b>1228</b>



MAINTAINED FOOTCANDLES SHOWN AT GRADE

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	2.03	9.5	0.1	20.30	95.00

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

Symbol	Label	Qty	Manufacturer	Description	Luminaire Watts	Luminaire Dimming	Luminaire Lumens	LLF
■	A3	4	CURRENT GLI	EAP150WLSCS (120W TYPE 3 4000K) + EAP1-ARM + SSSE25-40A-1-E1-DKBZ-UL	116	0-10V	19011	0.890
■	A4	2	CURRENT GLI	EAP150WLSCS (120W TYPE 4 4000K) + EAP1-ARM + SSSE25-40A-1-E1-DKBZ-UL	116	0-10V	19005	0.890
●	B	12	INTRIGUE	MT-8-B-21LED-4K-D-CL-UNV-42-BRZ	21	0-10V	2184	0.890
■	W	5	CURRENT GLI	EWP150WLSCS (30W 4000K)	30	0-10V	5123	0.890

EZRA PROPERTIES APARTMENTS

**ENGINEERED REPRESENTATION INC.**

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

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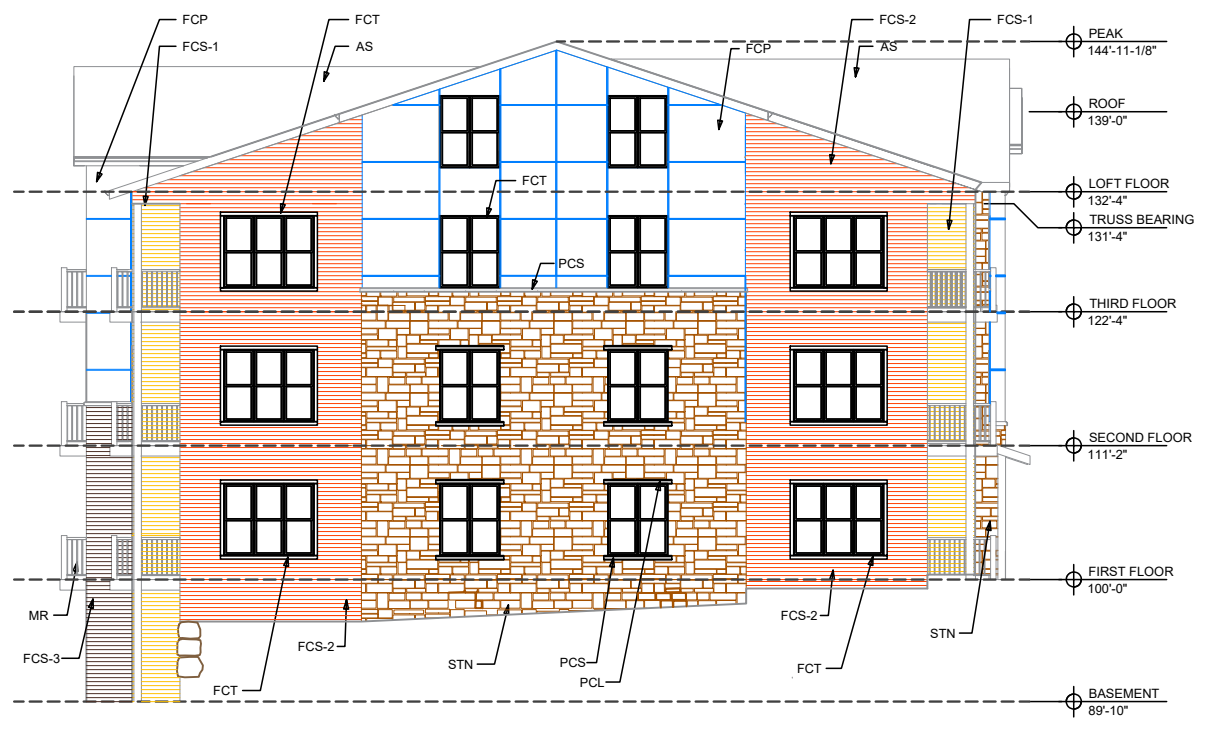
Date: 11/3/2025    Scale: 1"=20'    Layout By: Andy

Project: 4703 TERMINAL DRIVE - MCFARLAND, WI

Filename: 251103QQ1AKC.AGI

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

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND		
LEGEND		
FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCS-3	FIBER CEMENT SIDING	LP - MIDNIGHT SHADOW
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA
		1X4 @ WINDOWS, TYP.
		1X10 @ BAND BOARD
		1X12 @ FRIEZE BOARD
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE
		WATER TABLE SILL - COLOR "BROWN"
		DUTCH QUALITY STONE
		PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
		COUNTY MATERIALS 01-034A CLIFF GRAY
CMU	SPLIT-FACE CMU	
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	
GENERAL NOTES		
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.		
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		

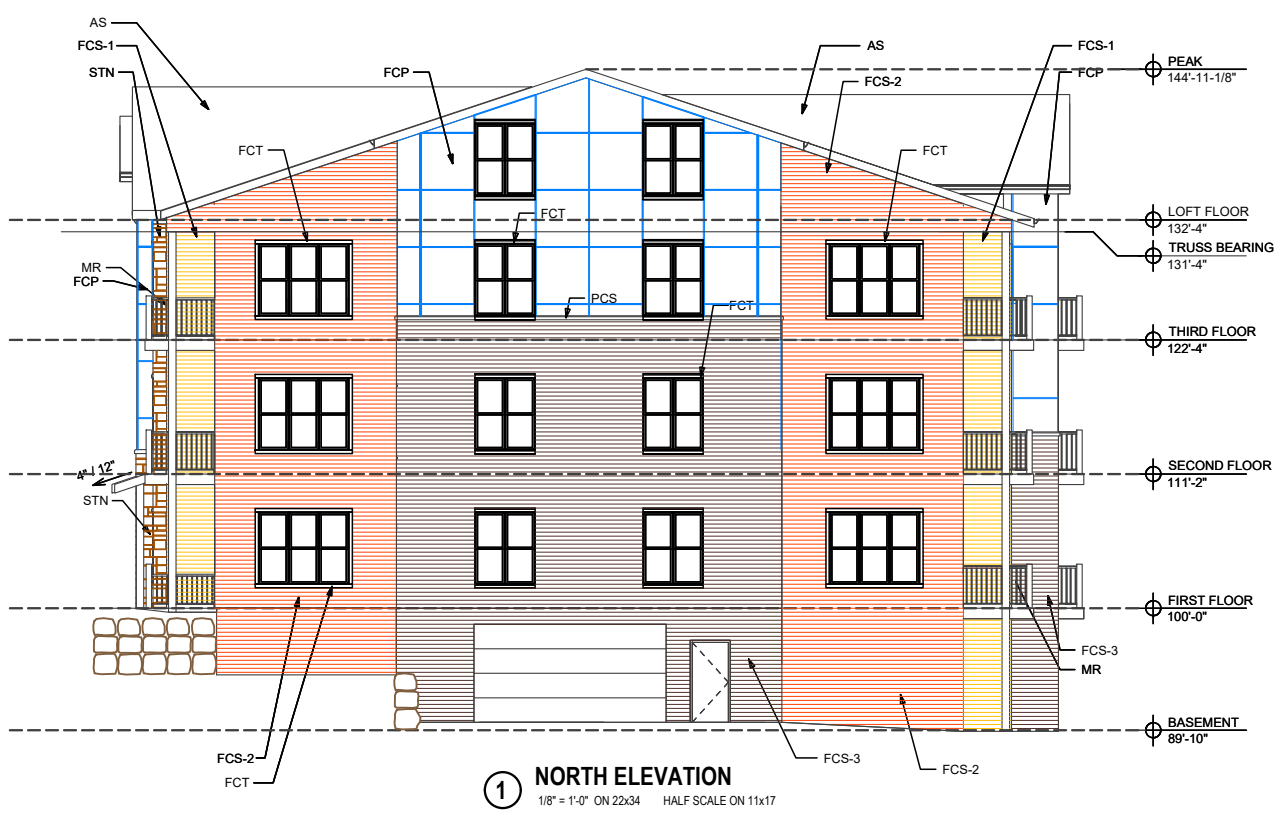


**② SOUTH ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



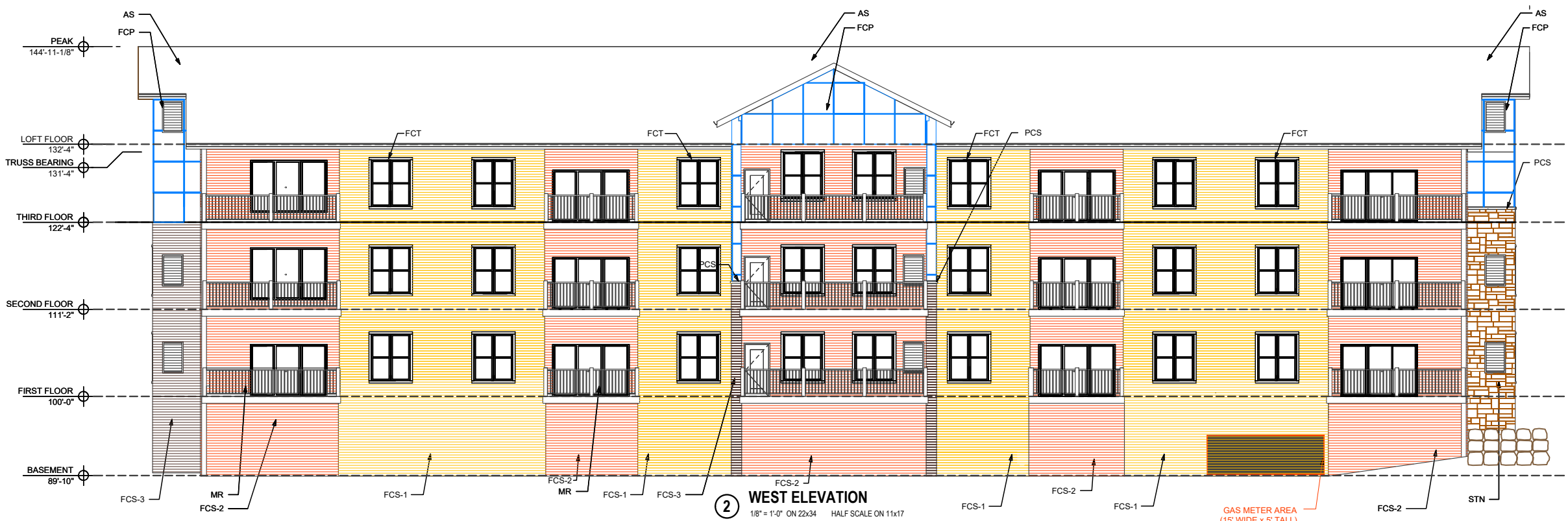
**① EAST ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 2  
 EXTERIOR ELEVATIONS  
 SHEET: A-2.0  
 DATED: OCTOBER 30, 2025  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 4604 Siggelkow Road, McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**1 NORTH ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

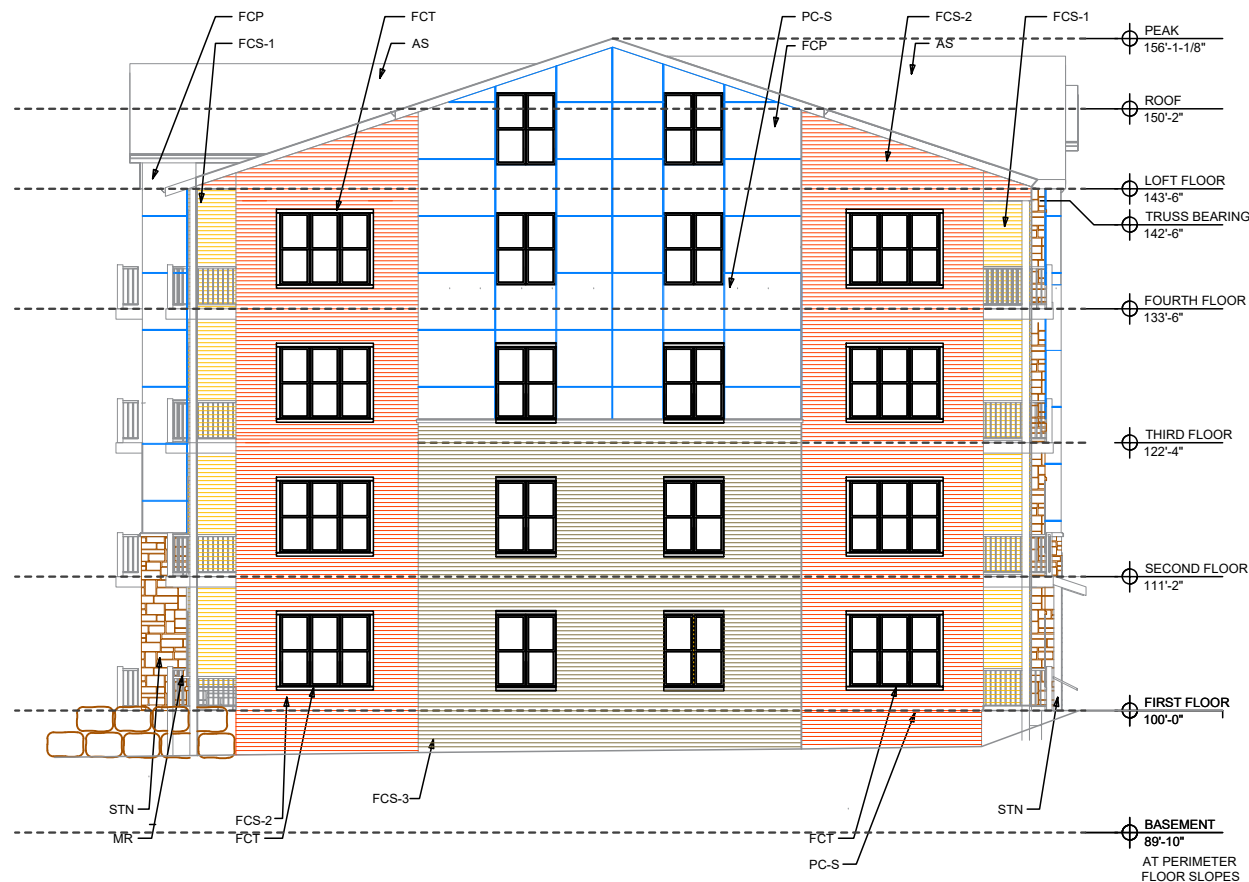
EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND		
LEGEND		
FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCS-3	FIBER CEMENT SIDING	LP - MIDNIGHT SHADOW
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
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		1X12 @ FRIEZE BOARD
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		WATER TABLE SILL - COLOR "BROWN"
		DUTCH QUALITY STONE
		PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
CMU	SPLIT-FACE CMU	COUNTY MATERIALS 01-034A CLIFF GRAY
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	
GENERAL NOTES		
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.		
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		



**2 WEST ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

GAS METER AREA  
 (15' WIDE x 5' TALL)

EZRA PROPERTIES APARTMENTS - PHASE 2  
 EXTERIOR ELEVATIONS  
 SHEET: A-2.1  
 DATED: OCTOBER 30, 2025  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 4604 Siggelkow Road, McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



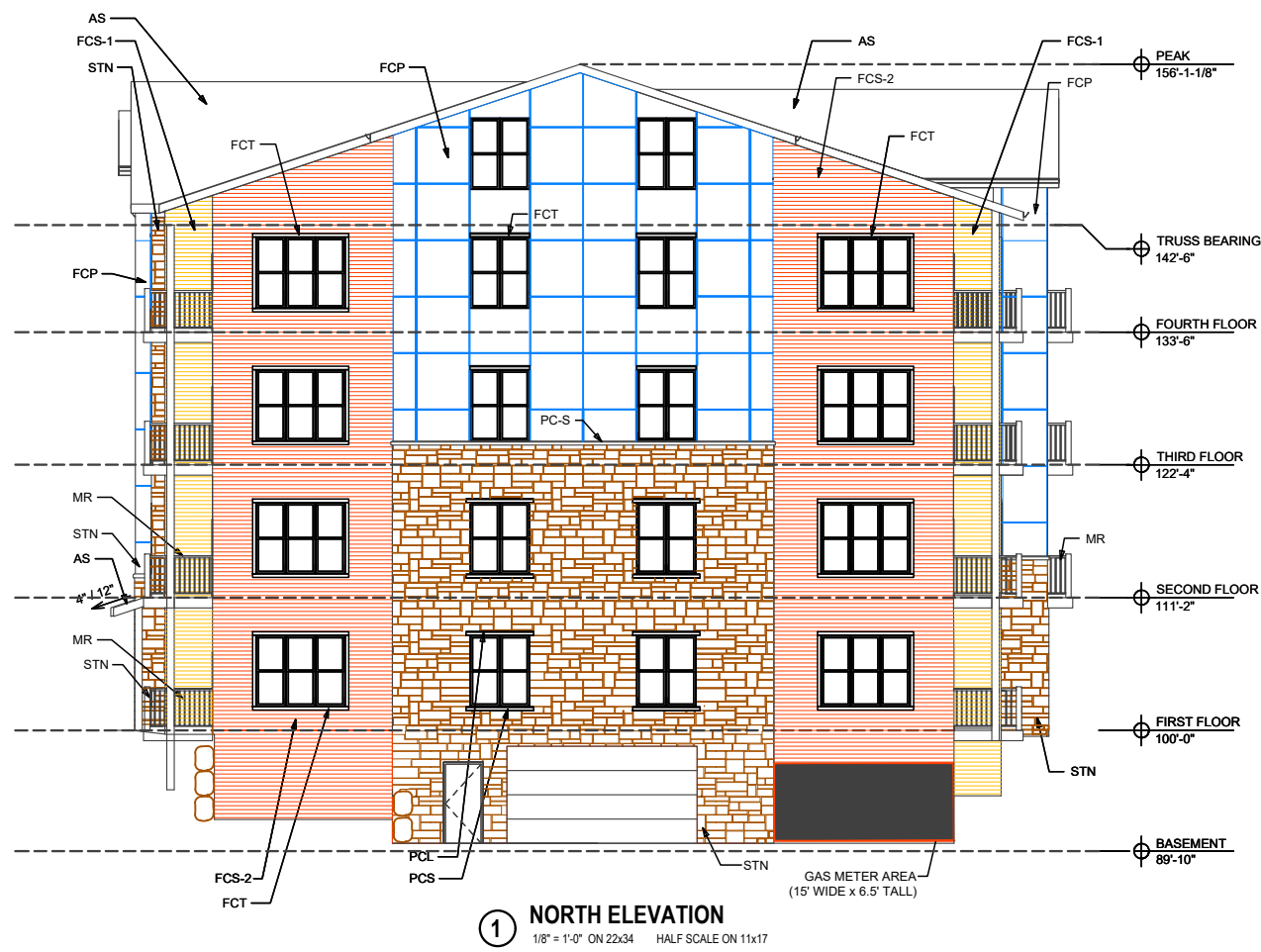
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 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

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LEGEND		
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C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		



**① EAST ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 3  
 EXTERIOR ELEVATIONS  
 SHEET: A-2.0  
 DATED: OCTOBER 30, 2025  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 4604 Siggelkow Road, McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**1 NORTH ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND	
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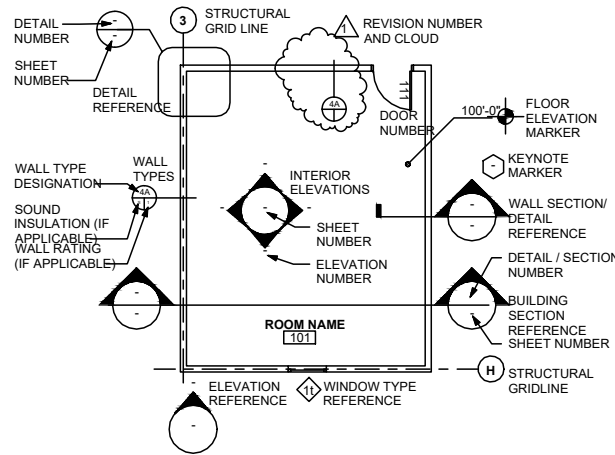


**2 WEST ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES MIXED USE - PHASE 3  
 EXTERIOR ELEVATIONS  
 SHEET: A-2.1  
 DATED: OCTOBER 30, 2025  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 4604 Siggelkow Road, McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

# EZRA PROPERTIES - PHASE 2 - 27 UNIT APARTMENT BUILDING

4703 Terminal Drive  
 McFarland, WI 53558



**Architecture :**

**Ryan Quam**

4604 Siggelkow Road, Suite A, McFarland, WI 53558  
 p: 608.838.7750 www.quamengineering.com

**Civil Engineering**

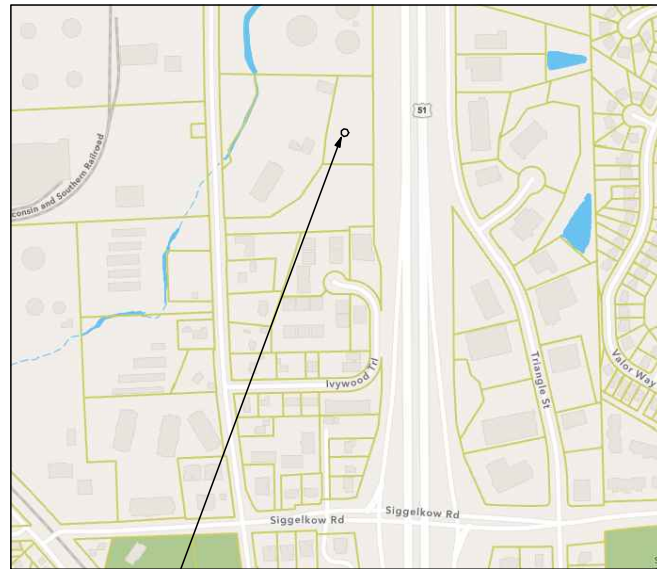
**Quam Engineering, LLC**

4604 Siggelkow Road, Suite A, McFarland, WI 53558  
 p: 608.838.7750 www.quamengineering.com

**Structural Engineering**

**Cold Springs Design, LLC**

222 South Main Street, Fort Atkinson, WI 53538  
 p: 920.568.9530



SITE LOCATION

**PROJECT SITE MAP**

## ARCHITECTURAL ABBREVIATIONS LEGEND

+ - AND	FIN - FINISH	PREFAB PREFABRICATED
@ - AT	FLR - FLOOR	PERIM - PERIMETER
AB - ANCHOR BOLT	FND - FOUNDATION	PC - PLUMBING CONTRACTOR
AFF - ABOVE FINISH FLOOR	FOM - FACE OF MASONRY	P/C - PRECAST / PRESTRESSED
ALT - ALTERNATE	FOS - FACE OF STUD	P/T - POST TENSIONED
ALUM - ALUMINUM	FTG - FOOTING	PT - PRESSURE TREATED
ARCH - ARCHITECT / ARCHITECTURAL	FUT - FUTURE	
	FV - FIELD VERIFY	
BRD - BOARD	GA - GAUGE	R - RADIUS
BLK - BLOCK (CMU)	GALV - GALVANIZED	RD - ROOF DRAIN
BOT - BOTTOM	GB - GRAB BAR	REINF - REINFORCING
	GC - GENERAL CONTRACTOR	REQD - REQUIRED
	GYP - GYPSUM	RM - ROOM
CB - CATCH BASIN		SCHED - SCHEDULE
CIP - CAST-IN-PLACE		SHT - SHEET
CJ - CONSTRUCTION JOINT	HC - HVAC CONTRACTOR	SIM - SIMILAR
CL - CENTERLINE	HM - HOLLOW METAL	SOG - SLAB ON GRADE
CLG - CEILING	HORIZ HORIZONTAL	SPEC - SPECIFICATION
CLJ - CONTROL JOINT	HT - HEIGHT	SQ - SQUARE
CLR - CLEAR DISTANCE	HVAC - HEATING, VENTILATION & AIR CONDITIONING	SS - STAINLESS STEEL
CMU - CONCRETE MASONRY UNIT	HR - HOUR	STL - STEEL
CO - CASED OPENING		STR - STRUCTURAL
COL - COLUMN	ID - INSIDE DIAMETER	THK - THICKNESS
CONC - CONCRETE	IF - INSIDE FACE	TOL - TOP OF LEDGE ELEVATION
CONT - CONTINUOUS	INSUL - INSULATION	TOP - TOP OF PIER ELEVATION
CU - CUBIC	INT - INTERIOR	TP - TOILET PAPER DISPENSER
	JBE - JOIST BEARING ELEVATION	TS - (SEE HIGH STRENGTH STEEL DESIGNATION)
DBL - DOUBLE	JT - JOINT	TYP - TYPICAL
DF - DRINKING FOUNTAIN		TOW - TOP OF WALL ELEVATION
DIM - DIAMETER	L - STEEL ANGLE DESIGNATION	UL - UNLESS NOTED OTHERWISE
DN - DOWN	LAM - LAMINATE	UNO - UNDERWRITERS LAB
DS - DOWN SPOUT	LVL - LAMINATED VENEER LUMBER	VB - VAPOR BARRIER
DTL - DETAIL		VIF - VERTICAL
DWG - DRAWING	MAX - MAXIMUM	VIF - VERIFY IN FIELD
	MBW - MASONRY BEARING WALL	W - WIDTH
EA - EACH	MFG - MANUFACTURER	W/O - WITH
EC - ELECTRICAL CONTRACTOR	MIN - MINIMUM	WC - WITHOUT
EIFS - EXTERIOR INSULATION FINISH SYSTEM	MO - MASONRY OPENING	WD - WATER CLOSET
EL - ELEVATION	MTL - METAL	WRB - WOOD
ELEV - ELEVATOR	NIC - NOT IN CONTRACT	WWF - WEATHER RESISTANT BARRIER
ENG - ENGINEER	NOM - NOMINAL	
EQ - EQUAL	NTS - NOT TO SCALE	
EXIST - EXISTING	NO - NUMBER	
EXP - EXPANSION		
EXT - EXTERIOR	OC - ON CENTER	
	OD - OUTSIDE DIAMETER	
FD - FLOOR DRAIN	OF - OUTSIDE FACE	
FND - FOUNDATION	OH - OVERHEAD	
FE - FIRE EXTINGUISHER	OPCI - OWNER PROVIDED, CONTRACTOR INSTALLED	
FEC - FIRE EXTINGUISHER CABINET	OPOI - OWNER PROVIDED, OWNER INSTALLED	
FF - FINISH FLOOR	OPNG - OPENING	
	OPP - OPPOSITE	

## LIST OF DRAWINGS

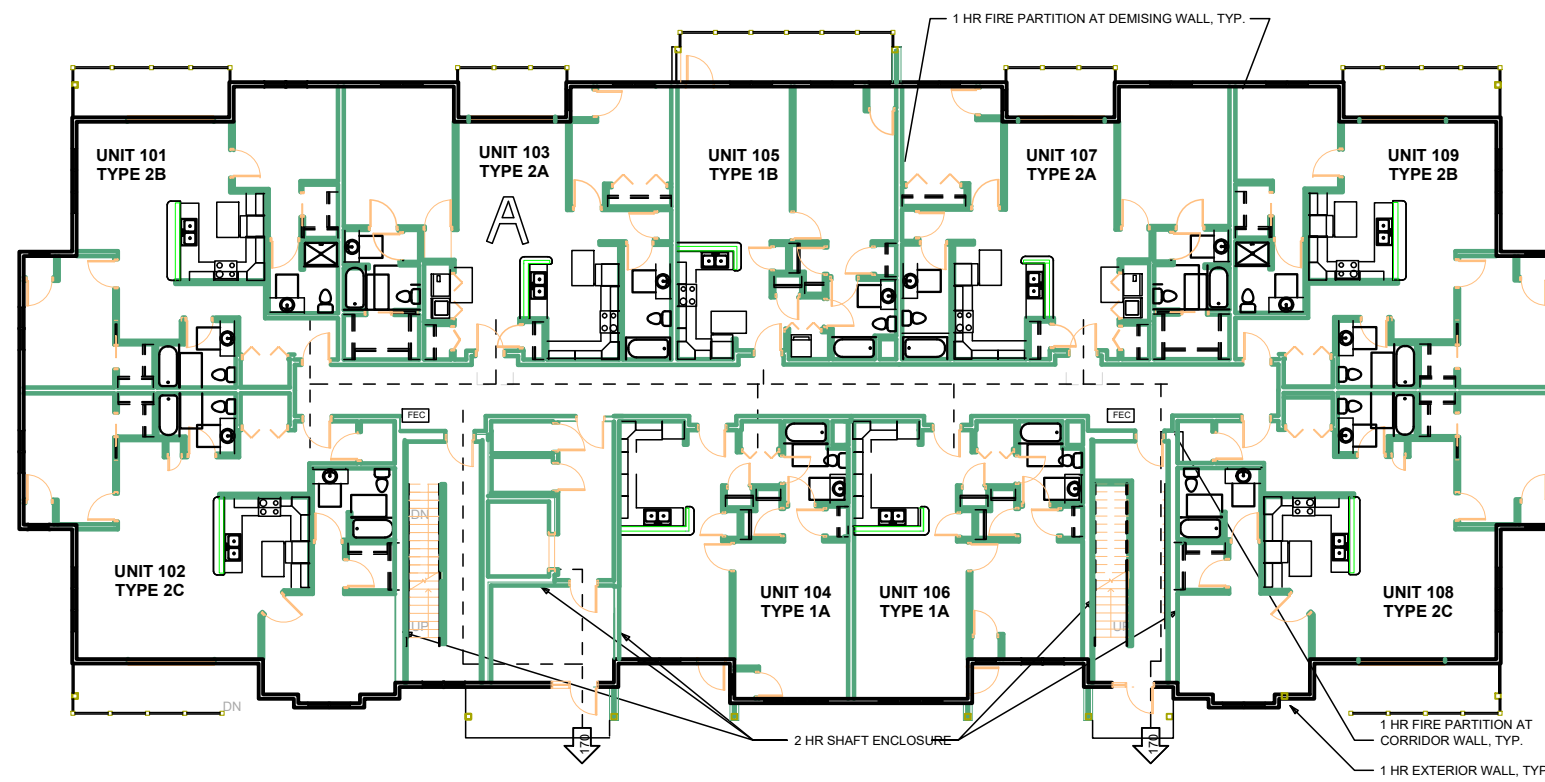
GENERAL	
G1.0	COVER SHEET
G1.1	CODE COMPLIANCE PLAN
G1.2	CODE COMPLIANCE PLAN
CIVIL	
C1.0	EXISTING SITE PLAN
C2.0	SITE PLAN
C3.0	GRADING AND EROSION CONTROL PLAN
C4.0	UTILITY PLAN
C5.0	DETAILS
L1.0	LANDSCAPE PLAN

## LIST OF DRAWINGS

ARCHITECTURAL	
A1.0	BASEMENT FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	WALL SECTIONS
A3.2	WALL SECTIONS
A3.3	STAIR SECTIONS
A4.1	FIRST FLOOR REFLECTED CEILING PLAN
A4.2	SECOND FLOOR REFLECTED CEILING PLAN
A4.3	THIRD FLOOR REFLECTED CEILING PLAN
A5.0	ENLARGED UNIT FLOOR PLANS
A5.1	ENLARGED UNIT FLOOR PLANS
A5.2	ENLARGED UNIT FLOOR PLANS
A5.3	ENLARGED STAIR PLANS
A6.0	WALL TYPES, FLOOR ROOF & CEILING TYPES
A6.1	DOOR SCHEDULES, DOOR & FRAME ELEVATIONS
A6.2	WINDOW TYPES & INTERIOR ELEVATIONS
A8.0	DETAILS
A8.1	DETAILS
A8.2	DETAILS
STRUCTURAL	
S-0.1	STRUCTURAL NOTES
S-0.2	STRUCTURAL SCHEDULES
S-1.0	FOUNDATION PLAN
S-1.1	FIRST FLOOR FRAMING PLAN
S-1.2	SECOND FLOOR FRAMING PLAN
S-1.3	THIRD FLOOR FRAMING PLAN
S-1.4	ROOF FRAMING PLAN
S-2.1	FOUNDATION DETAILS
S-2.2	FOUNDATION DETAILS
S-2.3	FOUNDATION DETAILS
S-3.1	FRAMING DETAILS
S-3.2	FRAMING DETAILS
S-3.3	STRUCTURAL DETAILS

OCTOBER 30, 2025

# G1.0



1 3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17  
**CODE COMPLIANCE - FIRST FLOOR**

**PROJECT/BUILDING DATA:**

NEW 4 STORY w/ MEZZANINE LEVEL MULTI-FAMILY BUILDING  
 BUILDING AREAS  
 TOTAL BUILDING AREA = 34,416 SQFT (EXCLUDING BASEMENT)  
 45,616 SQFT (INCLUDING BASEMENT)  
 BASEMENT AREA = 11,200 SQFT  
 FIRST FLOOR AREA = 11,200 SQFT  
 SECOND FLOOR AREA = 11,200 SQFT  
 THIRD FLOOR AREA = 11,200 SQFT  
 MEZZANINE FLOOR AREA (LOFTS) = 816 SQFT  
 UNIT COUNT  
 TOTAL UNITS = 27  
 PARKING COUNTS (SEE CIVIL DRAWINGS)  
 TOTAL PARKING SPACES = 61 (3 ACCESSIBLE)  
 GARAGE PARKING SPACES = 27 (1 ACCESSIBLE)  
 SURFACE PARKING SPACES = 34 (2 ACCESSIBLE)

**ACCESSIBILITY REQUIREMENTS:**

2015 WBCB, COMM 62.1107 DWELLING AND SLEEPING UNITS  
 R-2 = MORE THAN 20 DWELLING UNITS - AT LEAST 2% TYPE A UNITS  
 WITH REMAINING UNITS TYPE B  
 1 TYPE A UNITS PROVIDED, THE REMAINING ARE TYPE B

**CODE INFORMATION SUMMARY:**

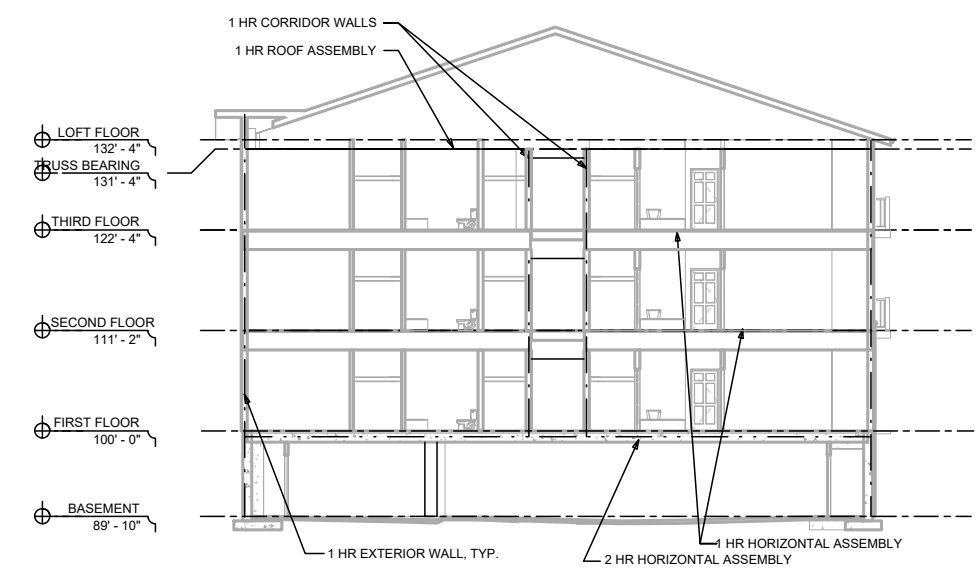
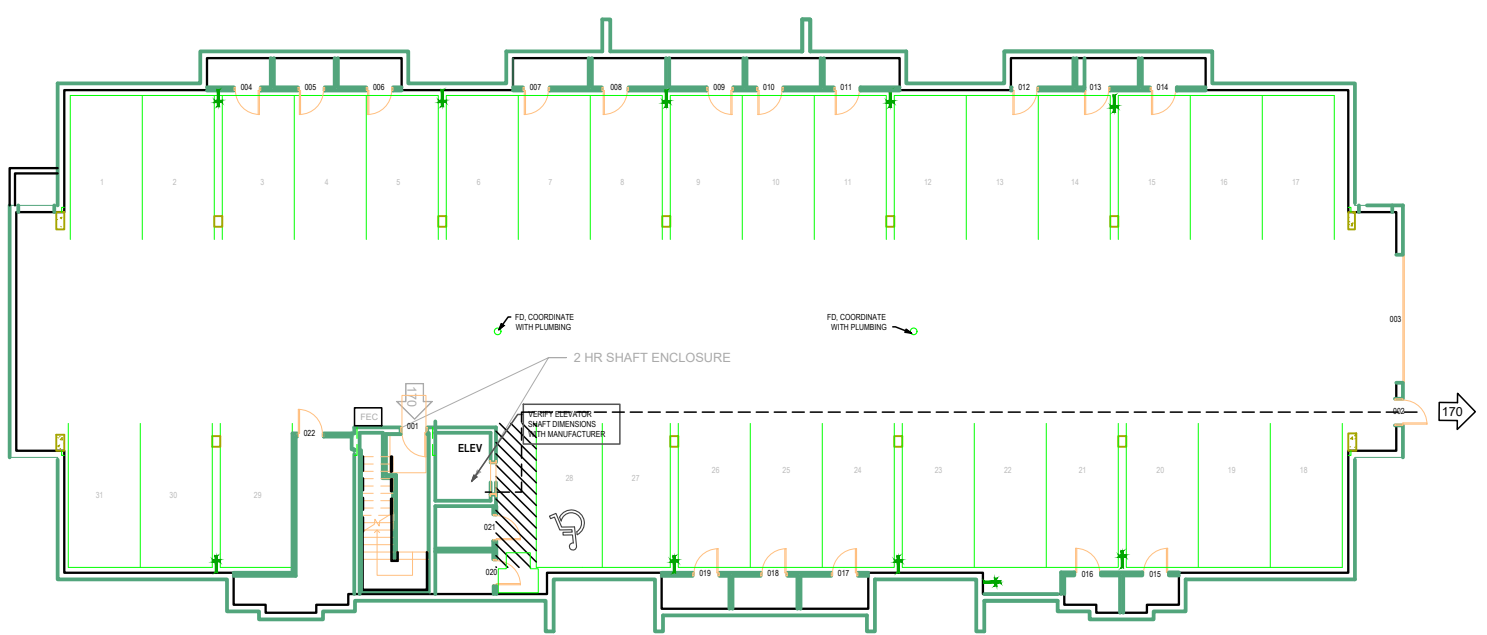
APPLICABLE CODE  
 2015 WISCONSIN COMMERCIAL BUILDING CODE  
 CONSTRUCTION TYPE  
 TYPE VA = 4 STORY BUILDING  
 OCCUPANCY  
 S-2 - STORAGE (PARKING GARAGE)  
 R-2 - RESIDENTIAL (1ST THROUGH 4TH)  
 FIRE SPRINKLER  
 BUILDING IS FULLY SPRINKLERED  
 NFPA 13 @ BASEMENT  
 NFPA 13R @ 1ST THROUGH 4TH FLOORS  
 FIRE RESISTANCE RATING BUILDING ELEMENTS  
 STRUCTURAL FRAME (COLUMNS & BEAMS) = 1 HOUR  
 BEARING WALLS (EXTERIOR AND INTERIOR) = 1 HOUR  
 NON-BEARING WALLS (EXTERIOR) =  
 1 HOUR < 30' TO PROPERTY LINE  
 NO RATING > 30' TO PROPERTY LINE  
 FLOOR = 1 HOUR  
 ROOF = 1 HOUR  
 ALLOWABLE AREA AND HEIGHT SUMMARY - SEPERATED USES  
**GRADE PLANE**  
 BASEMENT ELEVATION = 903.00'  
 1ST FLOOR ELEVATION = 913.00'  
 GRADE PLANE ELEVATION = 909.85'  
**S-2 OCCUPANCY**  
 TYPE VA CONSTRUCTION = 4 STORIES ALLOWED (1 STORY ACTUAL)  
 21,000 SQFT/FLOOR ALLOWED  
 11,200 SQFT/FLOOR ACTUAL  
 (SPRINKLER AND FRONTAGE INCREASE NOT TAKEN)  
**R-2 OCCUPANCY**  
 TYPE VA CONSTRUCTION = 4 STORIES ALLOWED (4 STORIES ACTUAL  
 WITH +1 STORY SPRINKLER INCREASE)  
 12,000 SQFT/FLOOR ALLOWED  
 11,200 SQFT/FLOOR ACTUAL  
 (SPRINKLER AND FRONTAGE INCREASE NOT TAKEN)  
 REQUIRED FIRE BARRIER/PARTITION FIRE  
 RESISTANT RATINGS:  
 CORRIDOR WALLS: 1 HOUR  
 SHAFTS: 2 HOURS  
 STAIR ENCLOSURE: 2 HOURS  
 DWELLING UNIT SEPARATION: 1 HOUR  
 SEE CODE COMPLIANCE PLANS FOR MORE  
 INFORMATION

**CODE COMPLIANCE GENERAL NOTES**

- A. ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE. REFER TO ENLARGED UNIT PLANS FOR INFORMATION AND REFERENCES TO ACCESSIBLE CRITERIA
- B. ALL "TYPE A" UNITS ARE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF IBC ACCESSIBLE UNIT.
- C. GRAB BARS (PER 2003 ICC/ANSI A117.1)
  - 6a) TYPE "B" UNITS PROVIDE:  
 BLOCKING FOR FUTURE GRAB BARS IN SHOWERS  
 BLOCKING FOR FUTURE SHOWER SEAT  
 BLOCKING FOR FUTURE GRAB BARS AT TOILETS
  - 6b) "TYPE A" UNITS PROVIDE:  
 BLOCKING FOR FUTURE GRAB BARS IN SHOWERS  
 BLOCKING FOR FUTURE SHOWER SEAT  
 BLOCKING FOR FUTURE GRAB BARS AT TOILETS
- D. REFER TO SHEET A6.2 FOR ACCESSIBLE MOUNTING AND CLEARANCES INFORMATION.
- E. ALL FIRE EXTINGUISHER CABINETS SHALL BE IN APPROVED LOCATIONS WITH A MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER TO BE 75 FEET PER I.F.C.
- F. COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER 1006.2.1.
- G. EXIT ACCESS TRAVEL DISTANCE IS 250' WITH SPRINKLERS PER TABLE 1017.2.
- H. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING PER IBC 703.7

**CODE COMPLIANCE SYMBOLS LEGEND**

- INDICATES HANDICAP FULLY ACCESSIBLE UNIT
- INDICATES "TYPE A" UNIT
- INDICATES FIRE EXTINGUISHER CABINET LOCATION
- INDICATES OCCUPANCY CAPACITY
- INDICATES ADA ACCESSIBLE ROUTE
- INDICATES EXIT AND EXIT CAPACITY
- INDICATES EXIT SIGN
- INDICATES 1 HOUR FIRE RATED ASSEMBLY (SEC 707, 708, 709, 712)
- INDICATES 2 HOUR FIRE RATED ASSEMBLY (SEC 706, 707, 708, 709, 712)

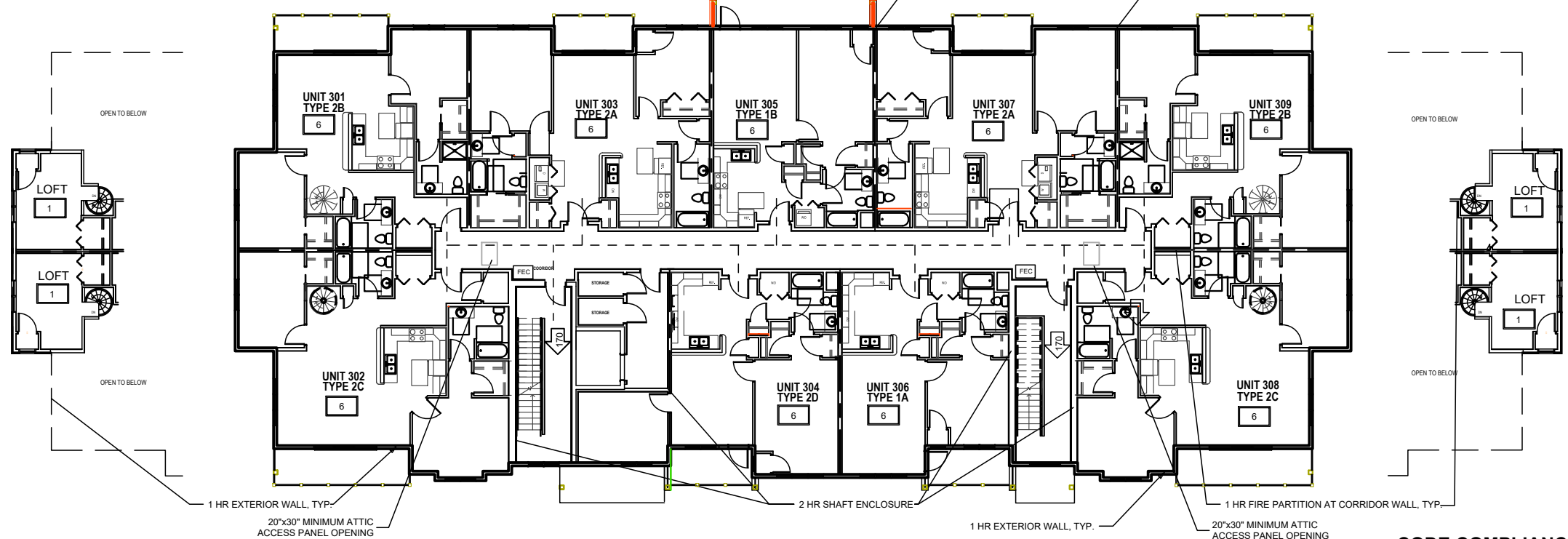


3 3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17  
**CODE COMPLIANCE SECTION**

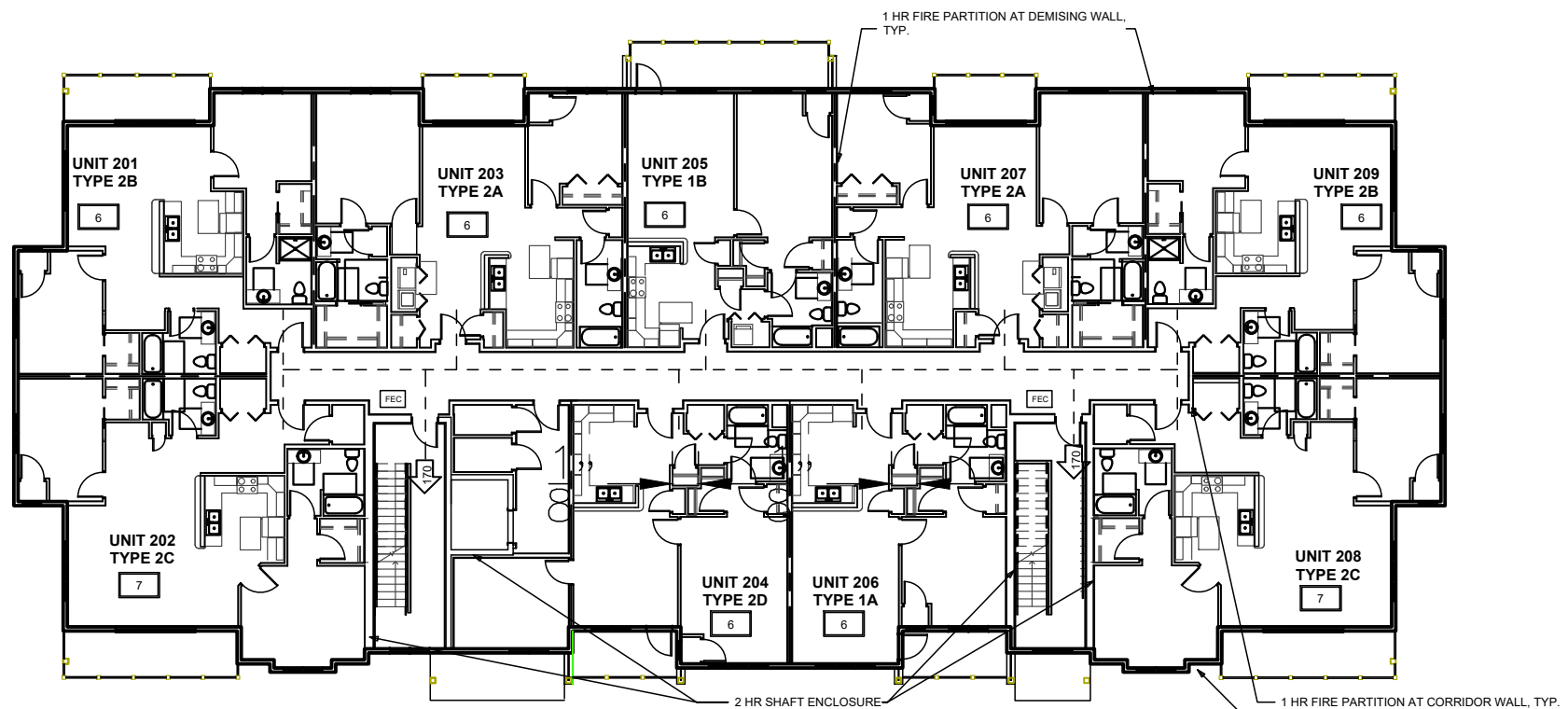
EZRA PROPERTIES APARTMENTS - PHASE 2  
**CODE COMPLIANCE PLAN**  
 SHEET: G-1.1  
 DATED: OCTOBER 30, 2025

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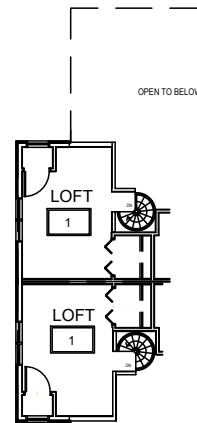
4604 Siggelkow Road; McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



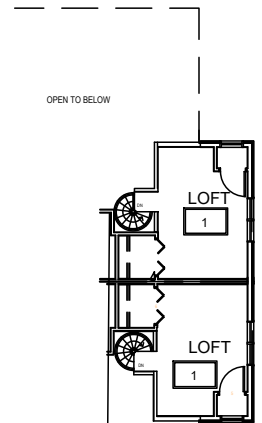
**2 CODE COMPLIANCE - THIRD FLOOR**  
 3/32" = 1'-0" ON 22x34-HALF SCALE ON 11x17



**1 CODE COMPLIANCE - SECOND FLOOR**  
 3/32" = 1'-0" ON 22x34-HALF SCALE ON 11x17



**4 CODE COMPLIANCE - MEZZANINE (LOFT) FLOOR**  
 3/32" = 1'-0" ON 22x34-HALF SCALE ON 11x17



**3 CODE COMPLIANCE - MEZZANINE (LOFT) FLOOR**  
 3/32" = 1'-0" ON 22x34-HALF SCALE ON 11x17

**CODE COMPLIANCE GENERAL NOTES**

- ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE. REFER TO ENLARGED UNIT PLANS FOR INFORMATION AND REFERENCES TO ACCESSIBLE CRITERIA
- ALL "TYPE A" UNITS ARE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF IBC ACCESSIBLE UNIT.
- GRAB BARS: (PER 2003 ICC/ANSI A117.1)
  - TYPE "B" UNITS PROVIDE:
    - BLOCKING FOR FUTURE GRAB BARS IN SHOWERS
    - BLOCKING FOR FUTURE SHOWER SEAT
    - BLOCKING FOR FUTURE GRAB BARS AT TOILETS
  - TYPE "A" UNITS PROVIDE:
    - BLOCKING FOR FUTURE GRAB BARS IN SHOWERS
    - BLOCKING FOR FUTURE SHOWER SEAT
    - BLOCKING FOR FUTURE GRAB BARS AT TOILETS
- REFER TO SHEET A6.2 FOR ACCESSIBLE MOUNTING AND CLEARANCES INFORMATION.
- ALL FIRE EXTINGUISHER CABINETS SHALL BE IN APPROVED LOCATIONS WITH A MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER TO BE 75 FEET PER I.F.C.
- COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER 1014.3.
- EXIT ACCESS TRAVEL DISTANCE IS 250' WITH SPRINKLERS PER TABLE 1016.1.
- FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING PER IBC 703.6

**CODE COMPLIANCE SYMBOLS LEGEND**

	INDICATES HANDICAP FULLY ACCESSIBLE UNIT
	INDICATES "TYPE A" UNIT
	INDICATES FIRE EXTINGUISHER CABINET LOCATION
	INDICATES OCCUPANCY CAPACITY
	INDICATES ADA ACCESSIBLE ROUTE
	INDICATES EXIT AND EXIT CAPACITY
	INDICATES EXIT SIGN
	INDICATES 1 HOUR FIRE RATED ASSEMBLY (SEC 707, 708, 709, 712)
	INDICATES 2 HOUR FIRE RATED ASSEMBLY (SEC 706, 707, 708, 709, 712)

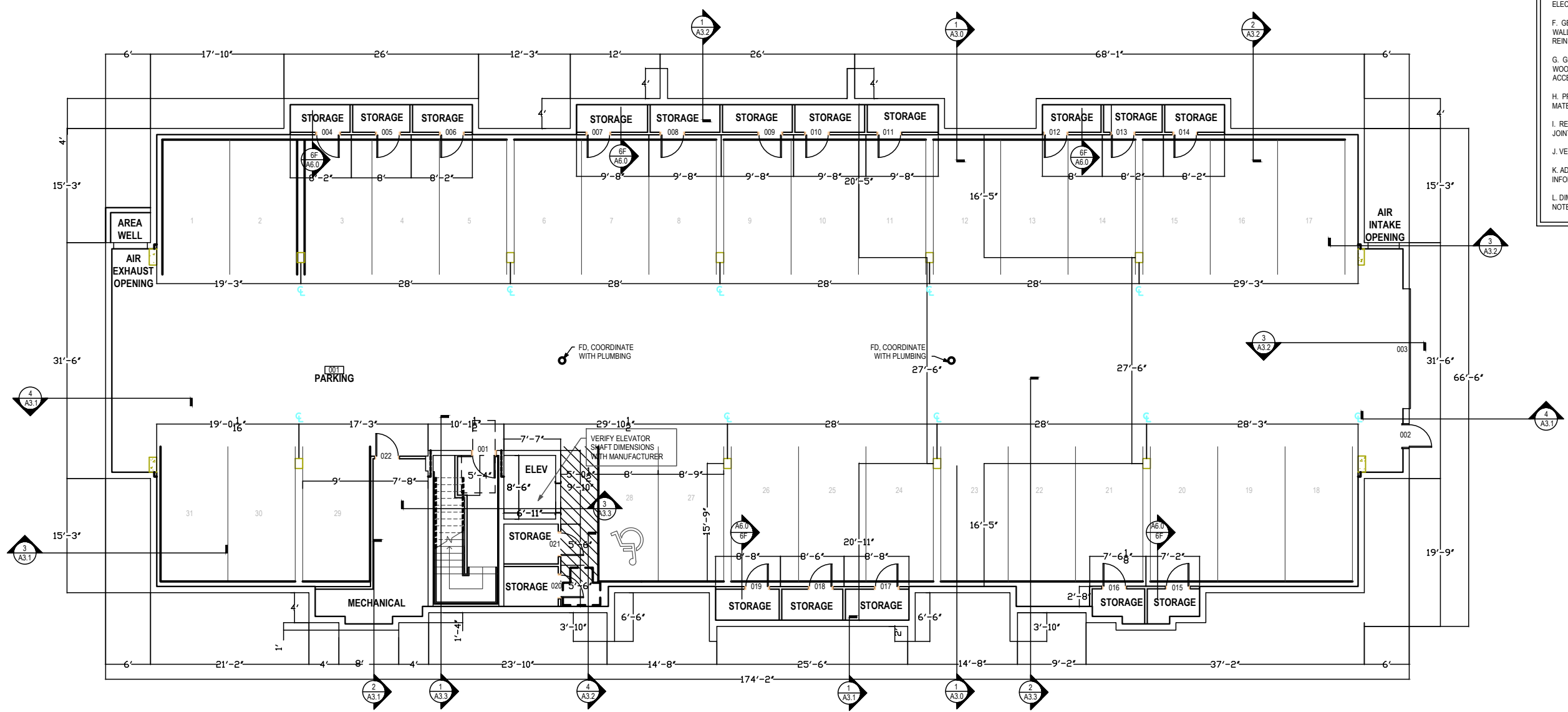
EZRA PROPERTIES APARTMENTS - PHASE 2  
**CODE COMPLIANCE PLAN**  
 SHEET: G-1.2  
 DATED: OCTOBER 30, 2025

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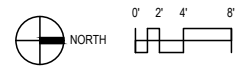
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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750  
 0:\Projects\1806\_17\Phase 2 Apartments\_Cad Drawings\Ezra Properties Phase 2 - Revit 2019 - Sheet-A1-0 - BASEMENT FLOOR PLAN.rvt

- ### FLOOR PLAN GENERAL NOTES
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
  - B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
  - C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
  - D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
  - E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
  - F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
  - G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
  - H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
  - I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
  - J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
  - K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
  - L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.



**1 BASEMENT PLAN**  
 1/8" = 1'-0" ON 22x34    HALF SCALE ON 11x17

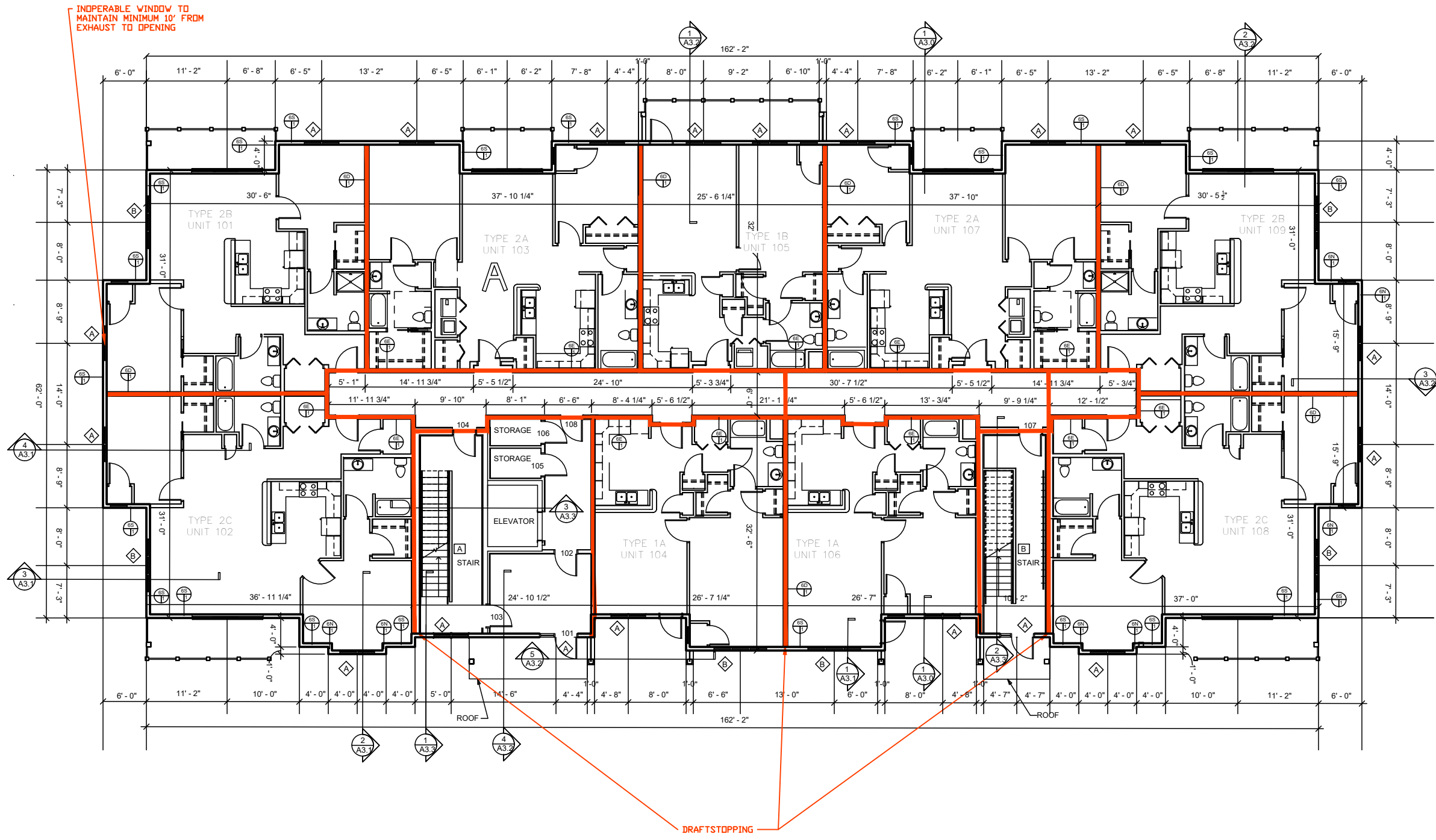


EZRA PROPERTIES APARTMENTS - PHASE 2  
 BASEMENT FLOOR PLAN  
 SHEET: A-1.0  
 DATED: OCTOBER 30, 2025

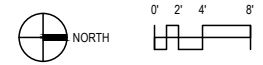
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 Phone (608) 838-7750; Fax (608) 838-7752

- ### FLOOR PLAN GENERAL NOTES
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
  - B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
  - C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
  - D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
  - E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
  - F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
  - G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
  - H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
  - I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
  - J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
  - K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
  - L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.



**1 FIRST FLOOR PLAN**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

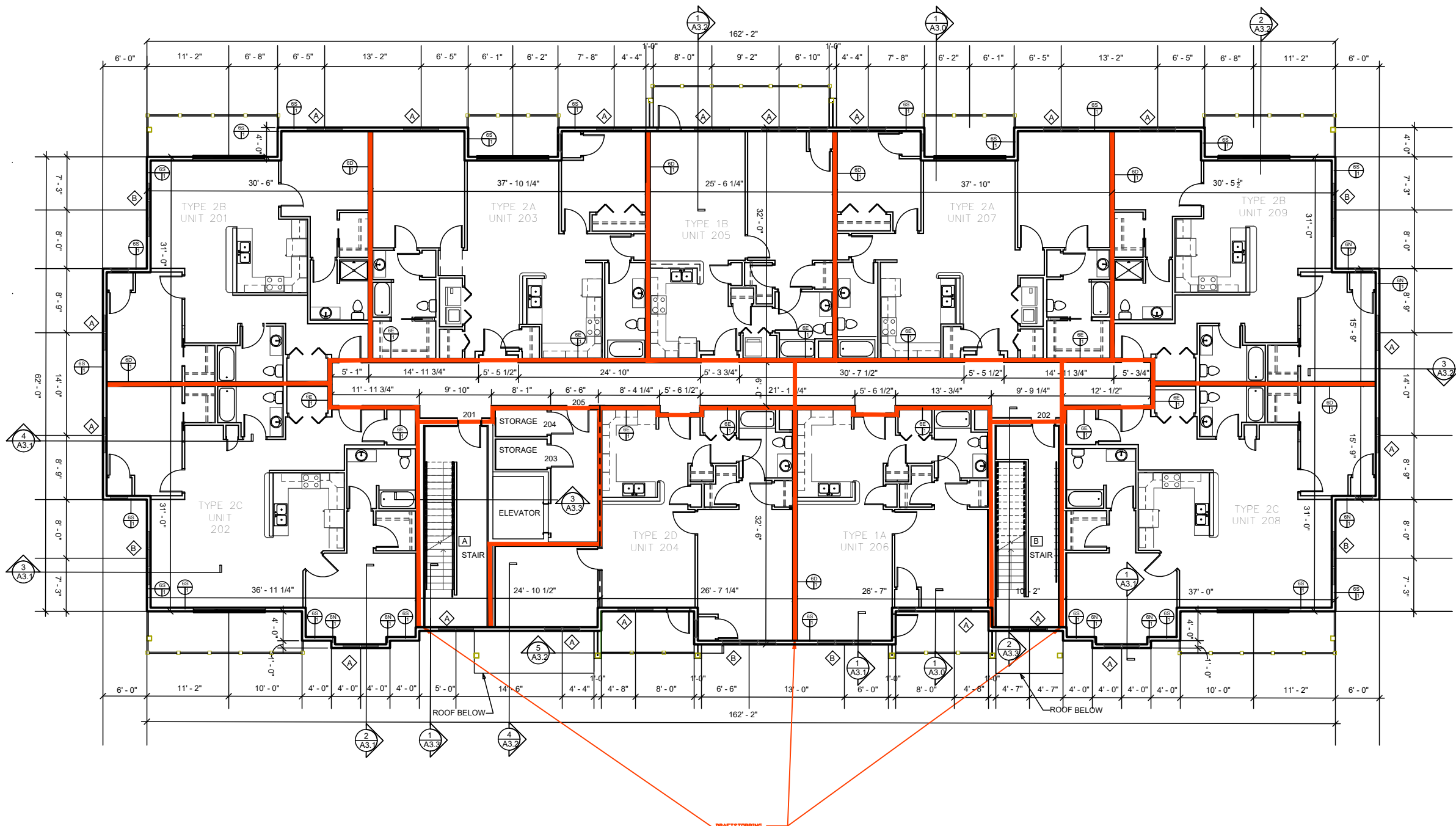


EZRA PROPERTIES APARTMENTS - PHASE 2  
 FIRST FLOOR PLAN  
 SHEET: A-1.1  
 DATED: OCTOBER 30, 2025

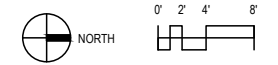
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 Phone (608) 838-7750; Fax (608) 838-7752

- ### FLOOR PLAN GENERAL NOTES
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
  - B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
  - C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURERS INSTALLATION RECOMMENDATIONS.
  - D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
  - E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
  - F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
  - G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
  - H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
  - I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
  - J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
  - K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
  - L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.



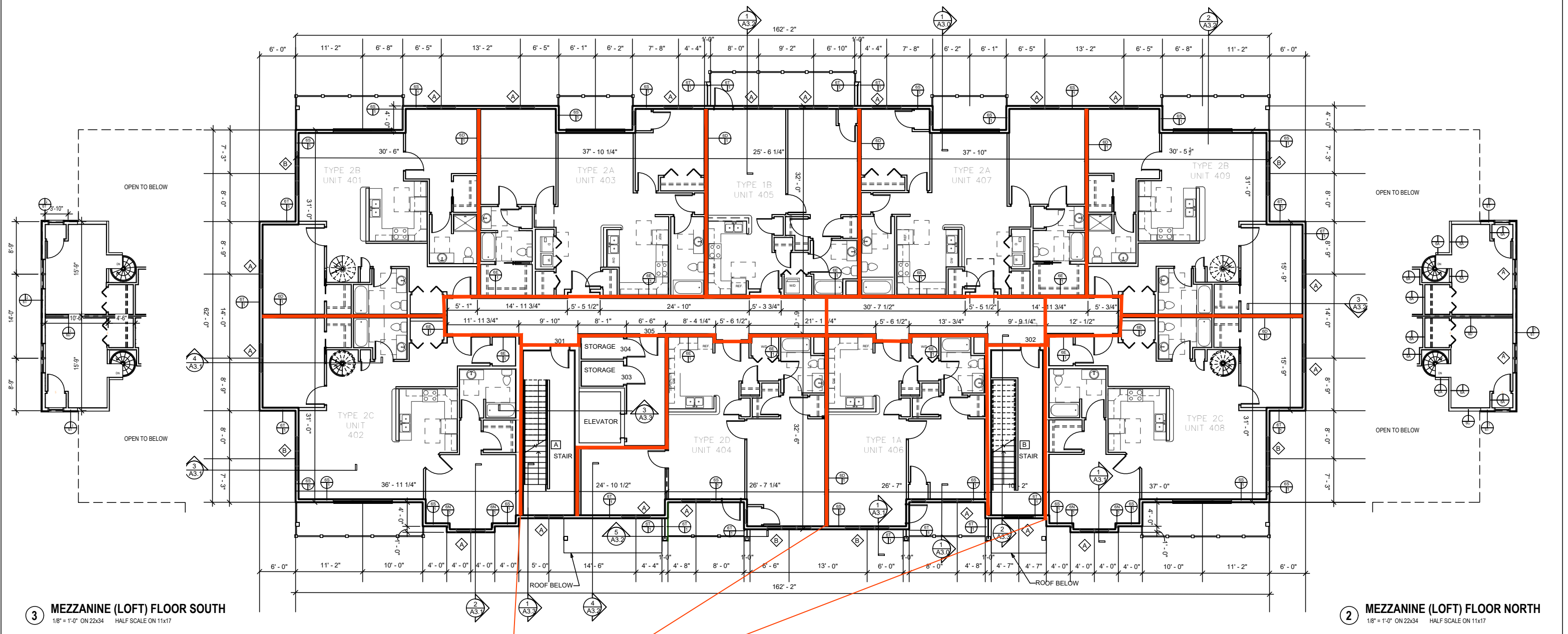
**1 SECOND FLOOR PLAN**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



EZRA PROPERTIES APARTMENTS - PHASE 2  
 SECOND FLOOR PLAN  
 SHEET: A-1.2  
 DATED: OCTOBER 30, 2025

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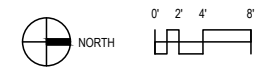
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3 MEZZANINE (LOFT) FLOOR SOUTH  
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

2 MEZZANINE (LOFT) FLOOR NORTH  
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

1 THIRD FLOOR PLAN  
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



DRAFTSTOPPING

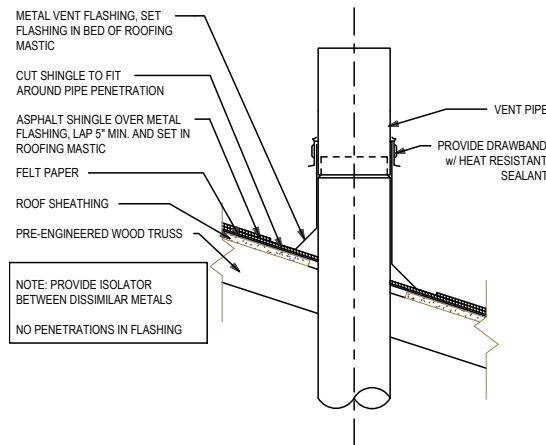
EZRA PROPERTIES APARTMENTS - PHASE 2  
THIRD FLOOR PLAN  
SHEET: A-1.3  
DATED: OCTOBER 30, 2025

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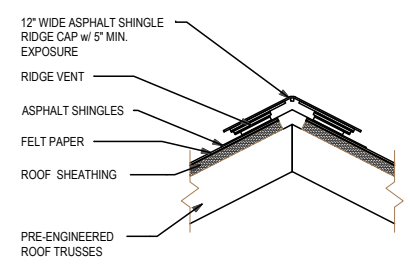


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Phone (608) 838-7750; Fax (608) 838-7752

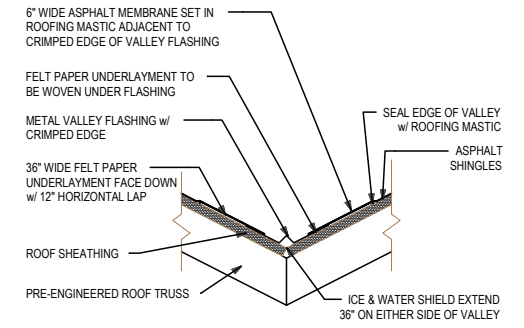
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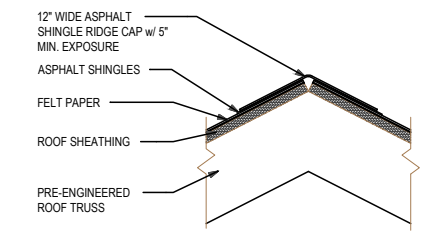
**5 ROOF VENT PENETRATION DETAIL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**4 ROOF VENT DETAIL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

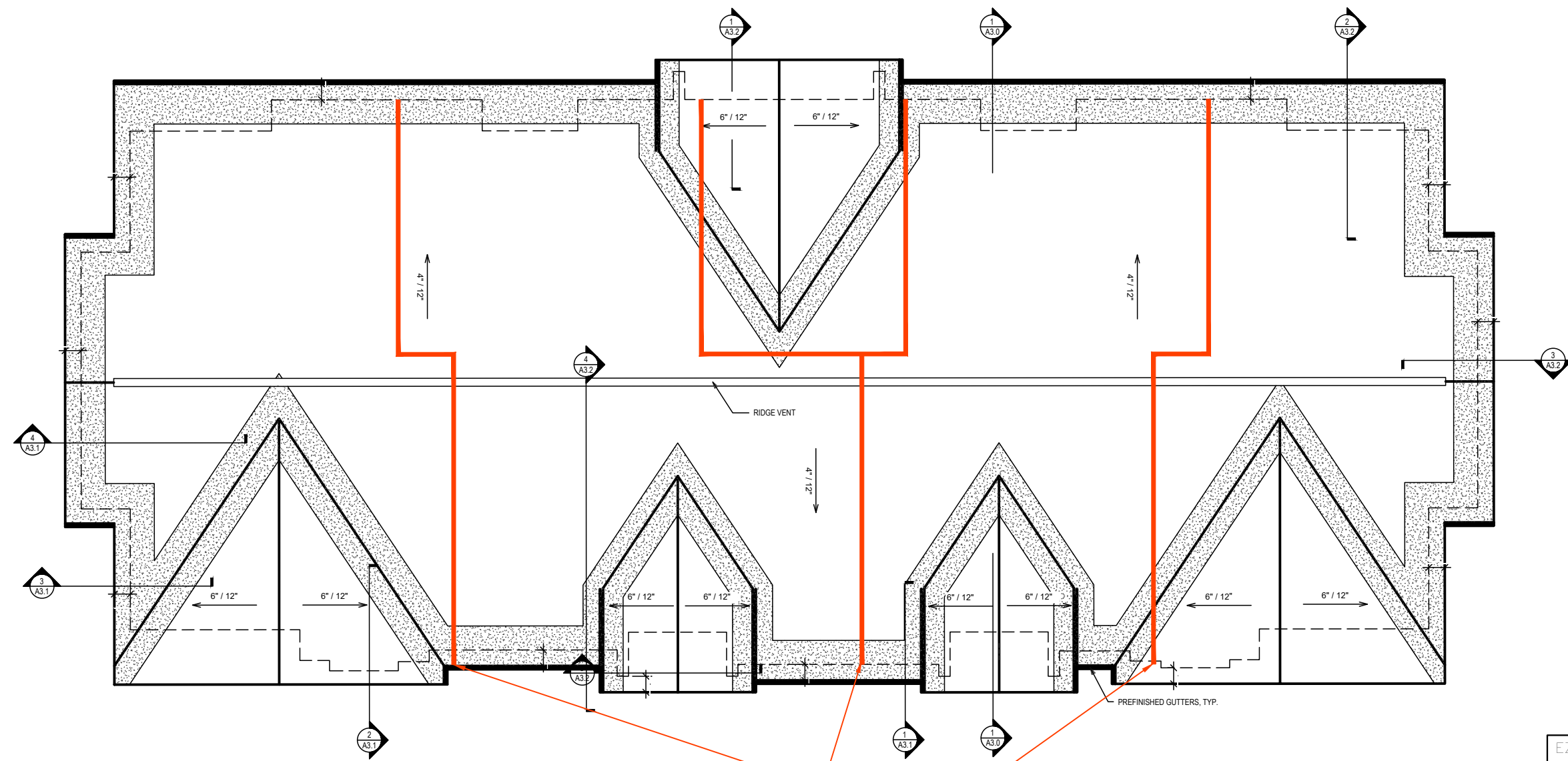


**3 ROOF VALLEY DETAIL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

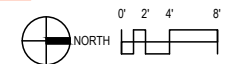


**2 ROOF RIDGE/HIP DETAIL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

- ROOF PLAN GENERAL NOTES**
- A. ROOFING TO BE ASPHALT SHINGLES - REFER TO ROOF TYPE #60
  - B. ROOF PLUMBING VENT PIPE PENETRATIONS NOT SHOWN. COORDINATE QUANTITY AND LOCATIONS WITH PLUMBING CONTRACTOR. REFER TO SIMILAR DETAIL 5 / A1.4.
  - C. PROVIDE ICE & WATER SHIELD @ ALL EAVES 3' BEYOND EXTERIOR WALL.
  - D. PROVIDE ICE & WATER SHIELD @ ALL VALLEYS 3' ON EACH SIDE OF VALLEY.
  - E. COORDINATE DOWNSPOUT CONNECTIONS TO SEWER w/ CIVIL PLANS. PROVIDE SPLASH BLOCKS @ DOWNSPOUTS THAT SPILL ONTO GRADE.
  - F. PROVIDE GUTTERS AND DOWNSPOUTS, TYPICAL.

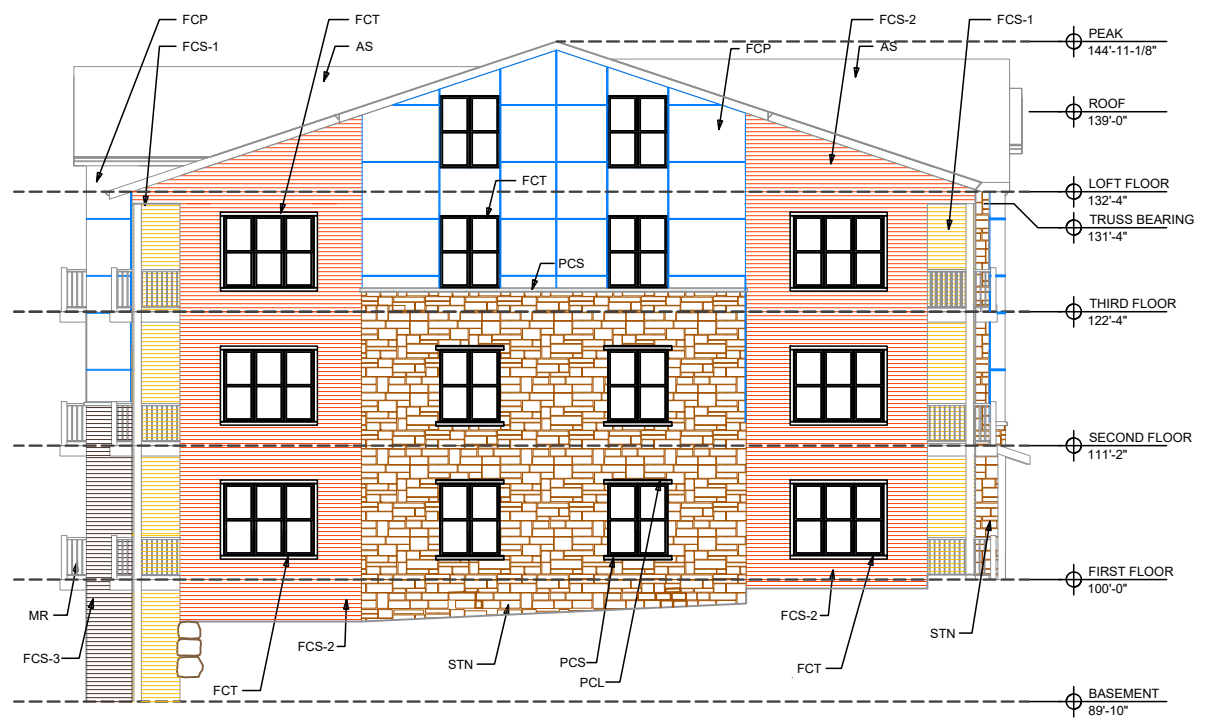


**1 ROOF PLAN**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



EZRA PROPERTIES APARTMENTS - PHASE 2  
 ROOF PLAN  
 SHEET: A-1.4  
 DATED: OCTOBER 30, 2025  
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EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND		
LEGEND		
FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCS-3	FIBER CEMENT SIDING	LP - MIDNIGHT SHADOW
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA
		1X4 @ WINDOWS, TYP.
		1X10 @ BAND BOARD
		1X12 @ FRIEZE BOARD
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE
		WATER TABLE SILL - COLOR "BROWN"
		DUTCH QUALITY STONE
		PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
CMU	SPLIT-FACE CMU	COUNTY MATERIALS 01-034A CLIFF GRAY
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	
GENERAL NOTES		
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.		
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		

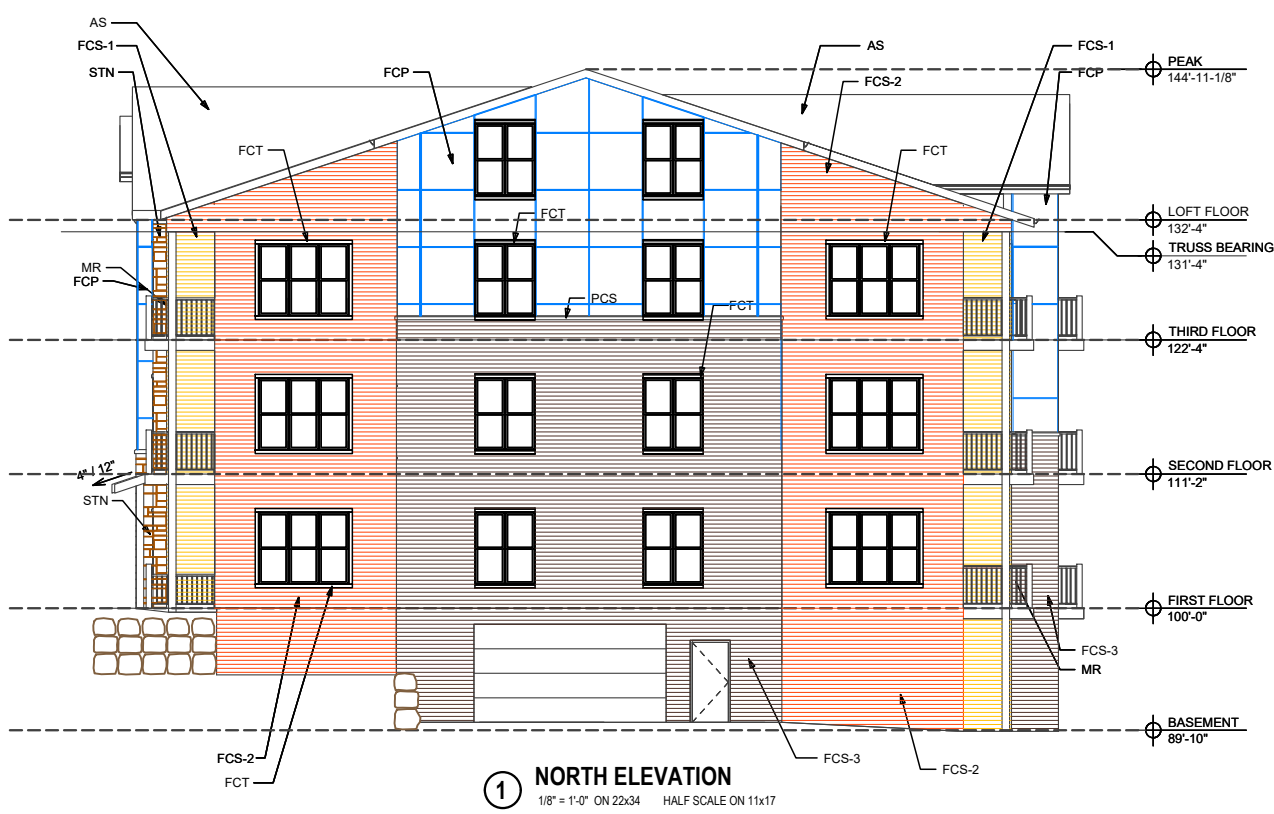


**② SOUTH ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



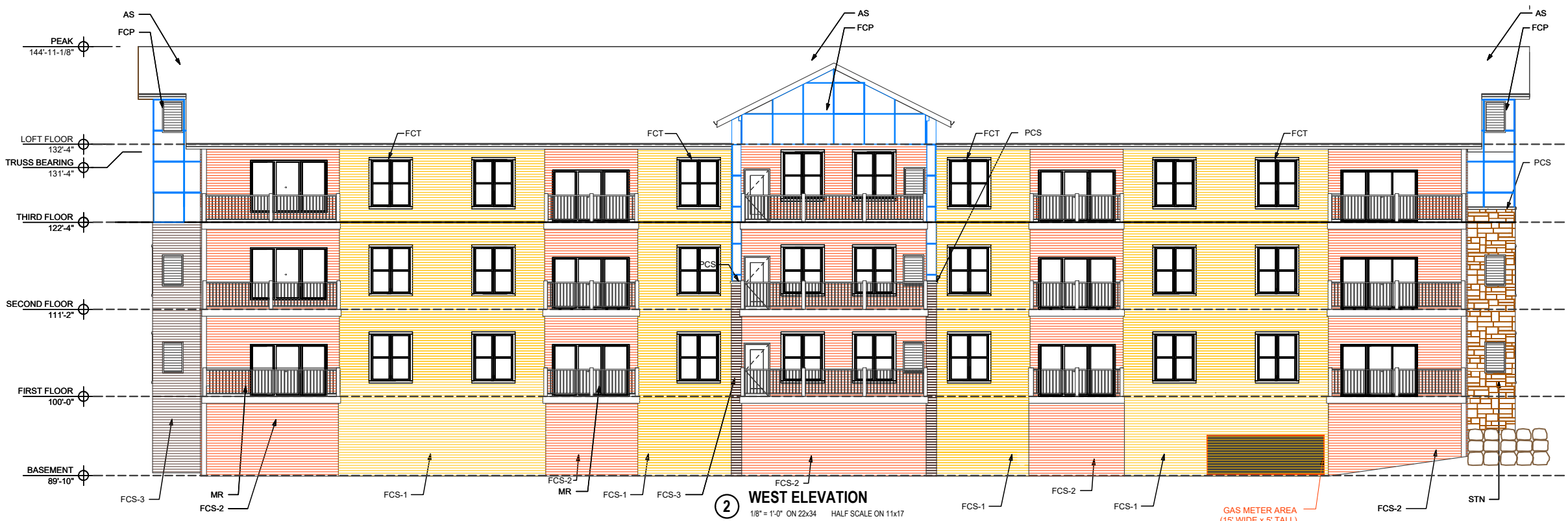
**① EAST ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 2  
 EXTERIOR ELEVATIONS  
 SHEET: A-2.0  
 DATED: OCTOBER 30, 2025  
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**1 NORTH ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND			
LEGEND			
FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO	
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA	
FCS-3	FIBER CEMENT SIDING	LP - MIDNIGHT SHADOW	
FCP	FIBER CEMENT PANELS	JH - IRON GRAY	
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING	
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA	
		1X4 @ WINDOWS, TYP.	
		1X10 @ BAND BOARD	
		1X12 @ FRIEZE BOARD	
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE	
		WATER TABLE SILL - COLOR "BROWN"	
		DUTCH QUALITY STONE	
		PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE	
CMU	SPLIT-FACE CMU	COUNTY MATERIALS 01-034A CLIFF GRAY	
PCS	PRE CAST SILL		
PCL	PRE CAST LINTEL		
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)		
MR	METAL RAILING SYSTEM		
GENERAL NOTES			
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.			
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.			
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.			

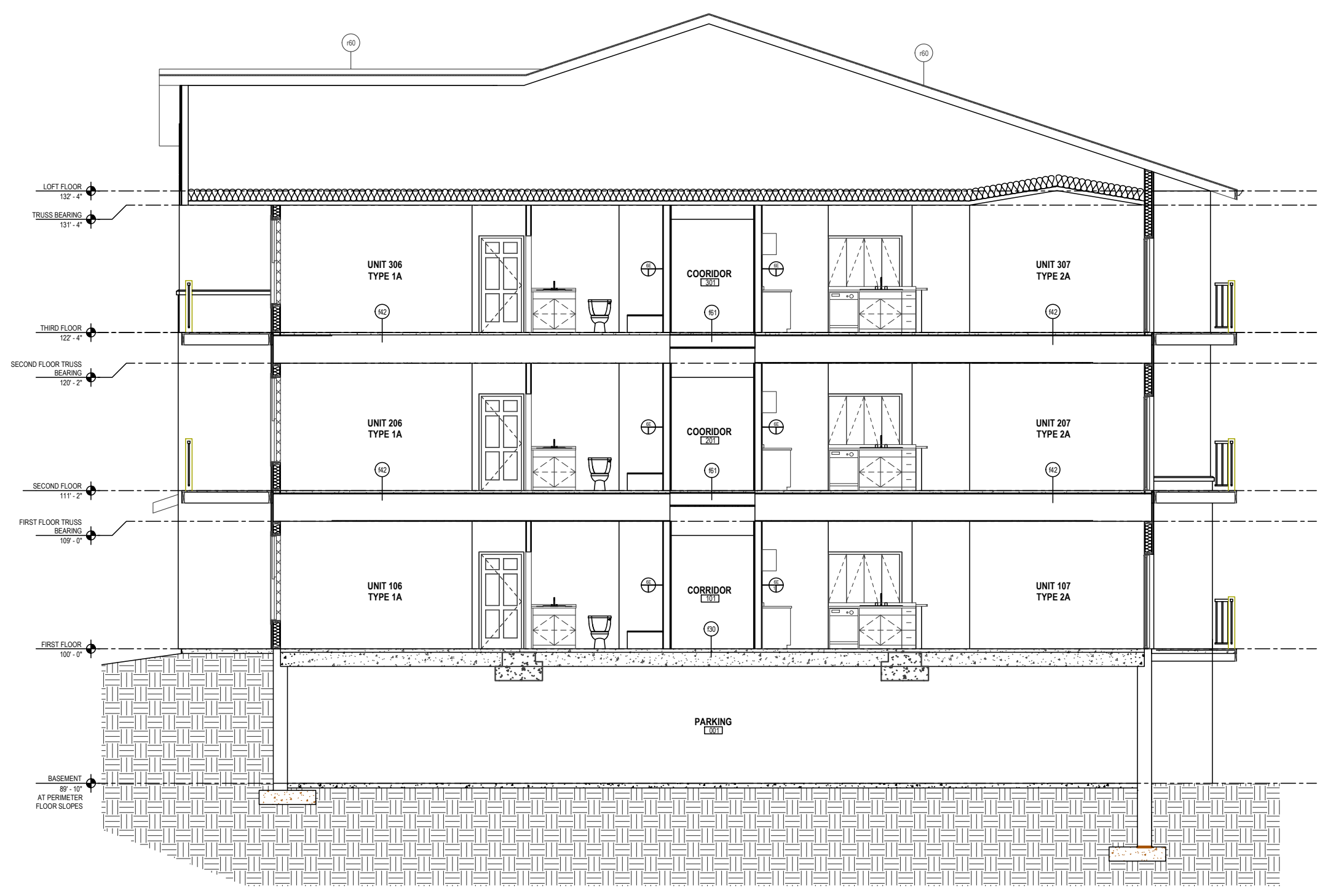


**2 WEST ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

GAS METER AREA  
 (15' WIDE x 5' TALL)

EZRA PROPERTIES APARTMENTS - PHASE 2  
 EXTERIOR ELEVATIONS  
 SHEET: A-2.1  
 DATED: OCTOBER 30, 2025  
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C:\Projects\1805 - 17 Phase 2 Apartments Cad Drawings\Ezra Properties Apartments Phase 2 - Revit 2019 -  
Sheet-13-0 - BUILDING SECTIONS.rvt



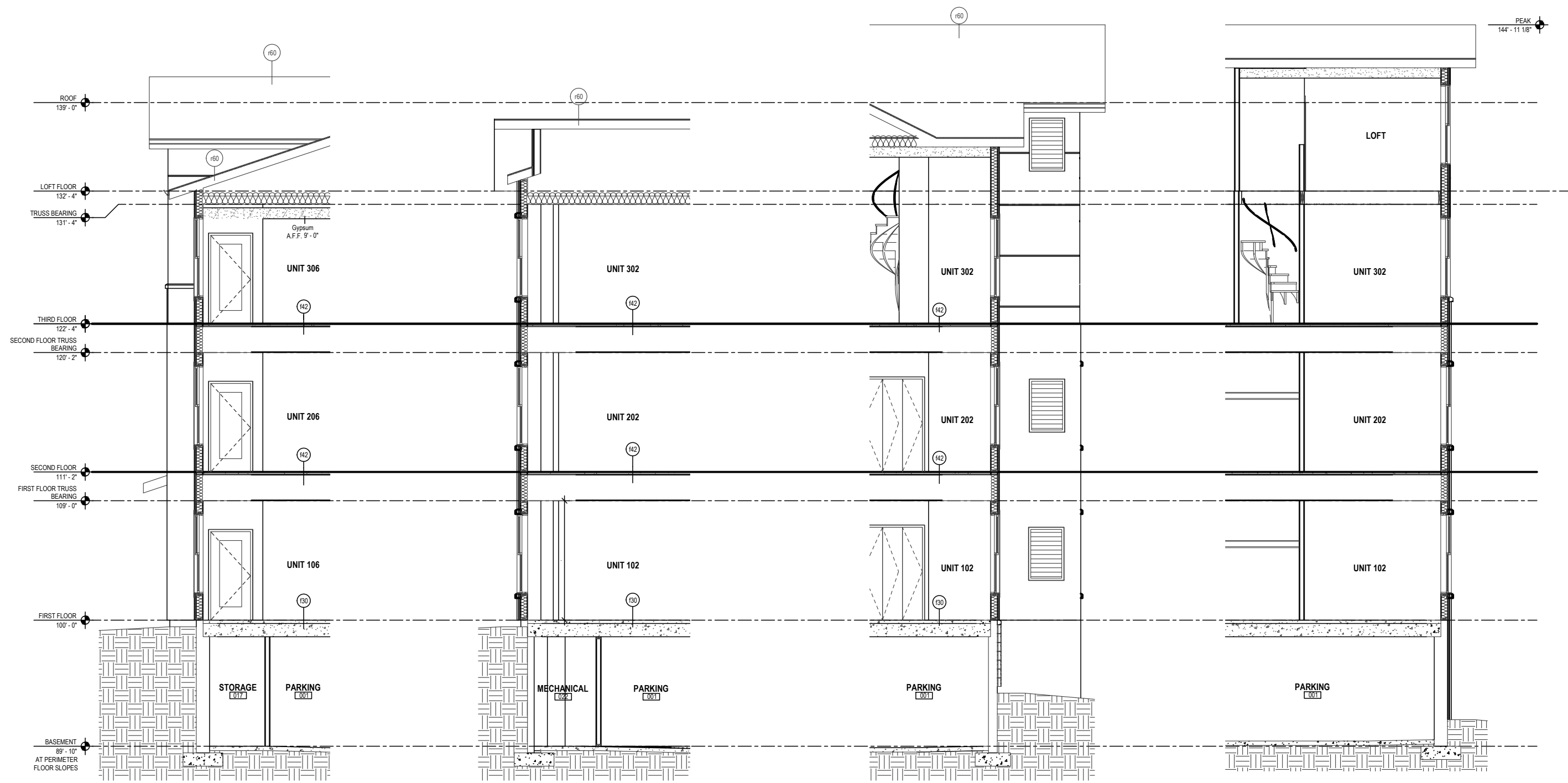
**1 BUILDING SECTION**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 2  
EXTERIOR ELEVATIONS  
SHEET: A-3.0  
DATED: OCTOBER 30, 2025

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**1 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**2 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**3 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**4 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 2  
 WALL SECTIONS  
 SHEET: A-3.1  
 DATED: OCTOBER 30, 2025  
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5 WALL SECTION  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

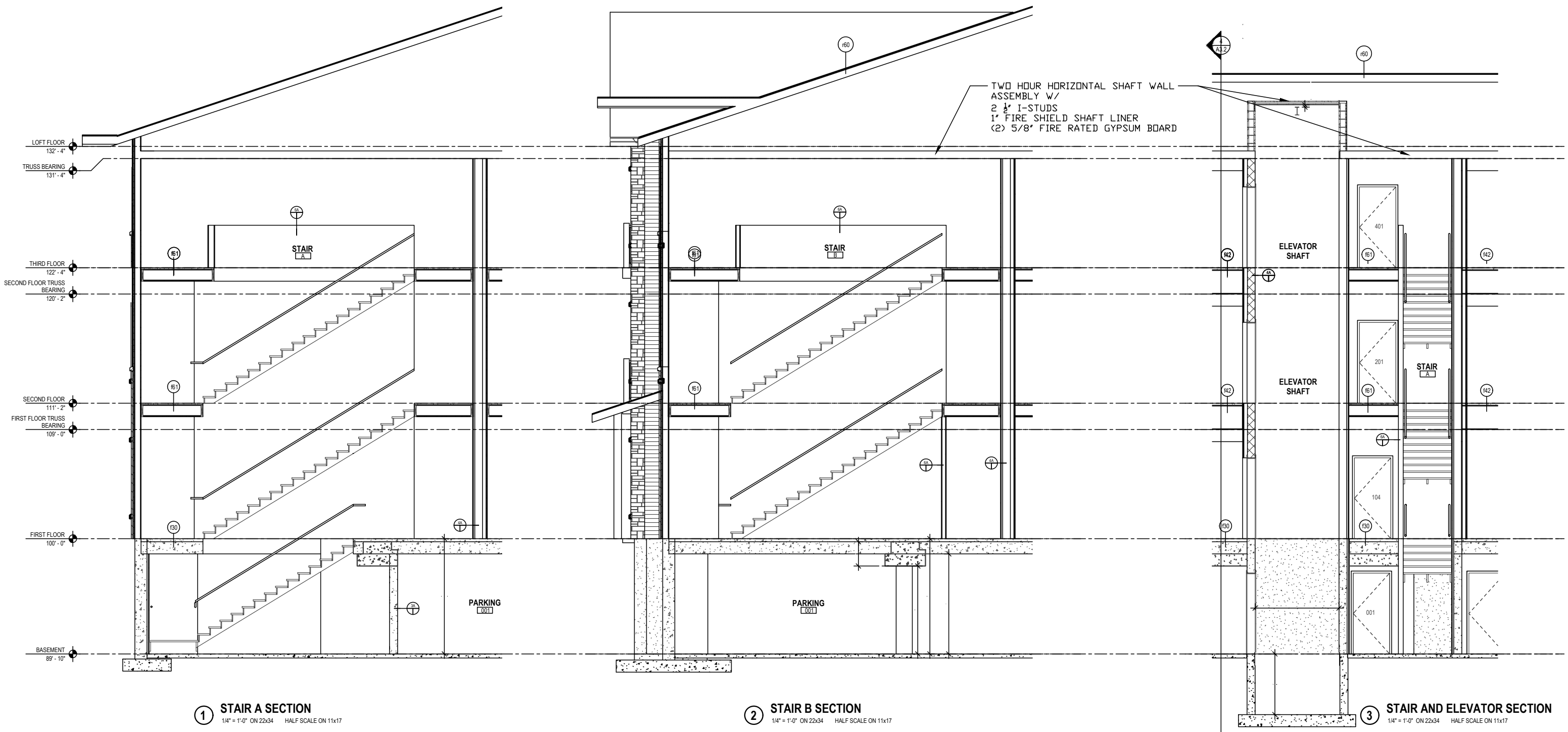
4 WALL SECTION  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

3 WALL SECTION  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

2 WALL SECTION  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

1 WALL SECTION  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

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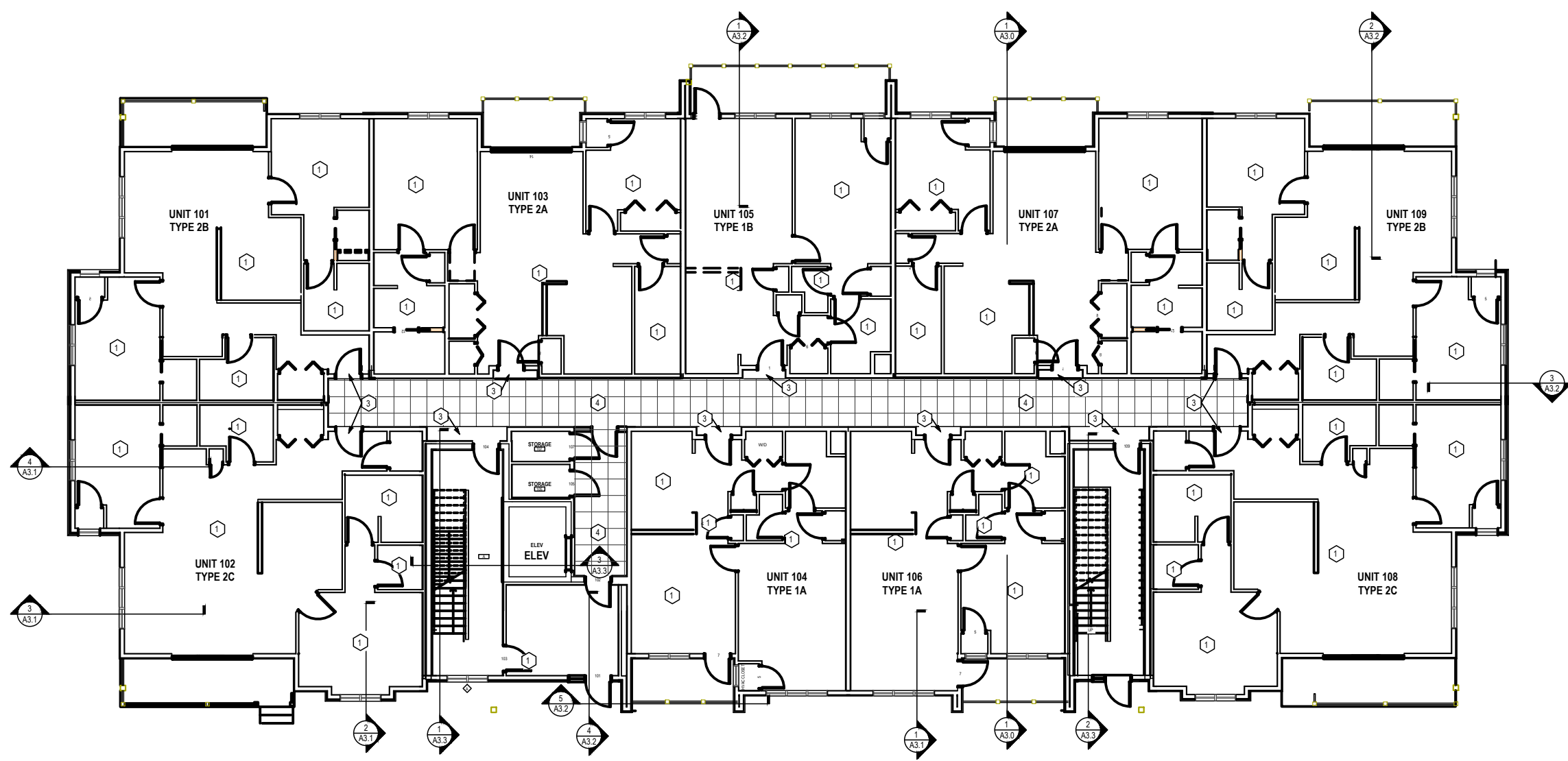


EZRA PROPERTIES APARTMENTS - PHASE 2  
 STAIR SECTIONS  
 SHEET: A-3.3  
 DATED: OCTOBER 30, 2025

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REFLECTED CEILING PLAN KEYNOTES	
1	DRYWALL ON UNDERSIDE OF RATED CEILING ASSEMBLY
2	SLOPED CEILING (SEE SECTIONS)
3	DRYWALL BULKHEAD AT ENTRY DOOR, 7'-6" A.F.F.
4	2x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.



1 FIRST FLOOR REFLECTED CEILING PLAN  
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

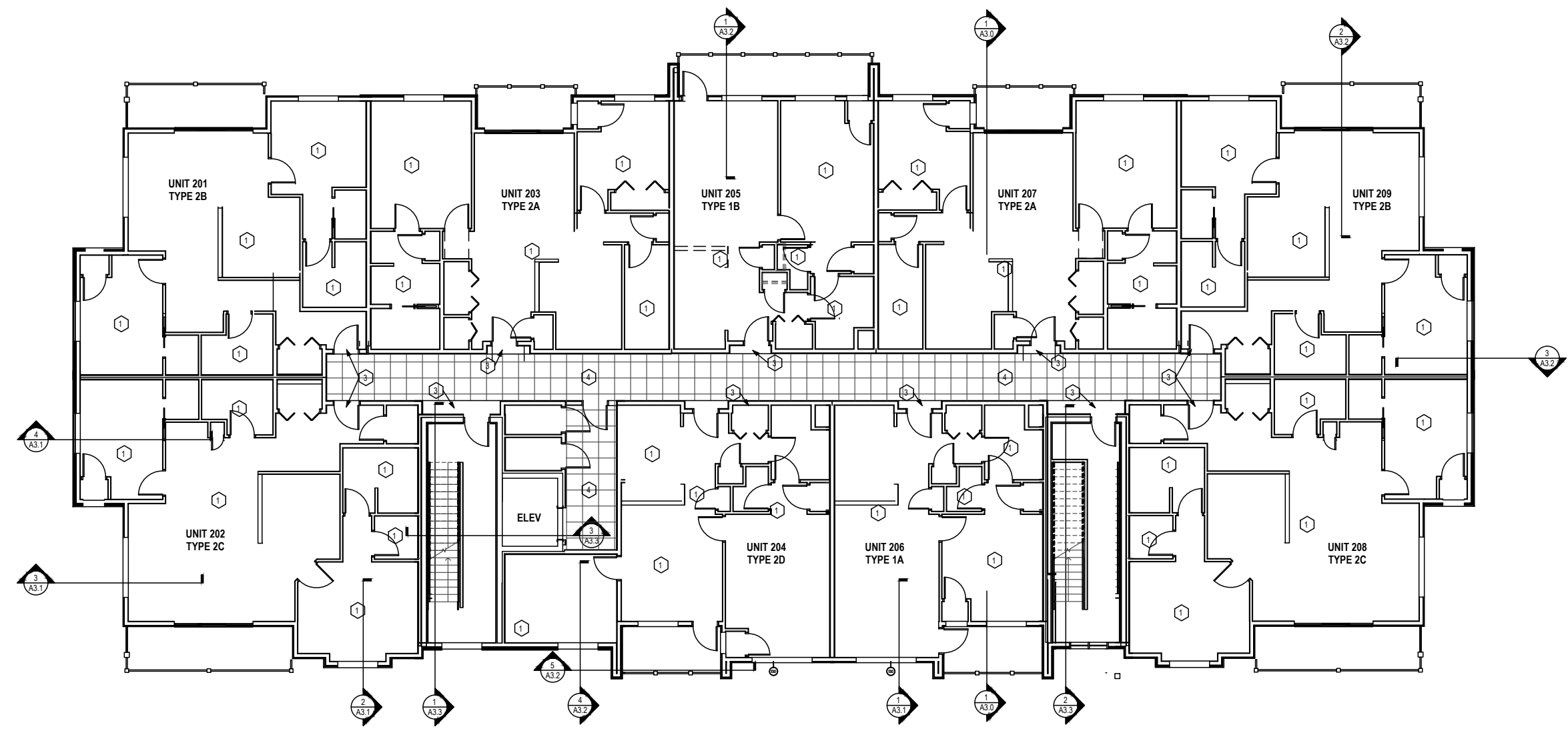
EZRA PROPERTIES APARTMENTS - PHASE 2  
FIRST FLOOR REFLECTED CEILING LAN  
SHEET: A-4.1  
DATED: OCTOBER 30, 2025

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

**REFLECTED CEILING PLAN KEYNOTES**


- 1 DRYWALL ON UNDERSIDE OF RATED CEILING ASSEMBLY
- 2 SLOPED CEILING (SEE SECTIONS)
- 3 DRYWALL BULKHEAD AT ENTRY DOOR, 7'-6" A.F.F.
- 4 2x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.



**1 SECOND FLOOR REFLECTED CEILING PLAN**  
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 2  
SECOND FLOOR REFLECTED CEILING PLAN  
SHEET: A-4.2  
DATED: OCTOBER 30, 2025

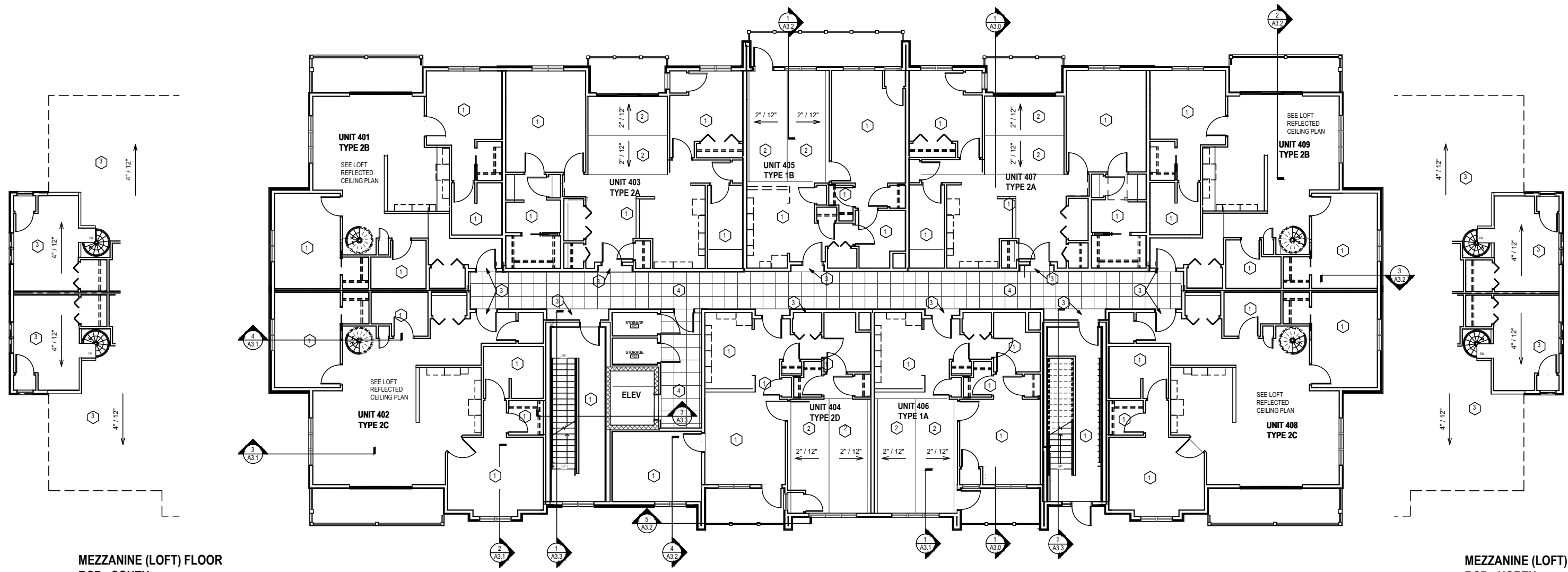
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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750  
 2019 - Sheet - A4.3 - THIRD FLOOR REFLECTED CEILING PLAN.dwg

REFLECTED CEILING PLAN KEYNOTES	
1	DRYWALL ON UNDERSIDE OF RATED CEILING ASSEMBLY
2	SLOPED CEILING (SEE SECTIONS)
3	DRYWALL BULKHEAD AT ENTRY DOOR, 7'-6" A.F.F.
4	2x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.



**2** MEZZANINE (LOFT) FLOOR  
 RCP - SOUTH  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**1** THIRD FLOOR REFLECTED CEILING PLAN  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**3** MEZZANINE (LOFT) FLOOR  
 RCP - NORTH  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 2  
 THIRD FLOOR REFLECTED CEILING PLAN  
 SHEET: A-4.3  
 DATED: OCTOBER 30, 2025  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 4604 Siggelkow Road, McFarland, Wisconsin 53558  
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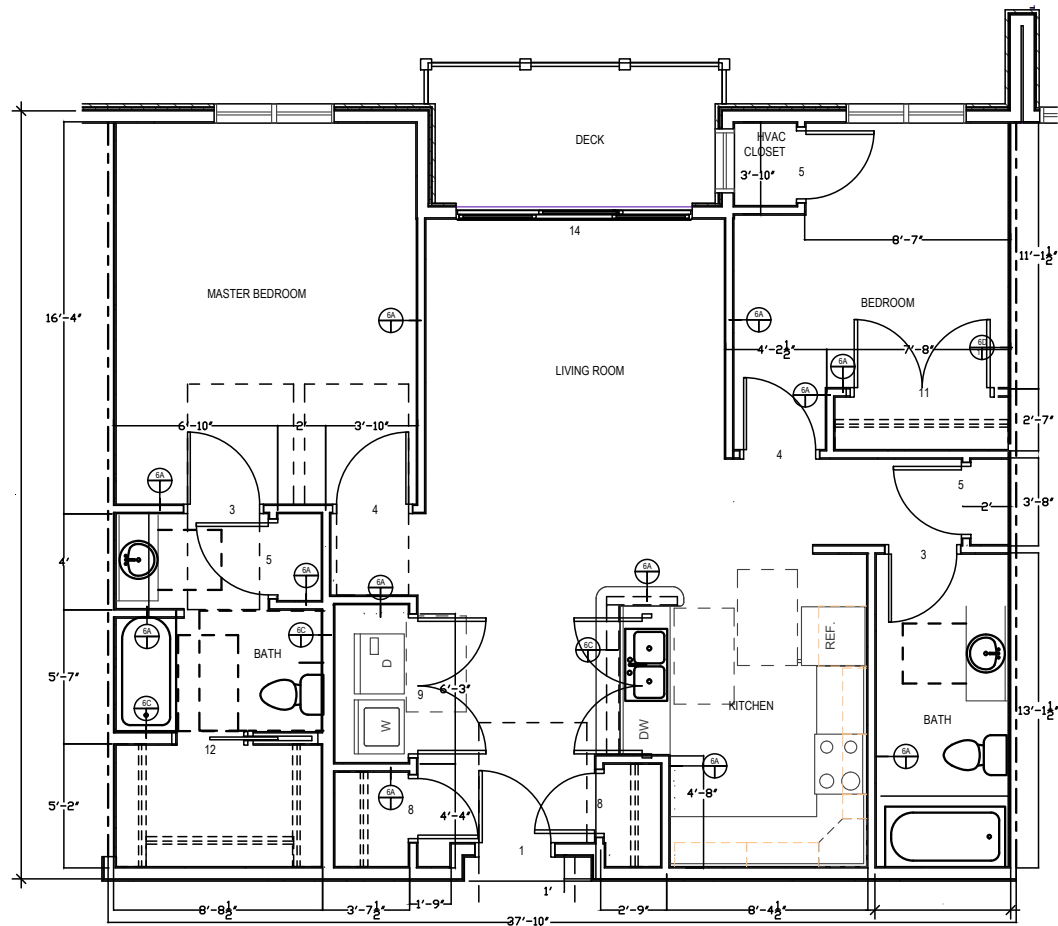


**UNIT FLOOR PLAN GENERAL NOTES**

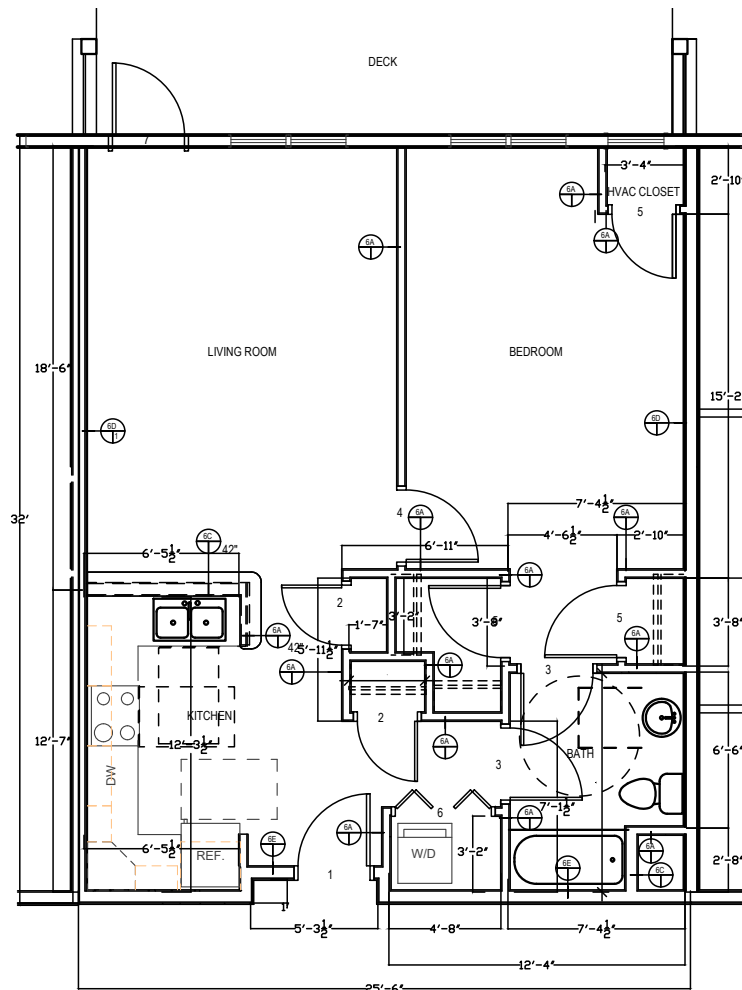
- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- B. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL WALL THICKNESS.
- E. SEE OVERALL PLAN FOR EXTERIOR WALL AND CORE ELEMENT WALL TYPES; EXTERIOR WINDOW AND PATIO DOOR TYPES.
- F. COORDINATE HVAC CLOSET SIZES WITH HVAC CONTRACTOR.
- G. COORDINATE INTERIOR PARTITION LAYOUT WITH SHOWER, TUB, APPLIANCE, CABINETS AND VANITY DIMENSIONS.
- H. COORDINATE WALL THICKNESS AND FURRING BEHIND WASHERS/DRYERS WITH HVAC AND PLUMBING CONTRACTORS.
- I. LOCATE DOORS WITHIN WALLS CENTERED ON WALL, HALL, CLOSET OR 5" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- J. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY DEMISING, BEARING AND RATED WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY MANUFACTURER.

**NOTES**

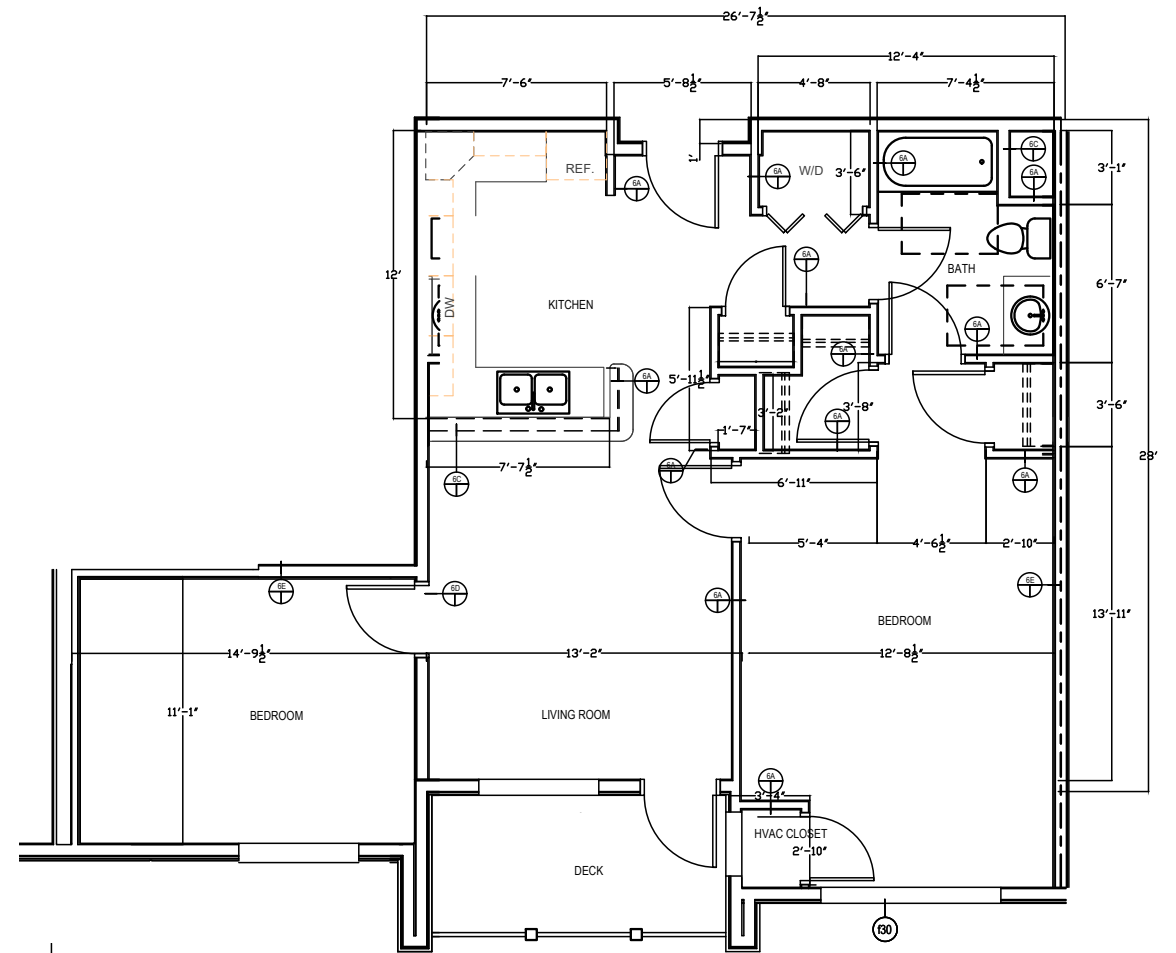
- 1. IN KITCHEN OF TYPE A UNITS AT LEAST ONE 30 INCH WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH AND NO HIGHER THAN 34 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
- 2. A KITCHEN SINK IN TYPE A DWELLING UNITS SHALL BE PROVIDED WITH A 30 INCH WIDE AREA CENTERED FOR A FORWARD APPROACH. THE SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309.



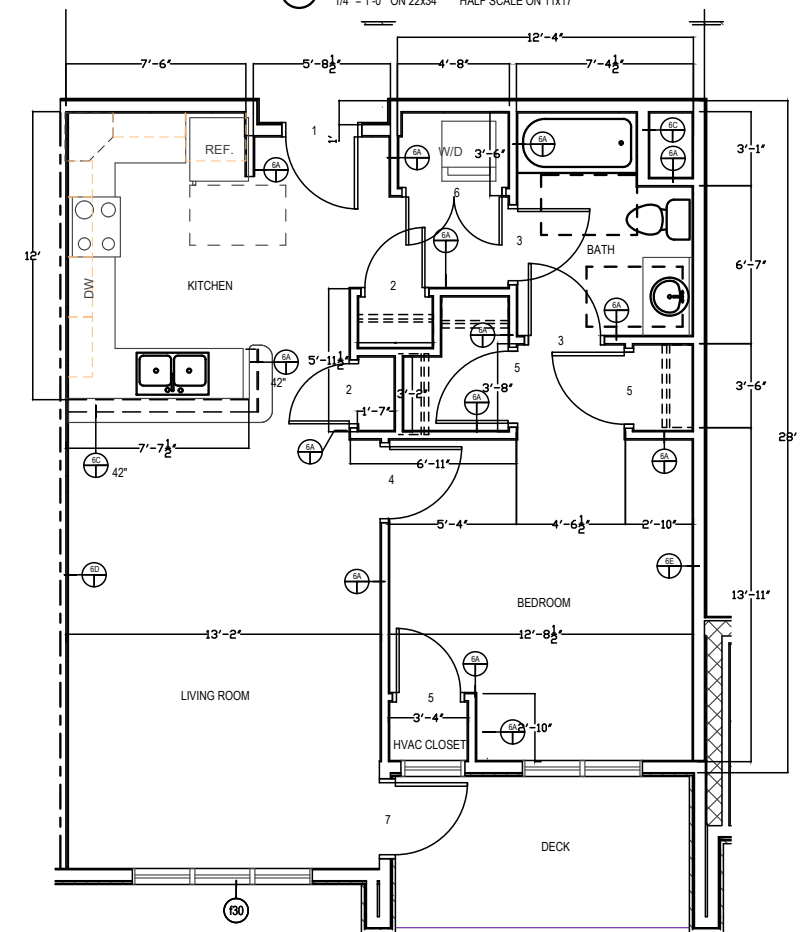
**3 UNIT 2A**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**2 UNIT 1B**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



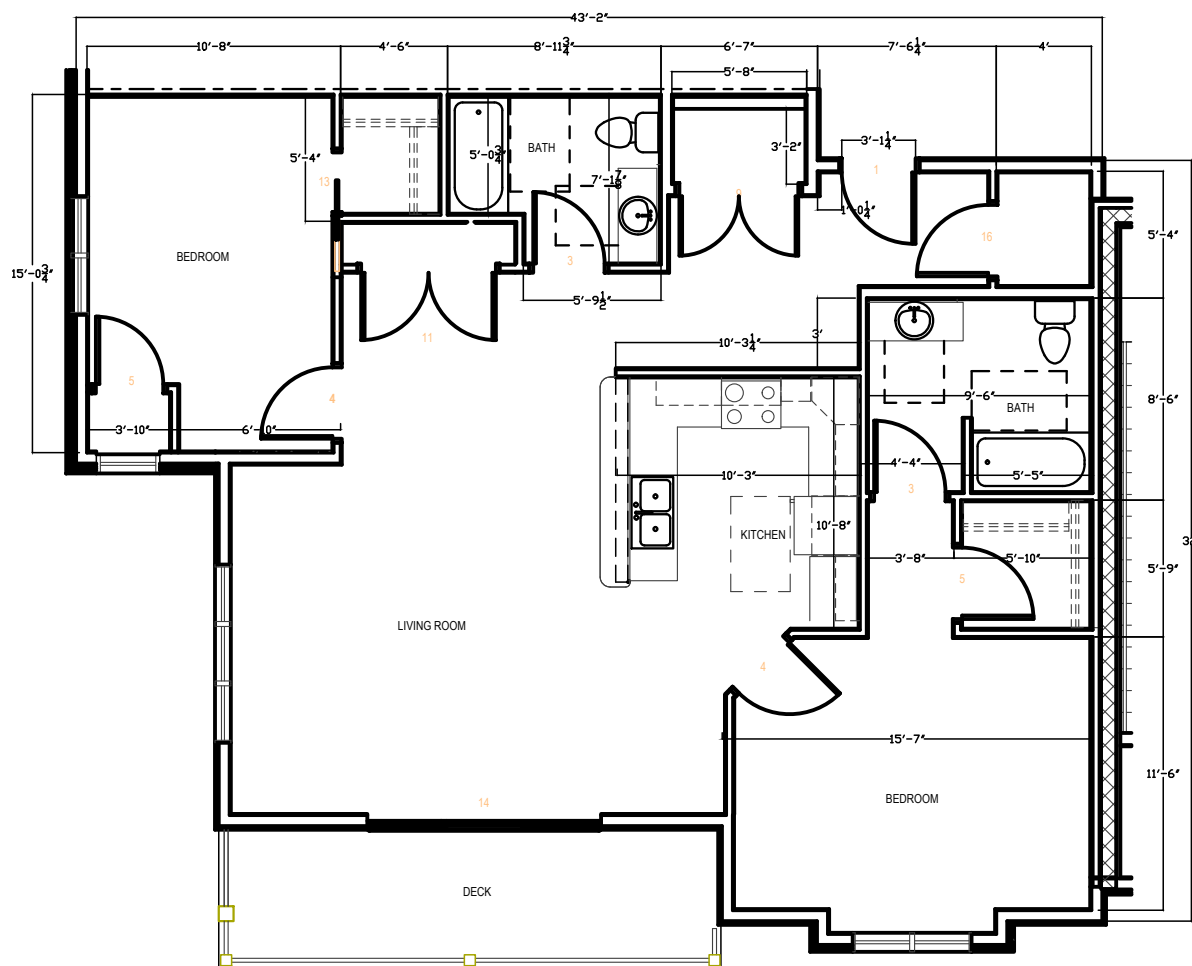
**4 UNIT 2D**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



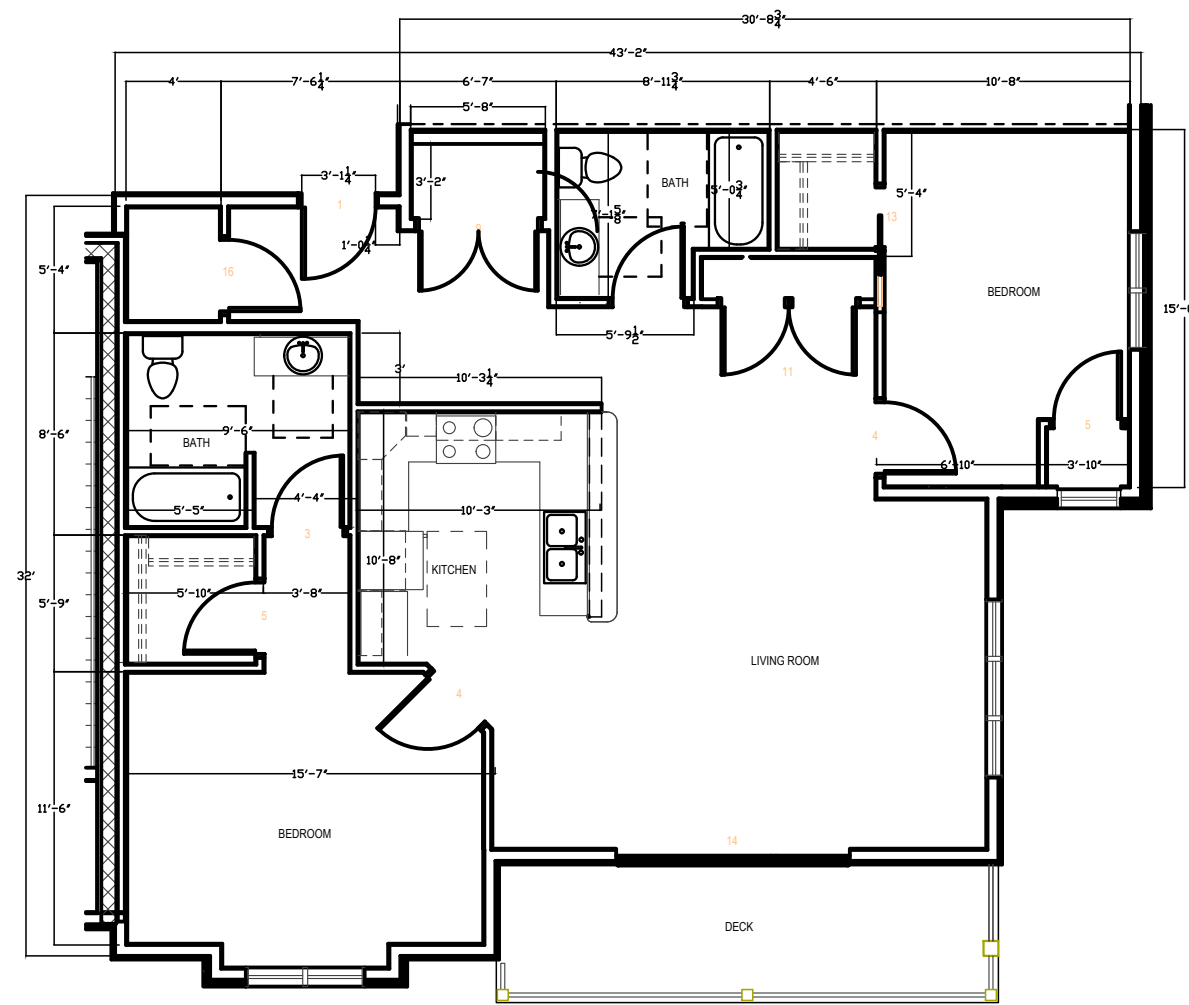
**1 UNIT 1A**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**UNIT FLOOR PLAN GENERAL NOTES**

- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
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- C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL WALL THICKNESS.
- E. SEE OVERALL PLAN FOR EXTERIOR WALL AND CORE ELEMENT WALL TYPES, EXTERIOR WINDOW AND PATIO DOOR TYPES.
- F. COORDINATE HVAC CLOSET SIZES WITH HVAC CONTRACTOR.
- G. COORDINATE INTERIOR PARTITION LAYOUT WITH SHOWER, TUB, APPLIANCE, CABINETRY AND VANITY DIMENSIONS.
- H. COORDINATE WALL THICKNESS AND FURRING BEHIND WASHERS/DRYERS WITH HVAC AND PLUMBING CONTRACTORS.
- I. LOCATE DOORS WITHIN WALLS CENTERED ON WALL, HALL CLOSET OR 5" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- J. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY DEMISING, BEARING AND RATED WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY MANUFACTURER.



**2 UNIT 2C (1ST & 2ND FLOOR)**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



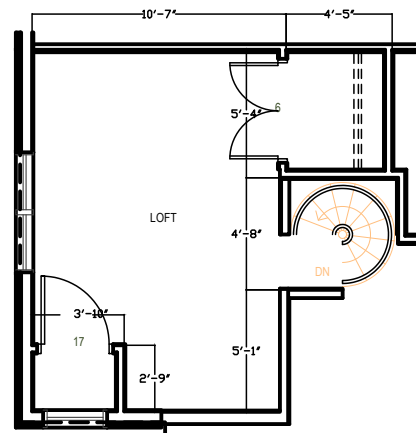
**1 UNIT 2B (1ST & 2ND FLOOR)**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 2  
 ENLARGED UNIT FLOOR PLANS  
 SHEET: A-5.1  
 DATED: OCTOBER 30, 2025

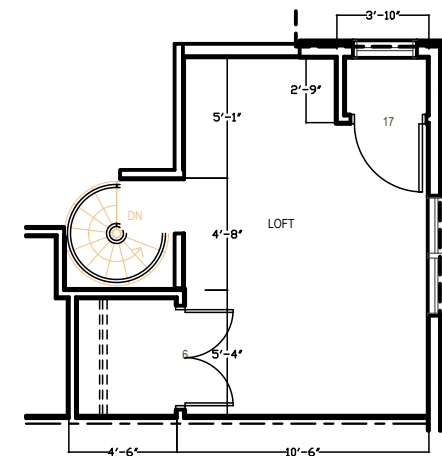
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants



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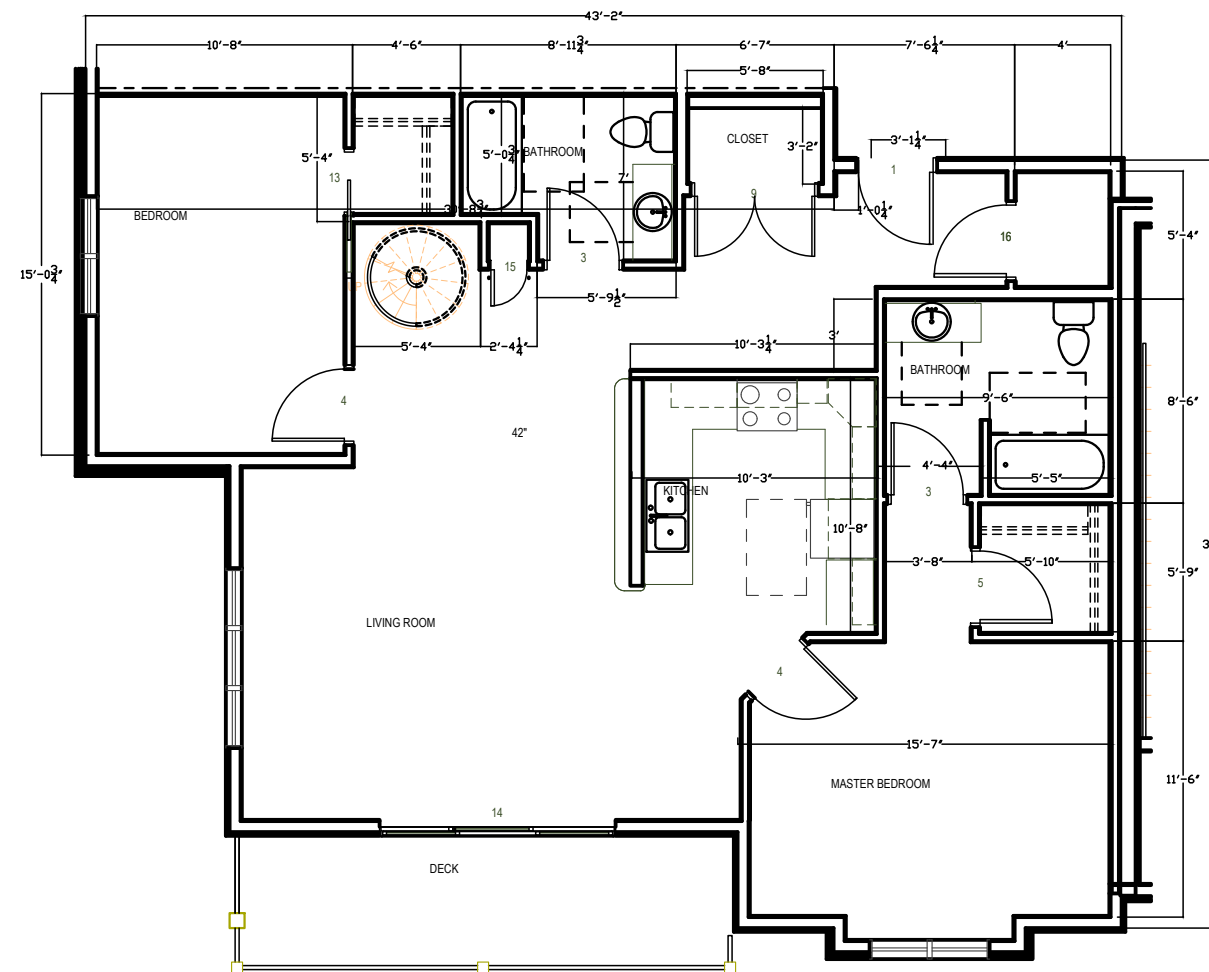


**4 UNIT 2C LOFT**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

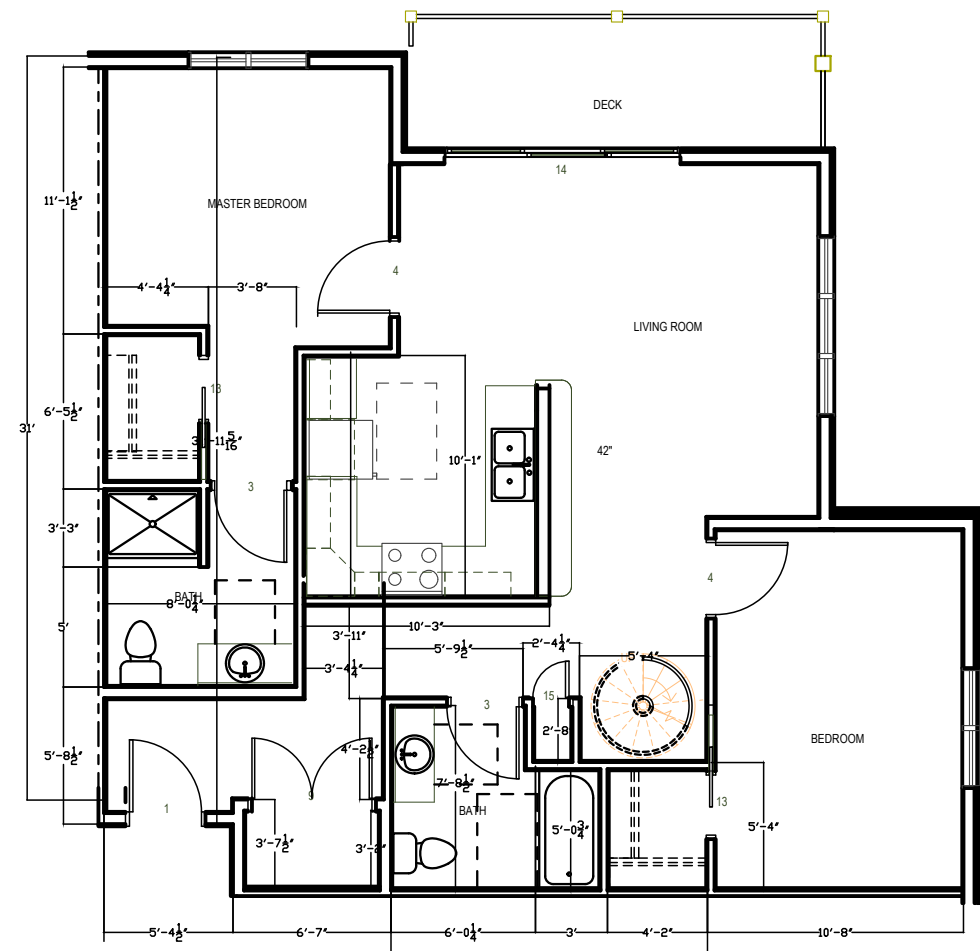


**2 UNIT 2B LOFT**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

- UNIT FLOOR PLAN GENERAL NOTES**
- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
  - B. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
  - C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
  - D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL WALL THICKNESS.
  - E. SEE OVERALL PLAN FOR EXTERIOR WALL AND CORE ELEMENT WALL TYPES; EXTERIOR WINDOW AND PATIO DOOR TYPES.
  - F. COORDINATE HVAC CLOSET SIZES WITH HVAC CONTRACTOR.
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  - H. COORDINATE WALL THICKNESS AND FURRING BEHIND WASHERS/DRYERS WITH HVAC AND PLUMBING CONTRACTORS.
  - I. LOCATE DOORS WITHIN WALLS CENTERED ON WALL, HALL, CLOSET OR 5" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
  - J. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY DEMISING, BEARING AND RATED WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY MANUFACTURER.

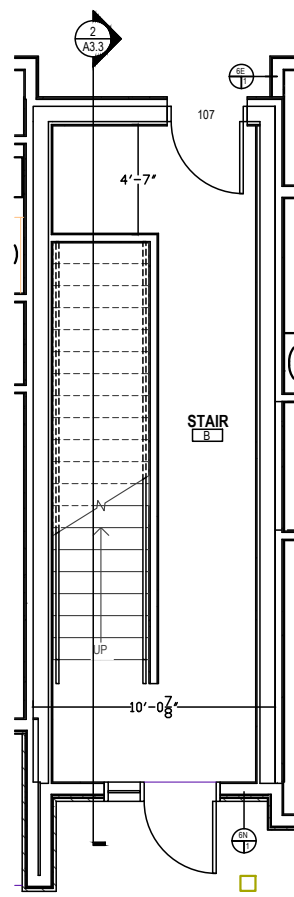


**3 UNIT 2C (3RD FLOOR)**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

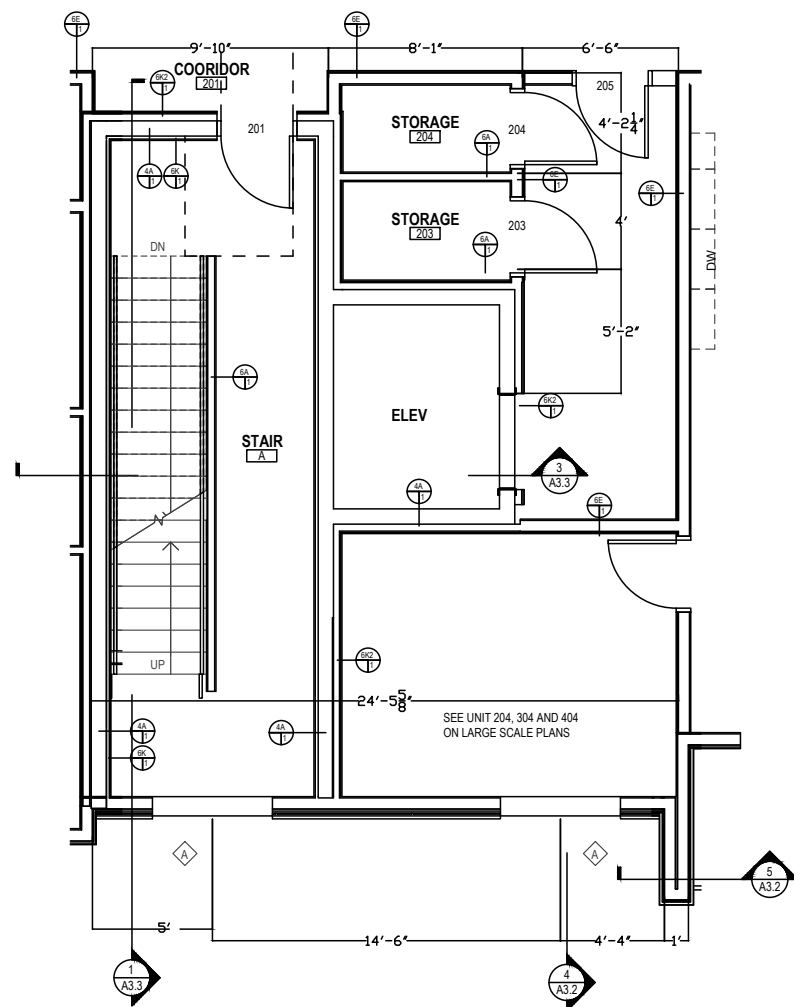


**1 UNIT 2B (3RD FLOOR)**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

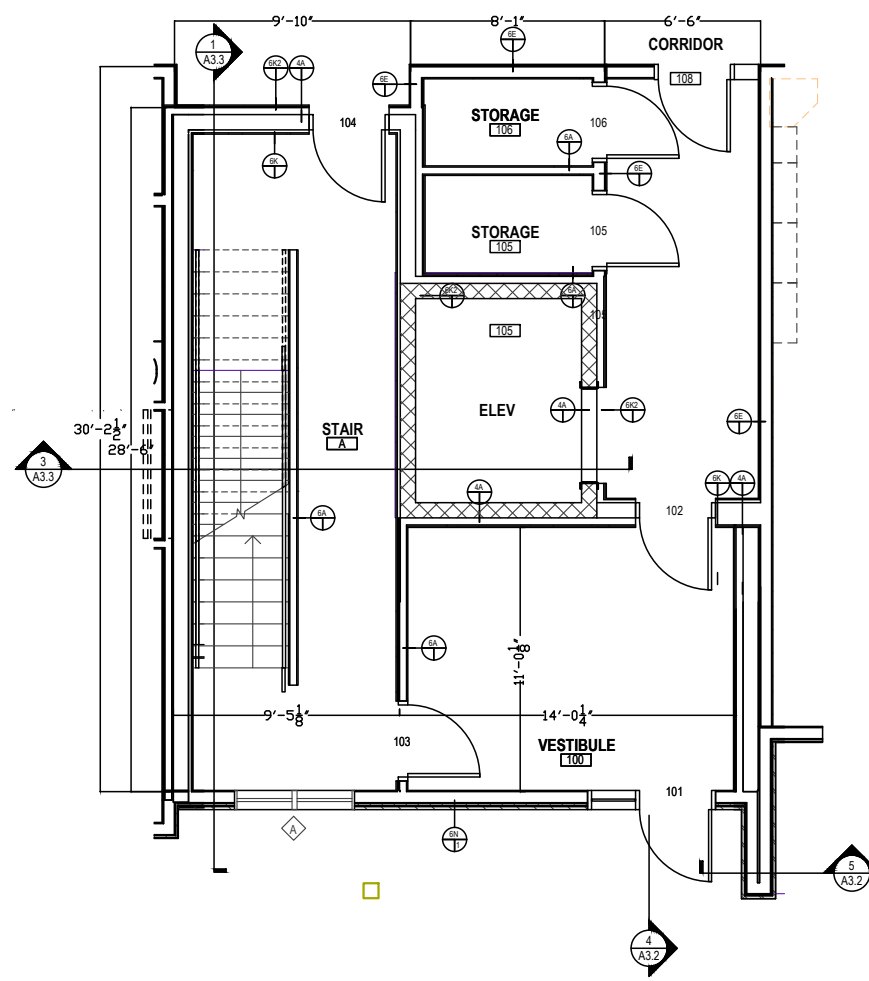
EZRA PROPERTIES APARTMENTS - PHASE 2  
 ENLARGED UNIT FLOOR PLANS  
 SHEET: A-5.2  
 DATED: OCTOBER 30, 2025  
**QUAM ENGINEERING, LLC**  
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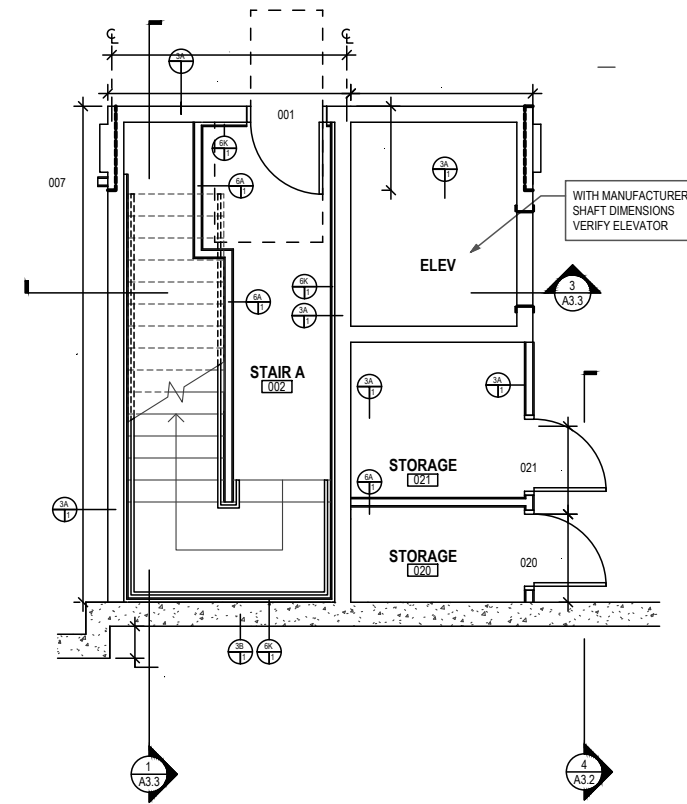
**4 STAIR B ENLARGED PLAN**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



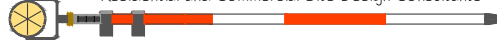
**3 STAIR A SECOND / THIRD FLOOR PLAN**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

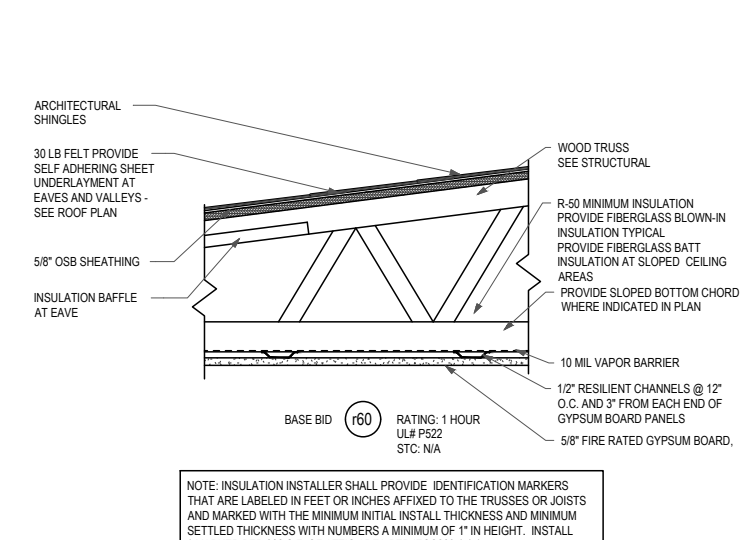
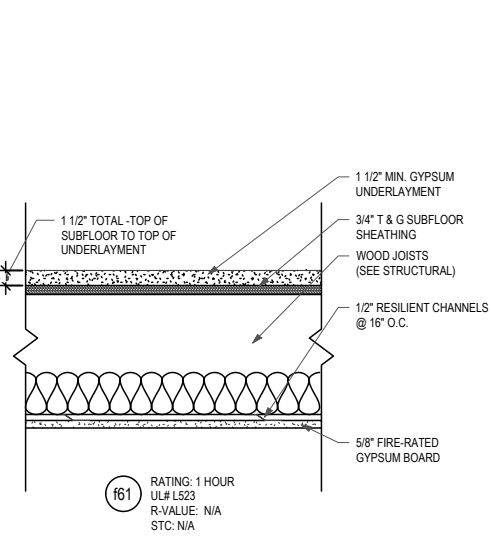
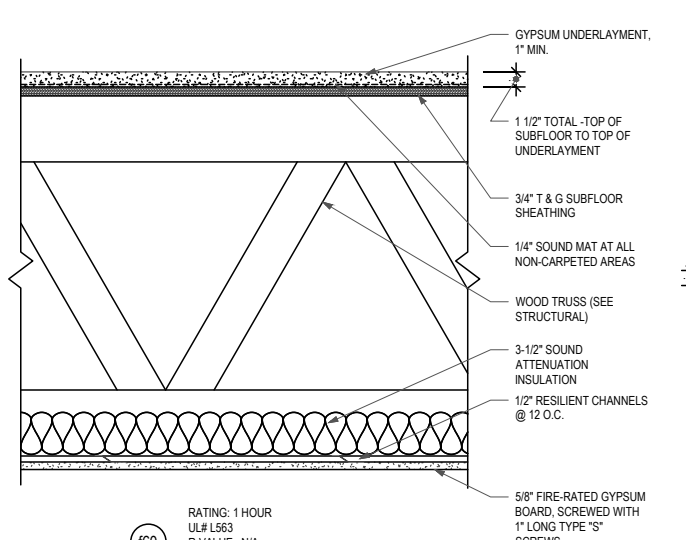
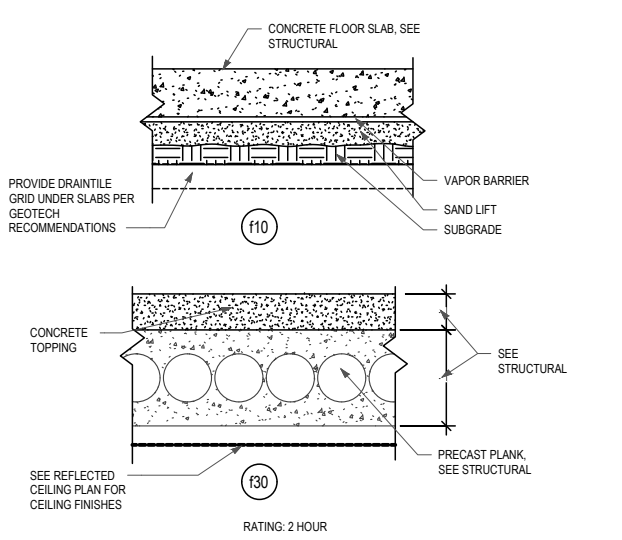


**2 STAIR A FIRST FLOOR PLAN**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**1 STAIR A BASEMENT PLAN**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 2  
 ENLARGED STAIR PLANS  
 SHEET: A-5.3  
 DATED: OCTOBER 30, 2025  
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**WALL DETAIL NOTES**

WALL TYPE DESIGNATION

WALL FIRE RATING (IF INDICATED) THIS WALL WOULD HAVE A 1 HOUR RATING

WALL TYPE DESIGNATION

WALL HAS NO FIRE RATING

1. TO ACHIEVE STC RATING, ADD FIBERGLASS BATT INSULATION TO THE ENTIRE WIDTH OF STUD CAVITY, TYP.

**WALL TYPE GENERAL NOTES**

A. CONTINUE ALL PARTITION FRAMING AND GYPSUM BOARD TO UNDERSIDE OF RATED ROOF ASSEMBLY OR FLOOR DECK ABOVE, UNLESS INDICATED OTHERWISE.

B. SOUND WALLS (INDICATED BY "STC" - SOUND TRANSFER COEFFICIENT) CAULK ALL UNFINISHED JOINTS BETWEEN GYPSUM BOARD PANELS AND BETWEEN GYPSUM BOARD PANELS AND FLOOR AND SIDE WALL MATERIALS WITH ONE BEAD OF SEALANT PER LAYER OF GYPSUM BOARD. ACOUSTICALLY SEAL ALL PENETRATIONS INCLUDING ELECTRICAL, MECHANICAL AND PIPING. LIMIT NECESSARY WALL PENETRATIONS TO ONE PER STUD CAVITY.

C. PENETRATIONS IN SOUND WALLS AND SMOKE AND FIRE RATED WALLS AND CONNECTIONS AT WALLS TO OTHER WORK SHALL MAINTAIN STC AND/OR FIRE RATING. SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED DETAILS, AND SHALL COMPLY WITH APPLICABLE TESTING AGENCY REQUIREMENTS.

D. WHERE WALLS AND/OR FURRING MEET, MAINTAIN A FLUSH SURFACE ON THE SIDE WHERE WALL SURFACE IS STRAIGHT OR CONTINUOUS, UNLESS INDICATED OTHERWISE.

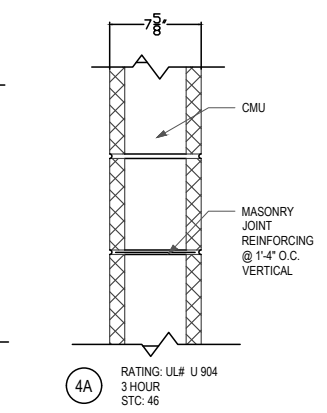
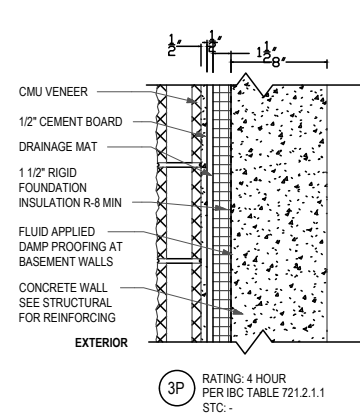
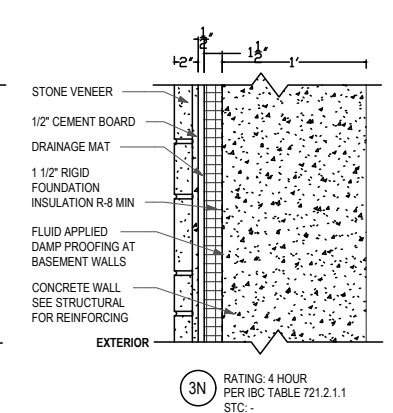
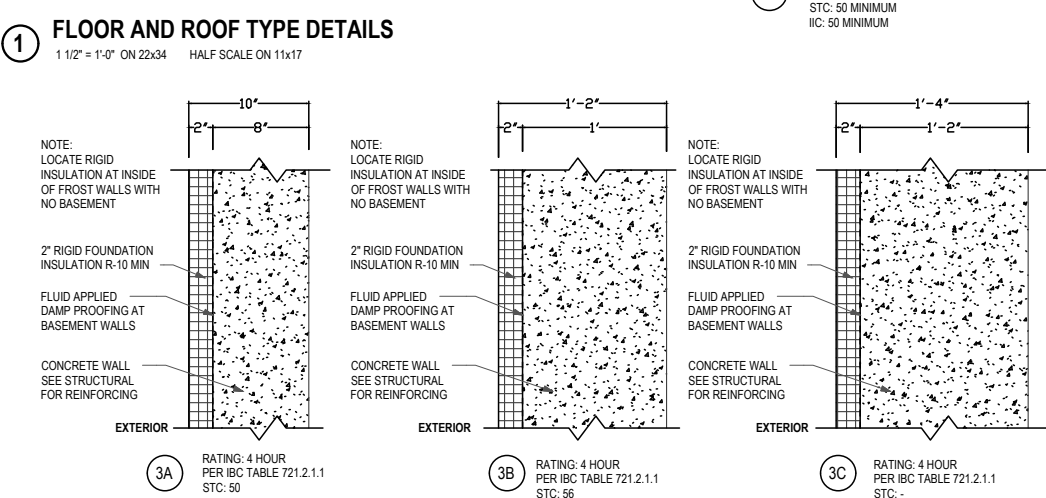
E. FIRE RATINGS SHOWN ARE THE RATINGS AVAILABLE PER NOTED TESTING AGENCY AND/OR IBC REQUIREMENTS. REFER TO FLOOR PLANS AND WALL TYPE SUBSCRIPTS FOR LOCATIONS OF FIRE RATED WALLS.

F. REFER TO ROOM SCHEDULE FOR ADDITIONAL WALL FINISHES.

G. PROVIDE WOOD BLOCKING IN PARTITION TYPES AS REQUIRED BY SPECIFICATIONS AND ACCESSORIES INDICATED ON DRAWINGS.

H. REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS OR VARIATIONS TO EXTERIOR VENEER MATERIALS.

I. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY EXTERIOR, CORRIDOR, FIRE-RATED AND ACOUSTIC WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY THE MANUFACTURER.



**MASONRY WALL TYPE GENERAL NOTES**

A. CMU FIRE RATED WALLS TO HAVE EQUIVALENT THICKNESS BELOW:

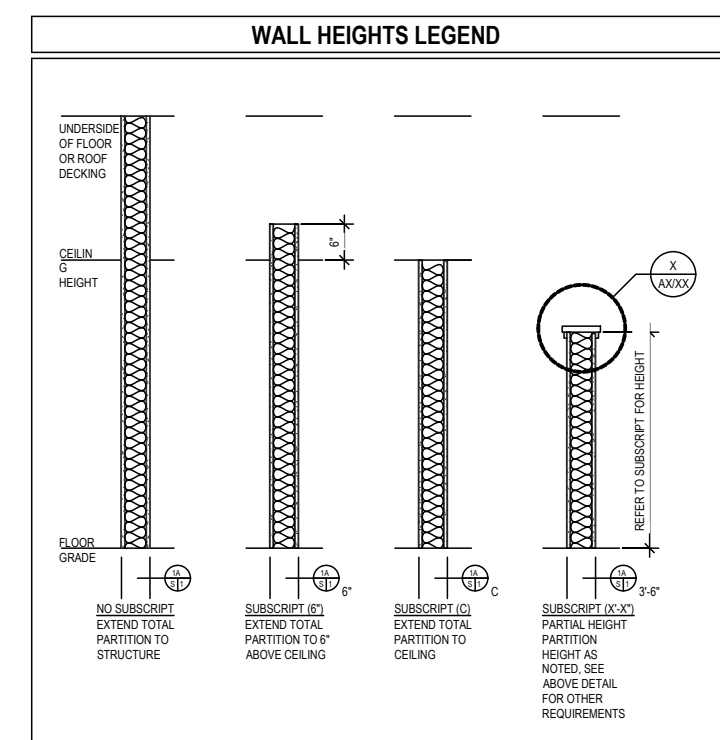
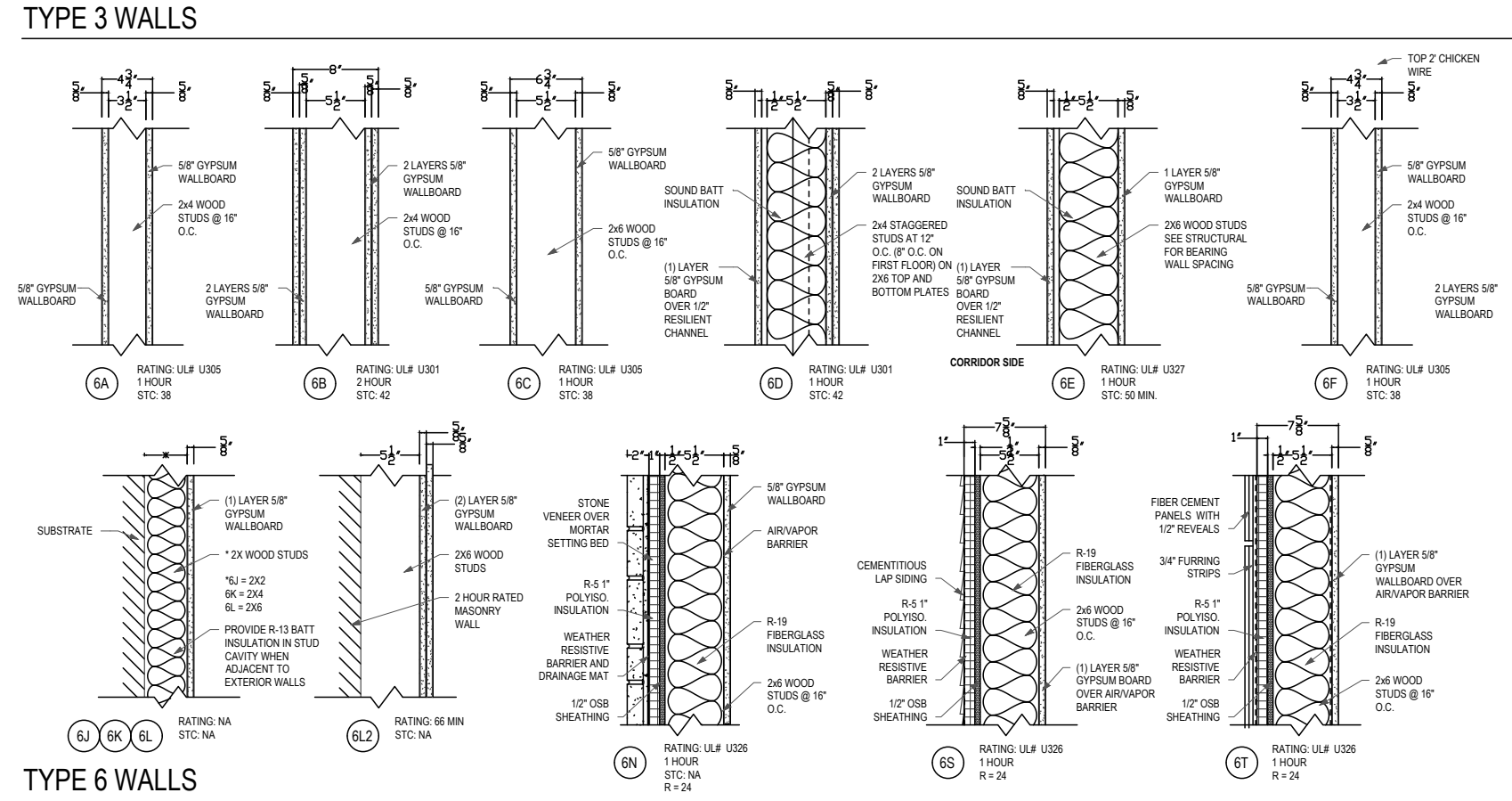
4 HOUR = 6.2"
3 HOUR = 5.3"
2 HOUR = 4.2"
1 HOUR = 2.8"

B. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR REINFORCEMENT AND BRACING OF CMU WALLS.

**FLOOR AND ROOF TYPE GENERAL NOTES**

A. SUSPENDED CEILING GRIDS AND TILES NOT INDICATED ON FLOOR OR ROOF TYPES. REFER TO REFLECTED CEILING PLANS FOR SUSPENDED CEILING AND ADDITIONAL SOFFITS.

B. ROOF R-VALUES VARY WITH TAPERED INSULATION. REFER TO SPECIFICATIONS.



**FRAME ASSEMBLIES GENERAL NOTES**

A. PROVIDE SPECIFIED METAL STUD GAUGE UNLESS OTHERWISE NOTED.

B. PROVIDE FIRE RATED GYPSUM BOARD AT FIRE RATED PARTITIONS AS REQUIRED BY TESTED ASSEMBLY.

C. INSTALLATION OF GYPSUM BOARD, BACKER BOARD AND BASE BOARD SHALL CONFORM TO REQUIREMENTS FOR FIRE RATINGS AND ACOUSTICAL RATINGS.

D. STUD FRAMING TO BE 1'-4" O.C. UNLESS NOTED OTHERWISE.

E. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT WALLS AND CEILINGS OF TOILET & BATH ROOMS AND LAUNDRY ROOMS.

F. PROVIDE GLASS MAT GYPSUM TILE BACKER BOARD AT LOCATIONS OF WALL TILE. PROVIDE CEMENT BOARD TILE BACKER BOARD BEHIND WALL TILE AT TUB AND SHOWER LOCATIONS.

G. THERMAL RESISTANCE (R-VALUE) IDENTIFICATION MARK SHALL BE APPLIED BY MFG TO EACH PIECE OF BUILDING ENVELOPE INSULATION 12" OR GREATER IN WIDTH. PER IECC 303.1.1

H. INSULATION INSTALLER SHALL PROVIDE A SIGNED AND DATED CERTIFICATION OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING ENVELOPE, LISTING TYPE OF INSULATION INSTALLATIONS IN ROOF/CEILING, THE MANUFACTURER AND THE R VALUE. PER IECC 303.1.1

UNIT DOOR SCHEDULE																	
UNIT NO.	ROOM NAME	TYPE	DOOR					UNDER CUT	FRAME					GLAZE	FIRE RATING	HARDWARE	COMMENTS
			W	H	T	ELEV	MATERIAL		ELEV	MATERIAL	HEAD	JAMB	SILL				
1	ENTRY	Single	3'-0"	6'-8"	1 3/4"	P	WD								20		
2	CLOSET	Single	2'-6"	6'-8"	1 3/8"	P	WD										
3	BATHROOM	Single	3'-0"	6'-8"	1 3/8"	P	WD										
4	BEDROOM	Single	3'-0"	6'-8"	1 3/8"	P	WD										
5	CLOSET	Single	2'-8"	6'-8"	1 3/8"	P	WD										
6	CLOSET	Single (double)	4'-0"	6'-8"	1 3/8"	F	WD										
7	PATIO	Single	3'-0"	6'-8"	1 3/4"	FG	WD										
8	CLOSET	Single (double)	2'-6"	6'-8"	1 3/8"	F	WD										
9	CLOSET	Single (double)	5'-0"	6'-8"	1 3/8"	F	WD										
11	CLOSET	Single (double)	6'-0"	6'-8"	1 3/8"	F	WD										
12	CLOSET	Pocket	2'-10"	6'-8"	1 3/8"	P	WD										
13	CLOSET	Pocket	2'-6"	6'-8"	1 3/8"	P	WD										
14	PATIO	Sliding Patio	9'-10"	6'-8"	1 13/16"		AL										
15	CLOSET	Single	1'-6"	6'-8"	1 3/8"	P	WD										
16	CLOSET	Single	3'-0"	6'-8"	1 3/8"	P	WD										
17	CLOSET	Single	2'-8"	6'-3"	1 3/8"	P	WD										

**DOOR SCHEDULE GENERAL NOTES**

A. WOOD DOORS TO BE PRE-FINISHED. PROVIDE FINISHED SAMPLES TO OWNER AND ARCHITECT FOR FINAL SELECTION.

B. HOLLOW METAL FRAME HEADS TO BE 2" U.N.O.

C. ALL SWING DOORS TO RECEIVE 1-1/2" PAIR BUTTS, U.N.O.

D. PROVIDE LEVER HANDLE LOCK/LATCH SETS AT ALL DOORS, U.N.O.

E. ALL FIRE DOORS ARE TO BE RATED ASSEMBLIES (DOOR AND FRAME TOGETHER). PROVIDE ALL REQUIRED HARDWARE, SMOKE SEALS, AND ACCESSORIES

F. MEANS OF EGRESS DOORS: LATCHES DO NOT REQUIRE MORE THAN 15 LB TO RELEASE THE LATCH. LOCKS DO NOT REQUIRE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE FOR OPERATION.

**DOOR SCHEDULE COMMENTS**

1. KICK PLATE (CORRIDOR SIDE ONLY). VERIFY SIZE AND MATERIAL WITH OWNER

2. SPRING HINGE CLOSER

3. MAGNETIC HOLD OPEN FOR EACH DOOR WIRED TO SMOKE DETECTORS & FIRE ALARM SYSTEM

4. FIRE SEAL

5. SMOKE SEAL

6. WEATHER STRIPPING

7. ASTRAGAL w/ COORDINATOR

8. DOOR STOP

9. DUMMY PULL

10. ELECTRONIC ACCESS SYSTEM @ STAIRWELL SIDE

11. HINGE BUMPERS

12. FLUSH BOLT

13. ELECTRIC SECURITY LOCK RELEASE

14. KICK PLATE (BOTH SIDES)

15. POWER ASSISTANCE OPENER

**DOOR SCHEDULE LEGEND**

WD = WOOD  
HM = HOLLOW METAL  
ALUM = ALUMINUM  
INS = INSULATED  
ST = STEEL  
TI = "TIMELY" PREFINISHED METAL FRAMES  
WD-L = WOOD LEGACY (PRE-HUNG, PREFINISHED HARD BOARD, HOLLOWCORE)

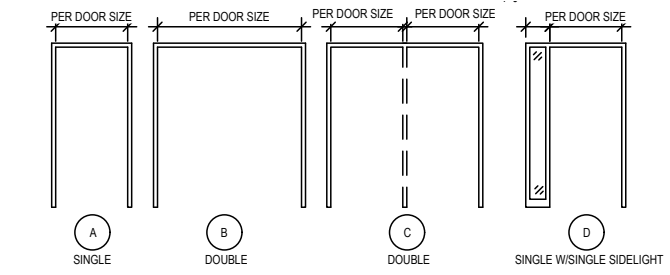
FG = FULL GLASS  
SC = SOLID CORE  
PKT = POCKET  
HC = HOLLOW CORE

DOOR SCHEDULE																	
DOOR NO.	ROOM NAME	TYPE	DOOR					UNDER CUT	FRAME					GLAZE	FIRE RATING	HARDWARE	COMMENTS
			W	H	T	ELEV	MATERIAL		ELEV	MATERIAL	HEAD	JAMB	SILL				
BASEMENT																	
001	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	HM								90		
002	PARKING	Single	3'-0"	6'-8"	1 3/4"	F/HG	HM										
003	PARKING	Overhead	16'-0"	7'-6"	2"		OH										
004	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
005	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
006	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
007	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
008	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
009	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
010	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
011	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
012	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
013	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
014	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
015	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
016	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
017	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
018	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
019	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
020	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
021	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
022	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		

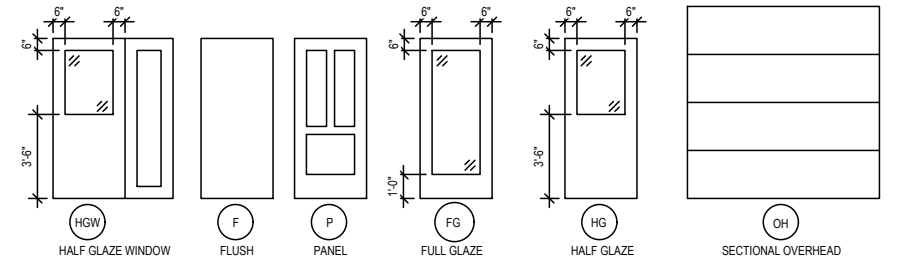
FIRST FLOOR																	
DOOR NO.	ROOM NAME	TYPE	DOOR					UNDER CUT	FRAME					GLAZE	FIRE RATING	HARDWARE	COMMENTS
			W	H	T	ELEV	MATERIAL		ELEV	MATERIAL	HEAD	JAMB	SILL				
101	VESTIBULE	Single	3'-0"	6'-8"	1 1/2"	F											
102	CORRIDOR	Single	3'-0"	6'-8"	1 3/4"	F									90		
103	STAIR	Single	3'-0"	6'-8"	1 3/4"	F											
104	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
105	STORAGE	Single	3'-0"	6'-8"	1 3/4"	F									20		
106	STORAGE	Single	3'-0"	6'-8"	1 3/4"	F									20		
107	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
108	LOBBY	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

SECOND FLOOR																	
DOOR NO.	ROOM NAME	TYPE	DOOR					UNDER CUT	FRAME					GLAZE	FIRE RATING	HARDWARE	COMMENTS
			W	H	T	ELEV	MATERIAL		ELEV	MATERIAL	HEAD	JAMB	SILL				
201	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
202	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
203	STORAGE	Single	3'-0"	6'-8"	1 3/4"	F									20		
204	STORAGE	Single	3'-0"	6'-8"	1 3/4"	F									20		
205	LOBBY	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

THIRD FLOOR																	
DOOR NO.	ROOM NAME	TYPE	DOOR					UNDER CUT	FRAME					GLAZE	FIRE RATING	HARDWARE	COMMENTS
			W	H	T	ELEV	MATERIAL		ELEV	MATERIAL	HEAD	JAMB	SILL				
301	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
302	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
303	STORAGE	Single	3'-0"	6'-8"	1 3/4"	F									20		
304	STORAGE	Single	3'-0"	6'-8"	1 3/4"	F									20		
305	LOBBY	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								20		SMOKE/DRAFT CONTROL ON HOLD-OPEN



**2 DOOR FRAME ELEVATIONS**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



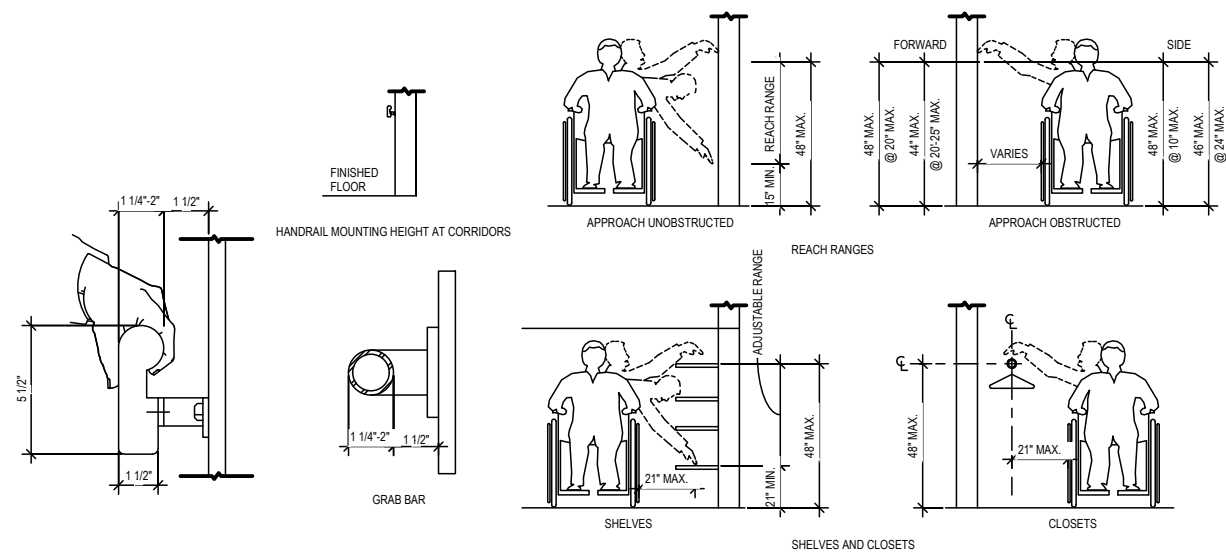
**1 DOOR TYPE ELEVATIONS**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 2  
DOOR SCHEDULES, DOOR & FRAME ELEVATIONS  
SHEET: A-6.1  
DATED: OCTOBER 30, 2025

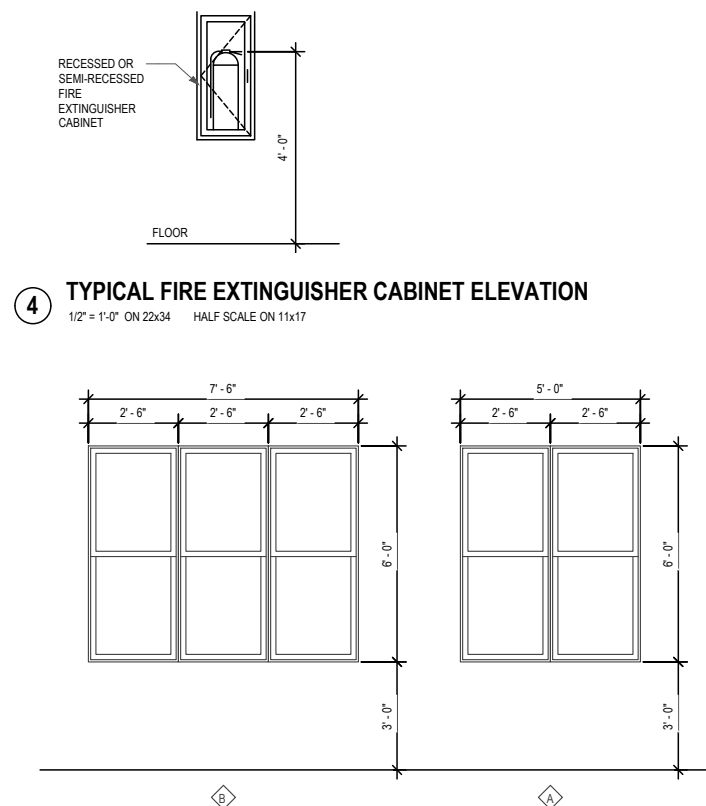
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Residential and Commercial Site Design Consultants

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

**3 ACCESSIBILITY REACH DETAILS**  
3/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

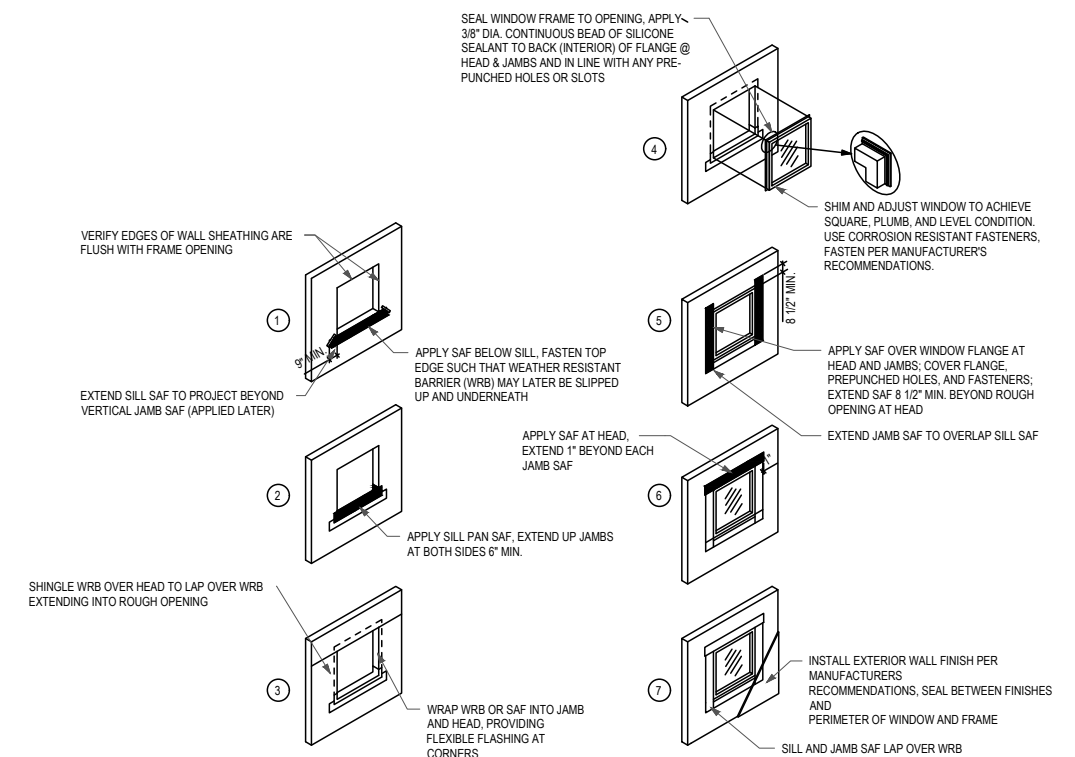


**2 WINDOW ELEVATIONS**  
3/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**NOTES:**

- SECTION 1405.4 OF THE I.B.C. STATES "FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING." THE PROCEDURE ABOVE IS RECOMMENDED TO ACHIEVE THIS INTENT FOR FLASHING OF WALL OPENINGS TO INCLUDE BUT NOT LIMITED TO: WINDOWS, DOORS, VENTS, ETC.
- ALL MATERIALS SHALL BE IN STRICT CONFORMANCE WITH I.B.C. STANDARD 14-1.
- APPLICATION OF FINISH MATERIALS OVER FLASHING MATERIALS SHOWN SHALL BE AS SPECIFIED BY CODE REQUIREMENTS, MANUFACTURER'S INSTRUCTIONS AND THE BEST PRACTICES OF THE TRADE.



**WINDOW TYPE GENERAL NOTES**

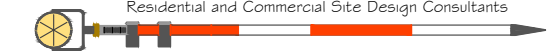
- PROVIDE VINYL FRAME WINDOWS WITH DOUBLE PANE LOW-E GLAZING TYPICAL IN ALL RESIDENTIAL UNITS. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE AND AS INDICATED ON DRAWINGS. MINIMUM WINDOW PERFORMANCE SHALL MEET OR EXCEED A U-VALUE OF 0.300 AND A SHGC OF 0.32.
- AT ACCESSIBLE AND TYPE A UNITS, WINDOW OPERATING HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1 CH 308 OPERABLE PARTS SHALL BE WITHIN 15-44 INCHES ABOVE THE FINISHED FLOOR SURFACE, SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL NOT REQUIRE MORE THAN 5 POUNDS OF FORCE TO ACTIVATE.
- WINDOW UNITS SHALL BE FABRICATED TO THE SIZE INDICATED, MILLED BY SUPPLIER AND SHALL HAVE OPERABLE PARTS AS INDICATED ON THE DRAWINGS. OPERABLE SASHES SHALL BE PROVIDED WITH FULL-PERIMETER WEATHER STRIPPING.
- WINDOWS TO BE FACTORY FINISHED. PROVIDE FINISH SAMPLES TO OWNER AND ARCHITECT FOR FINAL SELECTION

**GLAZING LEGEND**

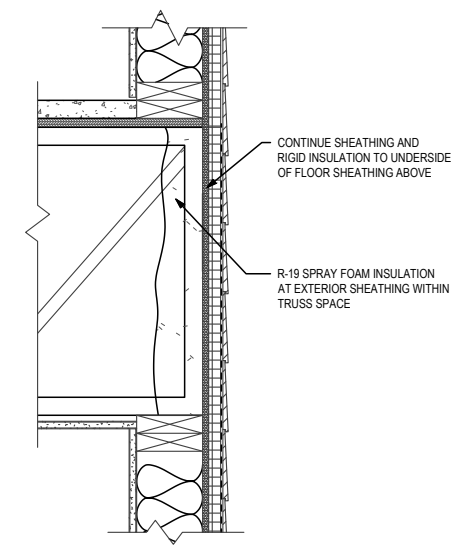
GLT	GLASS TYPE, SEE SPECIFICATIONS
GLT-12	DOUBLE-PANE INSULATED GLASS WITH LOW E
GLT-12T	DOUBLE-PANE INSULATED GLASS WITH LOW E, TEMPERED

EZRA PROPERTIES APARTMENTS - PHASE 2  
WINDOW TYPES & INTERIOR ELEVATIONS  
SHEET: A-6.2  
DATED: OCTOBER 30, 2025

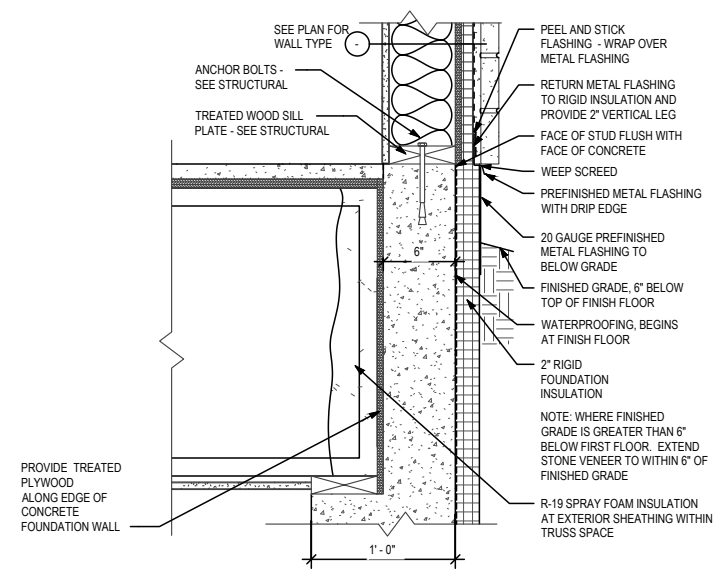
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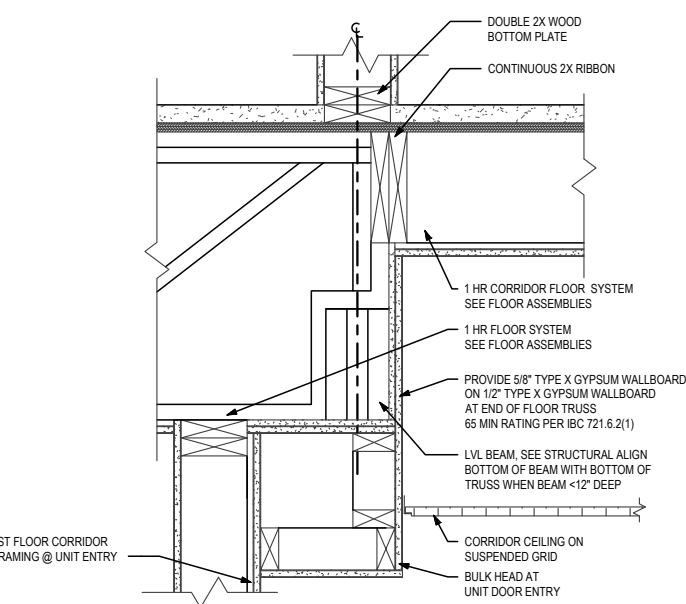
4604 Siggelkow Road, McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



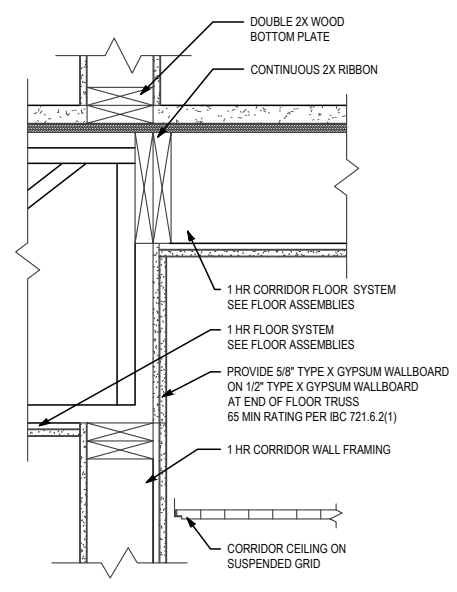
**7 FLOOR TRUSS @ EXTERIOR BEARING WALL (TYP)**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



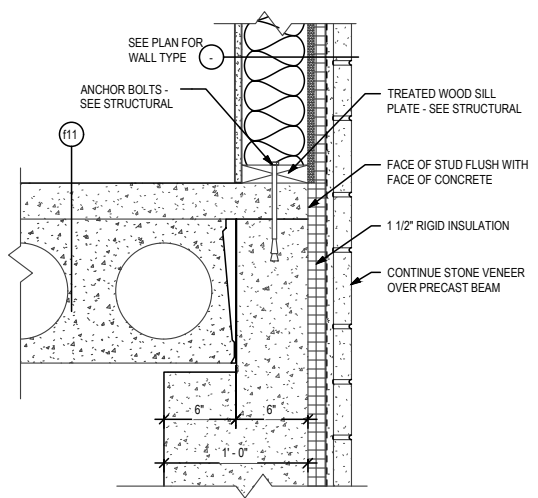
**6 WALL BASE @ RAISED FOUNDATION WALL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



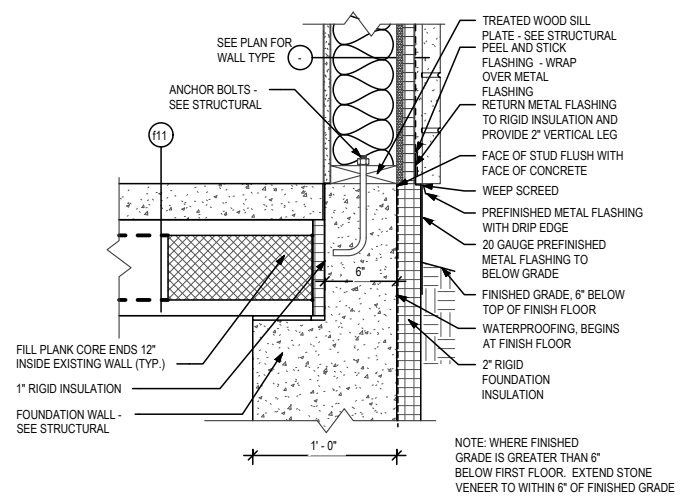
**9 FLOOR TRUSS AT UNIT ENTRY - (TYP)**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



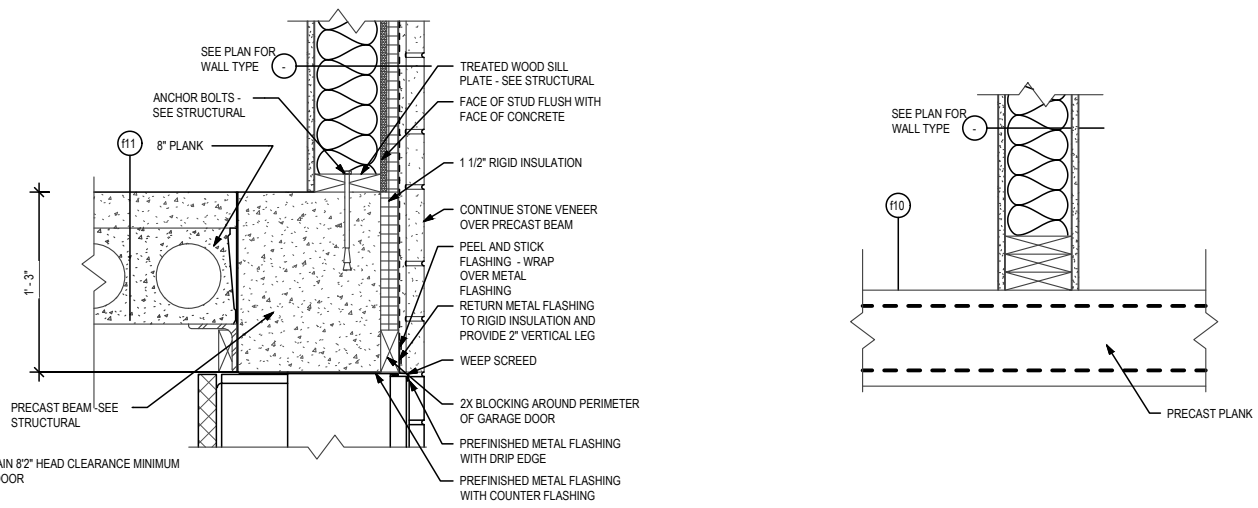
**8 FLOOR TRUSS AT CORRIOR - (TYP)**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



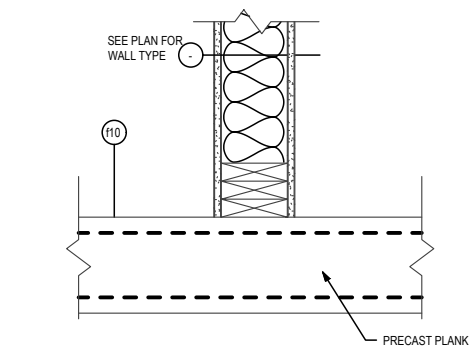
**5 WALL BASE @ STONE AND CIP WALL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



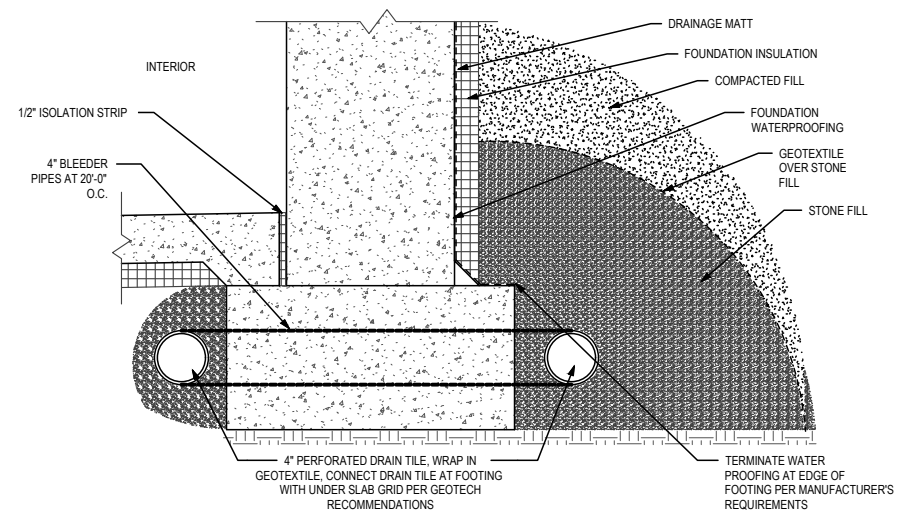
**4 WALL BASE @ STONE & PRECAST**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**3 WALL BASE @ GARAGE DOOR**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

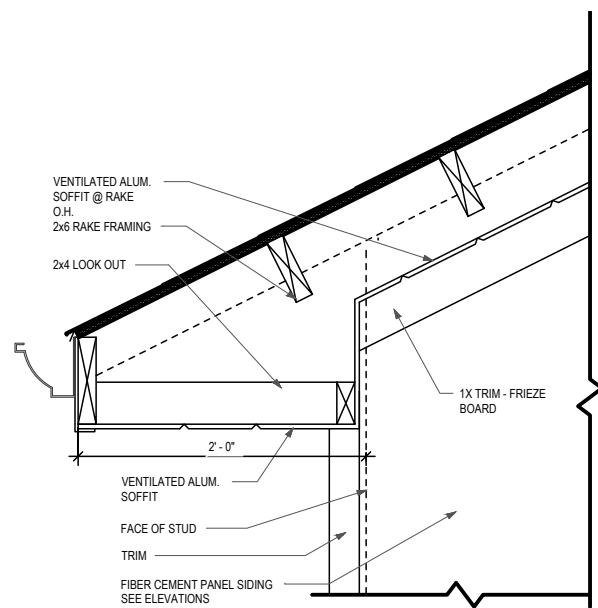


**2 WALL BASE @ INTERIOR BEARING WALLS**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

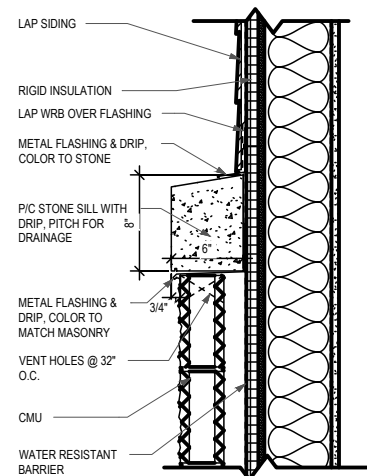


**1 FOUNDATION DETAIL @ PARKING GARAGE**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

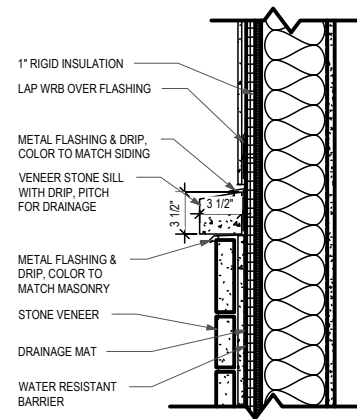
EZRA PROPERTIES APARTMENTS - PHASE 2  
 DETAILS  
 SHEET: A-8.0  
 DATED: OCTOBER 30, 2025  
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 Residential and Commercial Site Design Consultants  
 4604 Siggelkow Road, McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



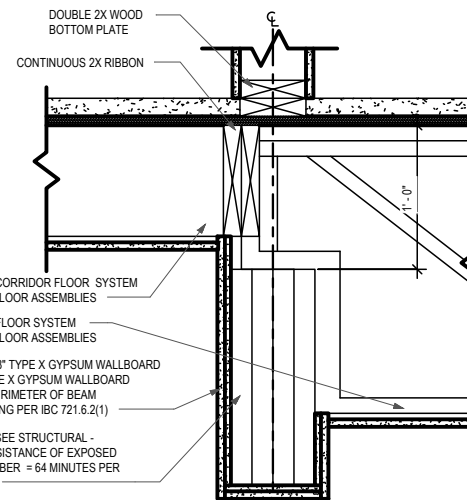
**4 ROOF EDGE DETAIL @ GABLE RAKE**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



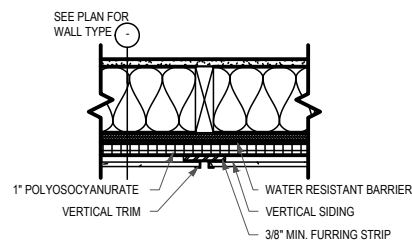
**3 CMU TO STONE TRANSITION**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



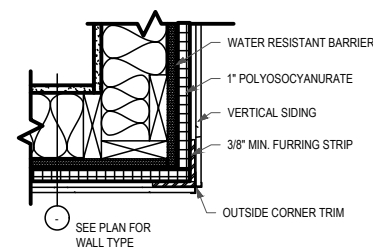
**2 STONE TO PANEL SIDING TRANSITION**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



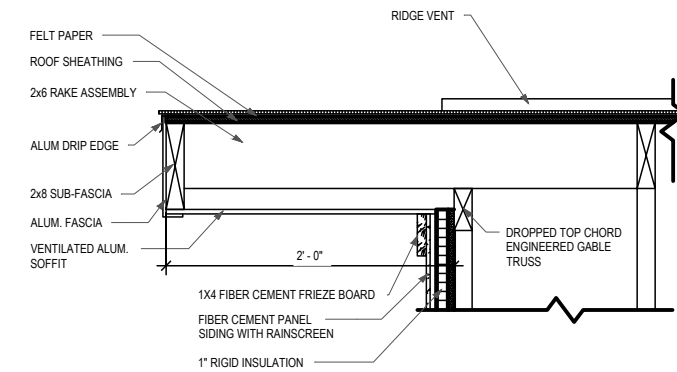
**1 FLOOR TRUSS AT 1ST FLOOR BEAM**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**7 FIBER CEMENT PANEL VERTICAL TRIM DETAIL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

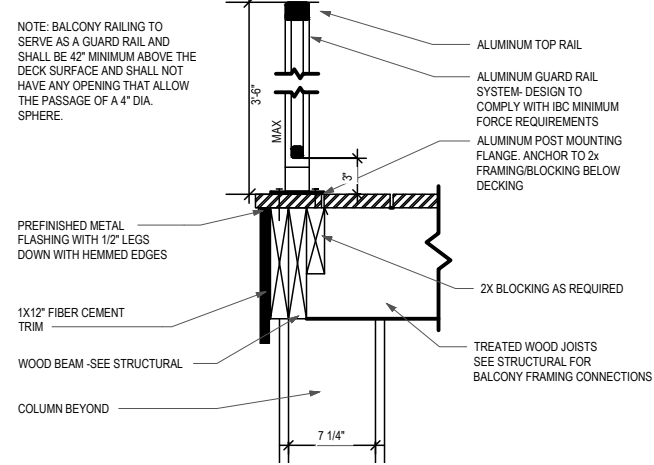


**6 FIBER CEMENT PANEL OUTSIDE CORNER DETAIL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

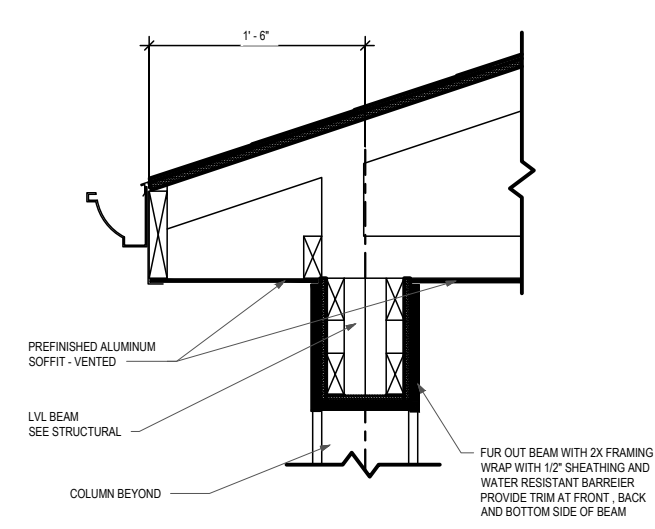


**5 TYPICAL RAKE DETAIL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

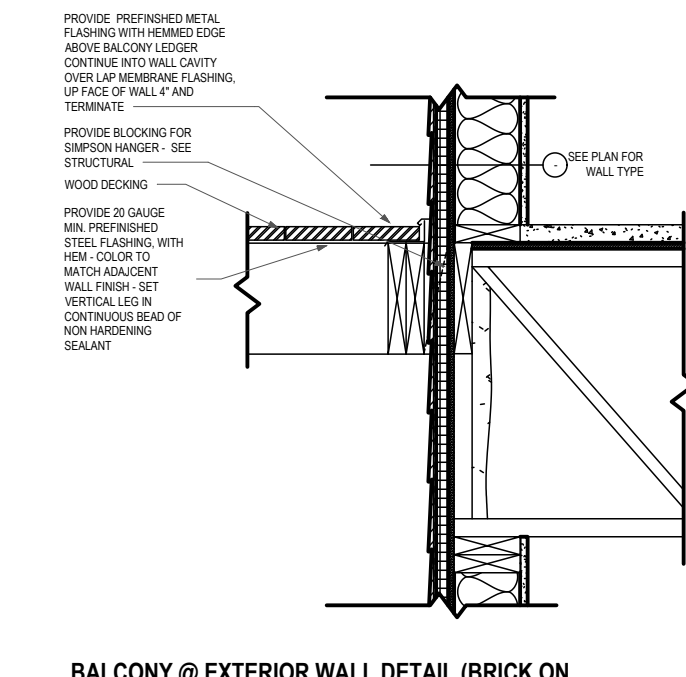
EZRA PROPERTIES APARTMENTS - PHASE 2  
 DETAILS  
 SHEET: A-8.1  
 DATED: OCTOBER 30, 2025  
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 4604 Siggelkow Road, McFarland, Wisconsin 53558  
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**3 BALCONY RAILING DETAIL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**2 BALCONY @ ROOF**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**1 BALCONY @ EXTERIOR WALL DETAIL (BRICK ON STUD)**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

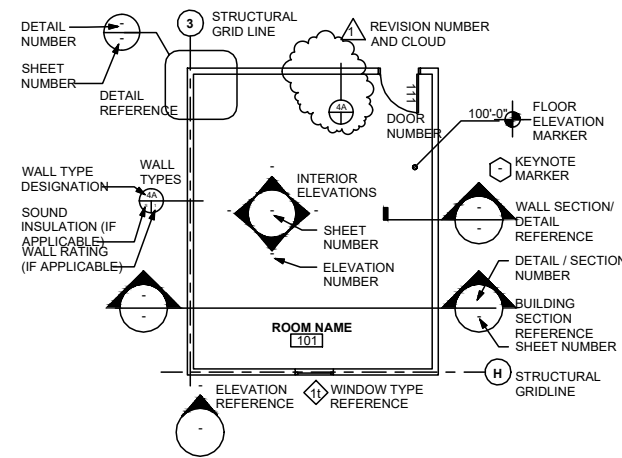
EZRA PROPERTIES APARTMENTS - PHASE 2  
 DETAILS  
 SHEET: A-8.2  
 DATED: OCTOBER 30, 2025

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 Residential and Commercial Site Design Consultants

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# EZRA PROPERTIES - PHASE 3 - 36 UNIT APARTMENT BUILDING

4703 Terminal Drive  
 McFarland, WI 53558



**Architecture :**

**Ryan Quam**

4604 Siggelkow Road, Suite A, McFarland, WI 53558  
 p: 608.838.7750 www.quamengineering.com

**Civil Engineering**

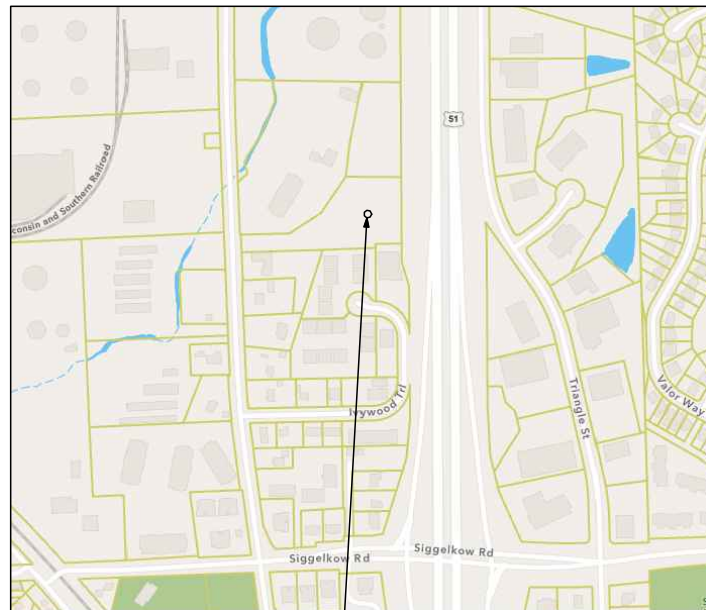
**Quam Engineering, LLC**

4604 Siggelkow Road, Suite A, McFarland, WI 53558  
 p: 608.838.7750 www.quamengineering.com

**Structural Engineering**

**Cold Springs Design, LLC**

222 South Main Street, Fort Atkinson, WI 53538  
 p: 920.568.9530



**PROJECT SITE MAP**

## ARCHITECTURAL ABBREVIATIONS LEGEND

+ - AND	FIN - FINISH	PREFAB PREFABRICATED
@ - AT	FLR - FLOOR	PERIM - PERIMETER
AB - ANCHOR BOLT	FND - FOUNDATION	PC - PLUMBING CONTRACTOR
AFF - ABOVE FINISH FLOOR	FOM - FACE OF MASONRY	P/C - PRECAST / PRESTRESSED
ALT - ALTERNATE	FOS - FACE OF STUD	P/T - POST TENSIONED
ALUM - ALUMINUM	FTG - FOOTING	PT - PRESSURE TREATED
ARCH - ARCHITECT / ARCHITECTURAL	FUT - FUTURE	
	FV - FIELD VERIFY	
BRD - BOARD	GA - GAUGE	R - RADIUS
BLK - BLOCK (CMU)	GALV - GALVANIZED	RD - ROOF DRAIN
BOT - BOTTOM	GB - GRAB BAR	REINF - REINFORCING
	GC - GENERAL CONTRACTOR	REQD - REQUIRED
	GYP - GYPSUM	RM - ROOM
CB - CATCH BASIN		SCHED - SCHEDULE
CIP - CAST-IN-PLACE	HC - HVAC CONTRACTOR	SHT - SHEET
CJ - CONSTRUCTION JOINT	HM - HOLLOW METAL	SIM - SIMILAR
CL - CENTERLINE	HORIZ HORIZONTAL	SOG - SLAB ON GRADE
CLG - CEILING	HT - HEIGHT	SPEC - SPECIFICATION
CLJ - CONTROL JOINT	HVAC - HEATING, VENTILATION & AIR CONDITIONING	SQ - SQUARE
CLR - CLEAR DISTANCE	HR - HOUR	SS - STAINLESS STEEL
CMU - CONCRETE MASONRY UNIT		STL - STEEL
CO - CASED OPENING	ID - INSIDE DIAMETER	STR - STRUCTURAL
COL - COLUMN	IF - INSIDE FACE	
CONC - CONCRETE	INSUL - INSULATION	THK - THICKNESS
CONT - CONTINUOUS	INT - INTERIOR	TOL - TOP OF LEDGE ELEVATION
CU - CUBIC	JBE - JOIST BEARING ELEVATION	TOP - TOP OF PIER ELEVATION
	JT - JOINT	TP - TOILET PAPER DISPENSER
DBL - DOUBLE	L - STEEL ANGLE DESIGNATION	TS - (SEE HIGH STRENGTH STEEL DESIGNATION)
DF - DRINKING FOUNTAIN	LAM - LAMINATE	TYP - TYPICAL
DIM - DIAMETER	LVL - LAMINATED VENEER LUMBER	TOW - TOP OF WALL ELEVATION
DN - DOWN		UL - UNDERWRITERS LAB
DS - DOWN SPOUT	MAX - MAXIMUM	UNO - UNLESS NOTED OTHERWISE
DTL - DETAIL	MBW - MASONRY BEARING WALL	
DWG - DRAWING	MFG - MANUFACTURER	VB - VAPOR BARRIER
	MIN - MINIMUM	VIF - VERTICAL
EA - EACH	MO - MASONRY OPENING	VERIF - VERIFY IN FIELD
EC - ELECTRICAL CONTRACTOR	MTL - METAL	
EIFS - EXTERIOR INSULATION FINISH SYSTEM	NIC - NOT IN CONTRACT	W - WIDTH
EL - ELEVATION	NOM - NOMINAL	W/O - WITH
ELEV - ELEVATOR	NTS - NOT TO SCALE	WC - WITHOUT
ENG - ENGINEER	NO - NUMBER	WD - WATER CLOSET
EQ - EQUAL		WRB - WOOD
EXIST - EXISTING	OC - ON CENTER	WWF - WEATHER RESISTANT BARRIER
EXP - EXPANSION	OD - OUTSIDE DIAMETER	
EXT - EXTERIOR	O.F. - OUTSIDE FACE	
	OH - OVERHEAD	
FD - FLOOR DRAIN	OPCI - OWNER PROVIDED, CONTRACTOR INSTALLED	
FND - FOUNDATION	OPOI - OWNER PROVIDED, OWNER INSTALLED	
FE - FIRE EXTINGUISHER	OPNG - OPENING	
FEC - FIRE EXTINGUISHER CABINET	OPP - OPPOSITE	
FF - FINISH FLOOR		

## LIST OF DRAWINGS

GENERAL	
G1.0	COVER SHEET
G1.1	CODE COMPLIANCE PLAN
G1.2	CODE COMPLIANCE PLAN
CIVIL	
C1.0	EXISTING SITE PLAN
C2.0	SITE PLAN
C3.0	GRADING AND EROSION CONTROL PLAN
C4.0	UTILITY PLAN
C5.0	NORTH POND PLAN
C6.0	DETAILS
L1.0	LANDSCAPE PLAN

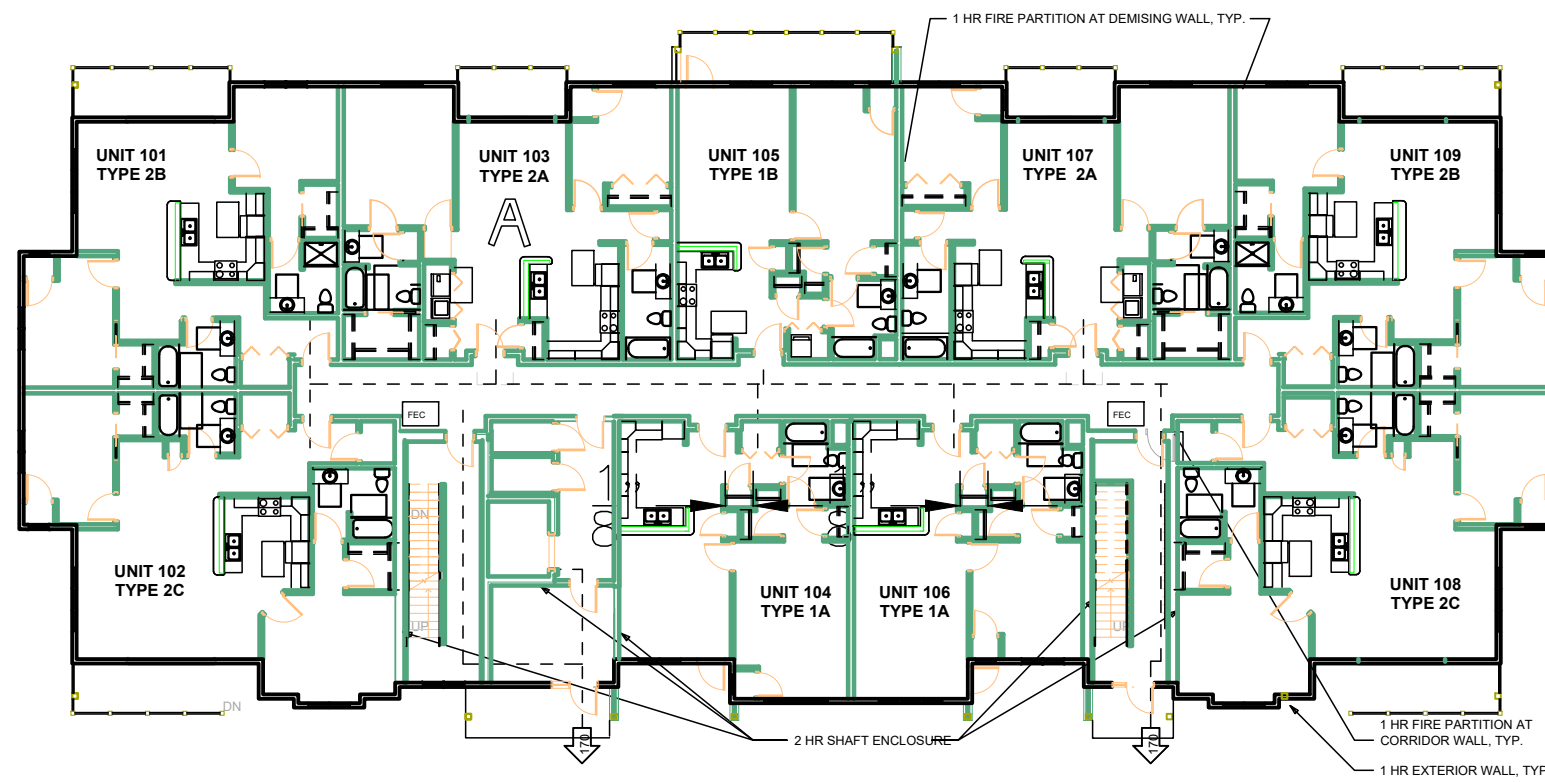
STRUCTURAL	
S-0.1	STRUCTURAL NOTES
S-0.2	STRUCTURAL SCHEDULES
S-1.0	FOUNDATION PLAN
S-1.1	FIRST FLOOR FRAMING PLAN
S-1.2	SECOND FLOOR FRAMING PLAN
S-1.3	THIRD FLOOR FRAMING PLAN
S-1.4	FOURTH FLOOR FRAMING PLAN
S-1.5	ROOF FRAMING PLAN
S-2.1	FOUNDATION DETAILS
S-2.2	FOUNDATION DETAILS
S-2.3	FOUNDATION DETAILS
S-3.1	FRAMING DETAILS
S-3.2	FRAMING DETAILS
S-3.3	STRUCTURAL DETAILS

## LIST OF DRAWINGS

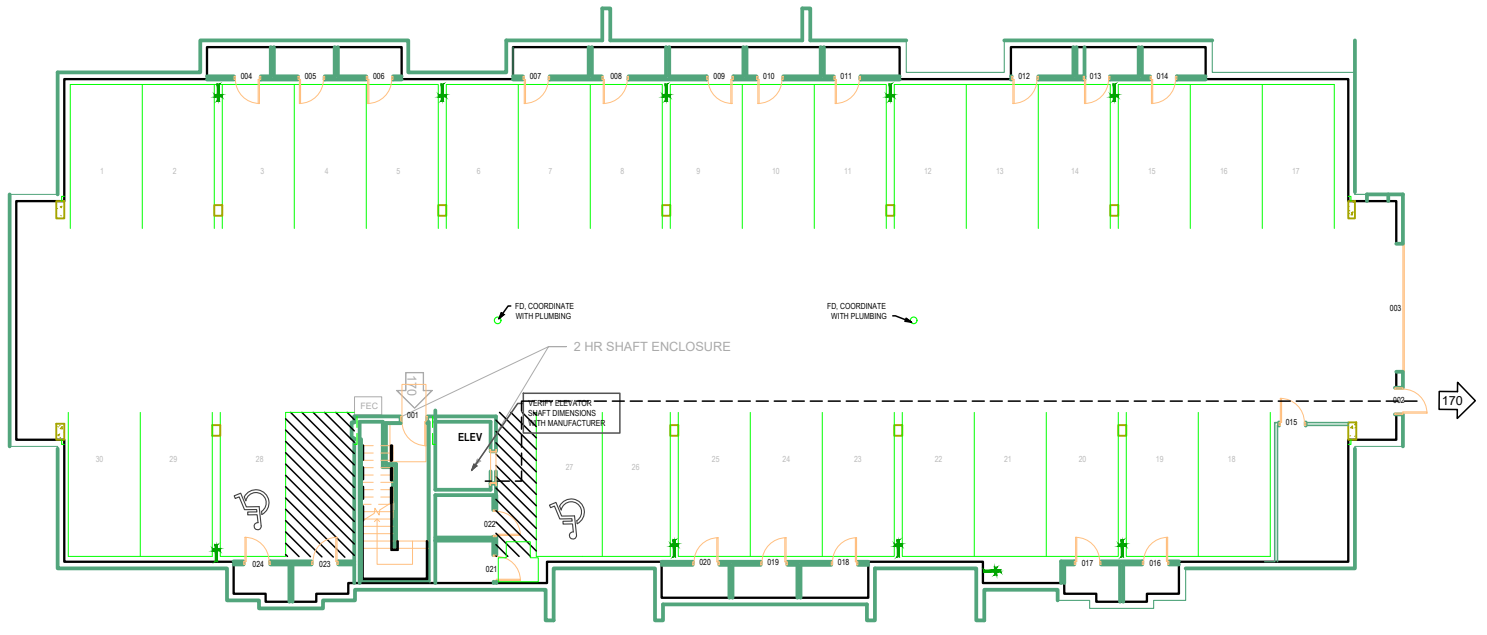
ARCHITECTURAL	
A1.0	BASEMENT FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	FOURTH FLOOR PLAN
A1.5	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	WALL SECTIONS
A3.2	WALL SECTIONS
A3.3	STAIR SECTIONS
A4.1	FIRST FLOOR REFLECTED CEILING PLAN
A4.2	SECOND FLOOR REFLECTED CEILING PLAN
A4.3	THIRD FLOOR REFLECTED CEILING PLAN
A4.4	FOURTH FLOOR REFLECTED CEILING PLAN
A5.0	ENLARGED UNIT FLOOR PLANS
A5.1	ENLARGED UNIT FLOOR PLANS
A5.2	ENLARGED UNIT FLOOR PLANS
A5.3	ENLARGED STAIR PLANS
A6.0	WALL TYPES, FLOOR ROOF & CEILING TYPES
A6.1	DOOR SCHEDULES, DOOR & FRAME ELEVATIONS
A6.2	WINDOW TYPES & INTERIOR ELEVATIONS
A8.0	DETAILS
A8.1	DETAILS
A8.2	DETAILS

OCTOBER 30, 2025

# G1.0



1 3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17  
**CODE COMPLIANCE - FIRST FLOOR**



2 3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17  
**CODE COMPLIANCE - BASEMENT**

**PROJECT/BUILDING DATA:**

NEW 4 STORY w/ MEZZANINE LEVEL MULTI-FAMILY BUILDING  
 BUILDING AREAS  
 TOTAL BUILDING AREA = 45,616 SQFT (EXCLUDING BASEMENT)  
 56,816 SQFT (INCLUDING BASEMENT)

BASEMENT AREA = 11,200 SQFT  
 FIRST FLOOR AREA = 11,200 SQFT  
 SECOND FLOOR AREA = 11,200 SQFT  
 THIRD FLOOR AREA = 11,200 SQFT  
 FOURTH FLOOR AREA = 11,200 SQFT  
 MEZZANINE FLOOR AREA (LOFTS) = 816 SQFT

UNIT COUNT  
 TOTAL UNITS = 36

PARKING COUNTS (SEE CIVIL DRAWINGS)  
 TOTAL PARKING SPACES = 61 (3 ACCESSIBLE)  
 GARAGE PARKING SPACES = 27 (1 ACCESSIBLE)  
 SURFACE PARKING SPACES = 34 (2 ACCESSIBLE)

**ACCESSIBILITY REQUIREMENTS:**

2015 WCBC, COMM 62.1107 DWELLING AND SLEEPING UNITS  
 R-2 = MORE THAN 20 DWELLING UNITS - AT LEAST 2% TYPE A UNITS WITH REMAINING UNITS TYPE B

1 TYPE A UNITS PROVIDED, THE REMAINING ARE TYPE B

**CODE INFORMATION SUMMARY:**

APPLICABLE CODE  
 2015 WISCONSIN COMMERCIAL BUILDING CODE

CONSTRUCTION TYPE  
 TYPE VA = 4 STORY BUILDING

OCCUPANCY  
 S-2 - STORAGE (PARKING GARAGE)  
 R-2 - RESIDENTIAL (1ST THROUGH 4TH)

FIRE SPRINKLER  
 BUILDING IS FULLY SPRINKLERED  
 NFPA 13 @ BASEMENT  
 NFPA 13R @ 1ST THROUGH 4TH FLOORS

FIRE RESISTANCE RATING BUILDING ELEMENTS  
 STRUCTURAL FRAME (COLUMNS & BEAMS) = 1 HOUR  
 BEARING WALLS (EXTERIOR AND INTERIOR) = 1 HOUR  
 NON-BEARING WALLS (EXTERIOR) =  
 1 HOUR < 30' TO PROPERTY LINE  
 NO RATING > 30' TO PROPERTY LINE  
 FLOOR = 1 HOUR  
 ROOF = 1 HOUR

ALLOWABLE AREA AND HEIGHT SUMMARY - SEPERATED USES  
**GRADE PLANE**  
 BASEMENT ELEVATION = 907.90'  
 1ST FLOOR ELEVATION = 817.90'  
 GRADE PLANE ELEVATION = 814.75'

**S-2 OCCUPANCY**  
 TYPE VA CONSTRUCTION = 4 STORIES ALLOWED (1 STORY ACTUAL)  
 21,000 SQFT/FLOOR ALLOWED  
 11,200 SQFT/FLOOR ACTUAL  
 (SPRINKLER AND FRONTAGE INCREASE NOT TAKEN)

**R-2 OCCUPANCY**  
 TYPE VA CONSTRUCTION = 4 STORIES ALLOWED (4 STORIES ACTUAL WITH +1 STORY SPRINKLER INCREASE)  
 12,000 SQFT/FLOOR ALLOWED  
 11,200 SQFT/FLOOR ACTUAL  
 (SPRINKLER AND FRONTAGE INCREASE NOT TAKEN)

REQUIRED FIRE BARRIER/PARTITION FIRE RESISTANT RATINGS:  
 CORRIDOR WALLS: 1 HOUR  
 SHAFTS: 2 HOURS  
 STAIR ENCLOSURE: 2 HOURS  
 DWELLING UNIT SEPARATION: 1 HOUR

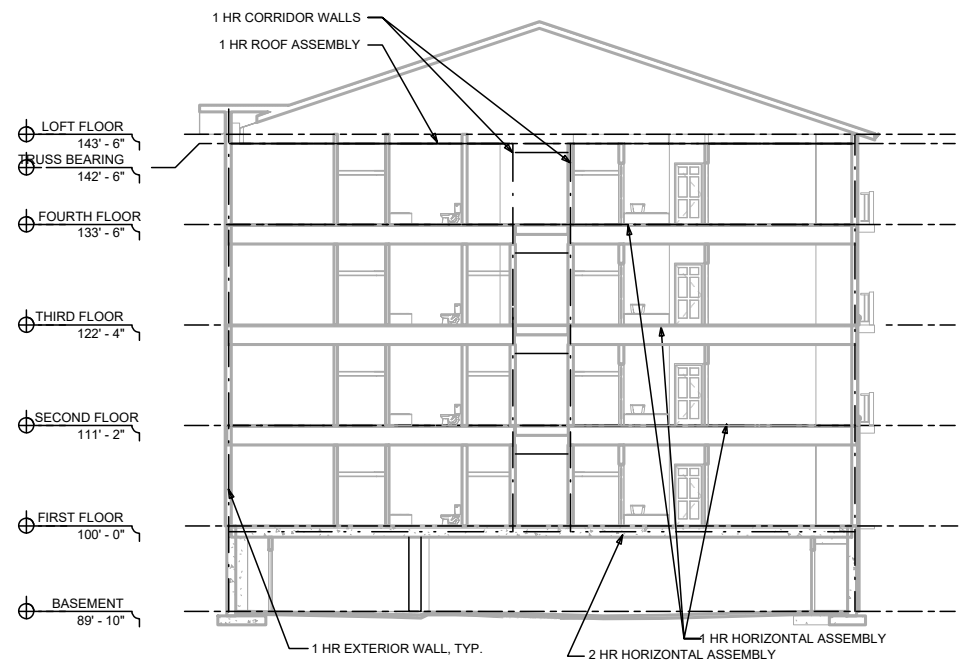
SEE CODE COMPLIANCE PLANS FOR MORE INFORMATION

**CODE COMPLIANCE GENERAL NOTES**

- A. ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE. REFER TO ENLARGED UNIT PLANS FOR INFORMATION AND REFERENCES TO ACCESSIBLE CRITERIA
- B. ALL "TYPE A" UNITS ARE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF IBC ACCESSIBLE UNIT.
- C. GRAB BARS: (PER 2003 ICC/ANSI A117.1)
  - 6a) TYPE "B" UNITS PROVIDE:
    - BLOCKING FOR FUTURE GRAB BARS IN SHOWERS
    - BLOCKING FOR FUTURE SHOWER SEAT
    - BLOCKING FOR FUTURE GRAB BARS AT TOILETS
  - 6b) "TYPE A" UNITS PROVIDE:
    - BLOCKING FOR FUTURE GRAB BARS IN SHOWERS
    - BLOCKING FOR FUTURE SHOWER SEAT
    - BLOCKING FOR FUTURE GRAB BARS AT TOILETS
- D. REFER TO SHEET A6.2 FOR ACCESSIBLE MOUNTING AND CLEARANCES INFORMATION.
- E. ALL FIRE EXTINGUISHER CABINETS SHALL BE IN APPROVED LOCATIONS WITH A MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER TO BE 75 FEET PER I.F.C.
- F. COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER 1006.2.1.
- G. EXIT ACCESS TRAVEL DISTANCE IS 250' WITH SPRINKLERS PER TABLE 1017.2.
- H. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING PER IBC 703.7

**CODE COMPLIANCE SYMBOLS LEGEND**

- INDICATES HANDICAP FULLY ACCESSIBLE UNIT
- INDICATES "TYPE A" UNIT
- INDICATES FIRE EXTINGUISHER CABINET LOCATION
- INDICATES OCCUPANCY CAPACITY
- INDICATES ADA ACCESSIBLE ROUTE
- INDICATES EXIT AND EXIT CAPACITY
- INDICATES EXIT SIGN
- INDICATES 1 HOUR FIRE RATED ASSEMBLY (SEC 707, 708, 709, 712)
- INDICATES 2 HOUR FIRE RATED ASSEMBLY (SEC 706, 707, 708, 709, 712)



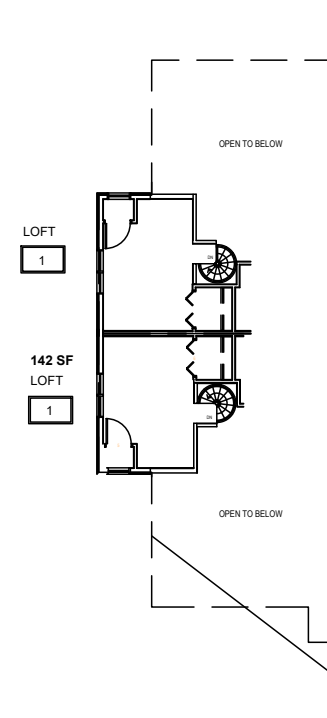
3 3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17  
**CODE COMPLIANCE SECTION**

EZRA PROPERTIES APARTMENTS - PHASE 3  
**CODE COMPLIANCE PLAN**  
 SHEET: G-1.1  
 DATED: OCTOBER 30, 2025

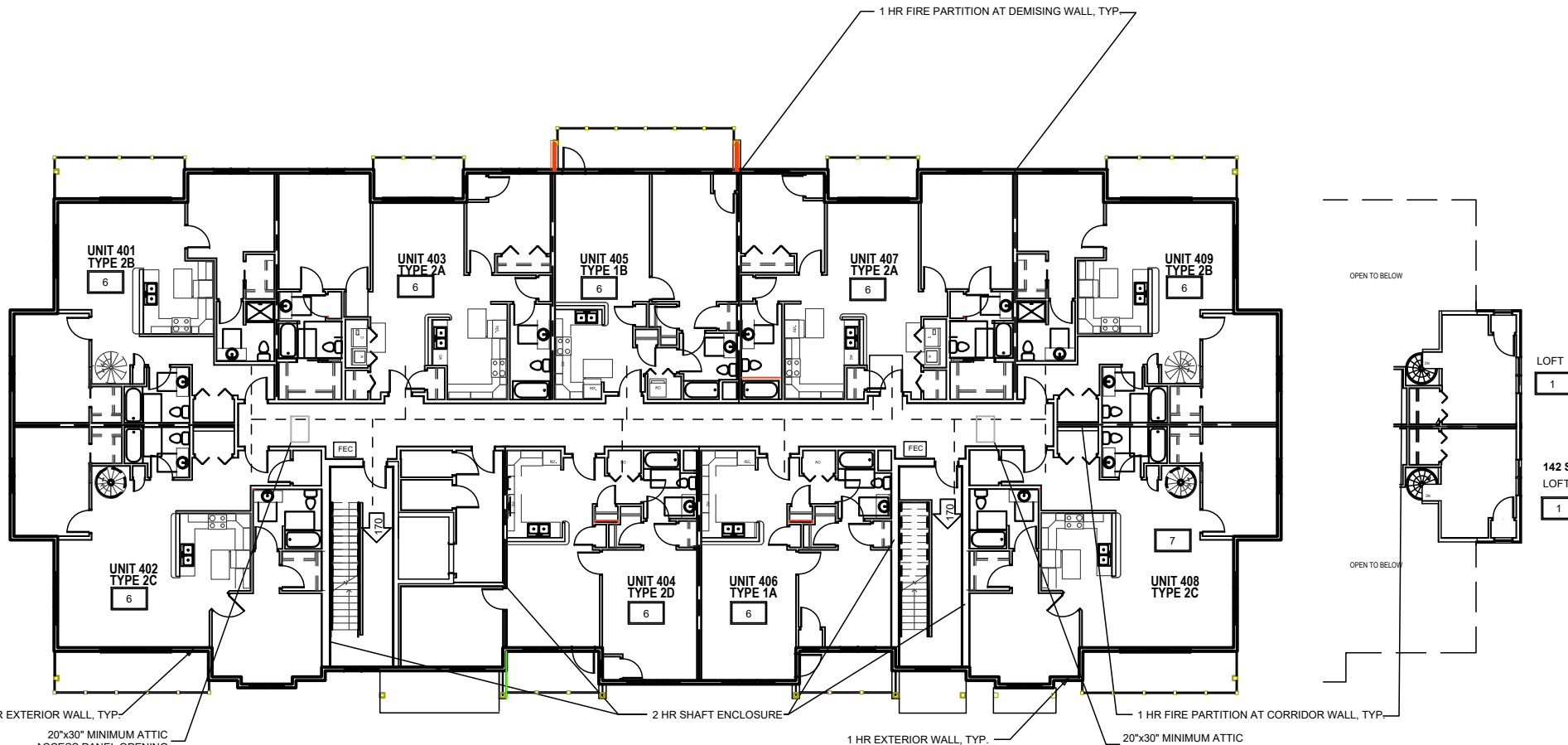
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 Residential and Commercial Site Design Consultants



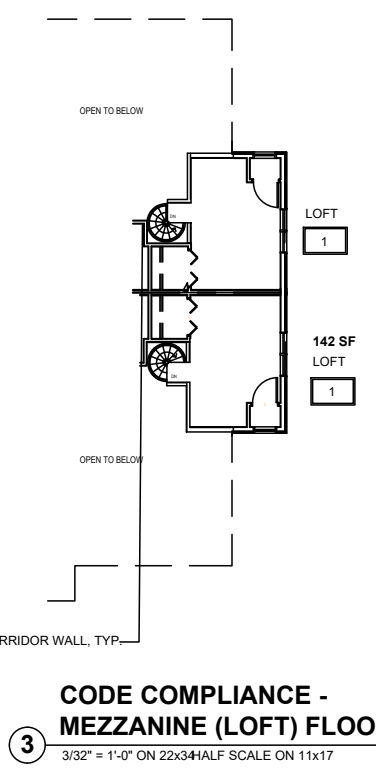
4604 Siggelkow Road; McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



**4 CODE COMPLIANCE - MEZZANINE (LOFT) FLOOR**  
3/32" = 1'-0" ON 22x34-HALF SCALE ON 11x17



**2 CODE COMPLIANCE - FOURTH FLOOR**  
3/32" = 1'-0" ON 22x34-HALF SCALE ON 11x17



**3 CODE COMPLIANCE - MEZZANINE (LOFT) FLOOR**  
3/32" = 1'-0" ON 22x34-HALF SCALE ON 11x17

**CODE COMPLIANCE GENERAL NOTES**

A. ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE. REFER TO ENLARGED UNIT PLANS FOR INFORMATION AND REFERENCES TO ACCESSIBLE CRITERIA

B. ALL "TYPE A" UNITS ARE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF IBC ACCESSIBLE UNIT.

C. GRAB BARS (PER 2003 ICC/ANSI A117.1)  
6a) TYPE "B" UNITS PROVIDE:  
BLOCKING FOR FUTURE GRAB BARS IN SHOWERS  
BLOCKING FOR FUTURE SHOWER SEAT  
BLOCKING FOR FUTURE GRAB BARS AT TOILETS  
6b) "TYPE A" UNITS PROVIDE:  
BLOCKING FOR FUTURE GRAB BARS IN SHOWERS  
BLOCKING FOR FUTURE SHOWER SEAT  
BLOCKING FOR FUTURE GRAB BARS AT TOILETS

D. REFER TO SHEET A6.2 FOR ACCESSIBLE MOUNTING AND CLEARANCES INFORMATION.

E. ALL FIRE EXTINGUISHER CABINETS SHALL BE IN APPROVED LOCATIONS WITH A MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER TO BE 75 FEET PER I.F.C.

F. COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 125' PER 1014.3.

G. EXIT ACCESS TRAVEL DISTANCE IS 250' WITH SPRINKLERS PER TABLE 1016.1.

H. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED IN THE FIELD WITH SIGNS OR STENCILING PER IBC 703.6

**CODE COMPLIANCE SYMBOLS LEGEND**

INDICATES HANDICAP FULLY ACCESSIBLE UNIT

INDICATES "TYPE A" UNIT

INDICATES FIRE EXTINGUISHER CABINET LOCATION

INDICATES OCCUPANCY CAPACITY

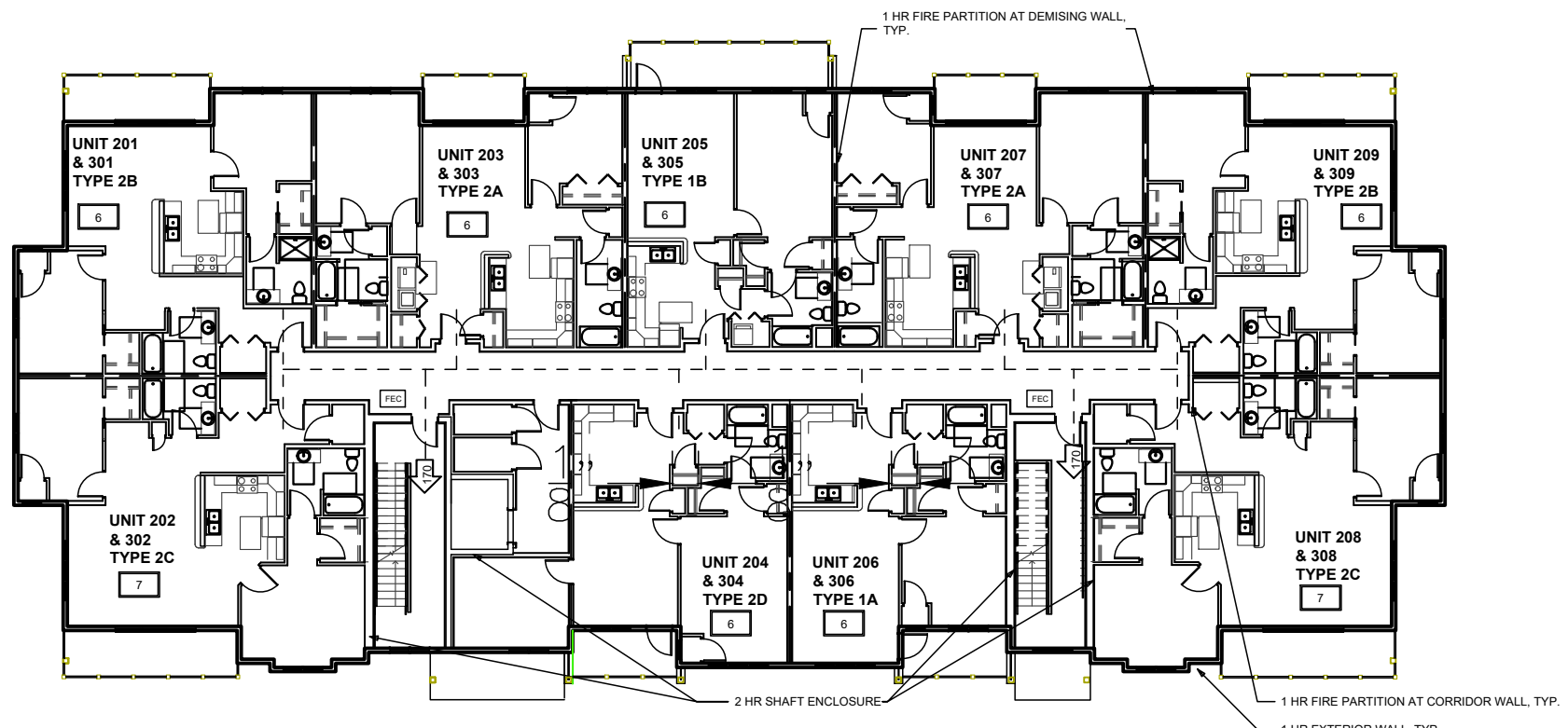
INDICATES ADA ACCESSIBLE ROUTE

INDICATES EXIT AND EXIT CAPACITY

INDICATES EXIT SIGN

INDICATES 1 HOUR FIRE RATED ASSEMBLY (SEC 707, 708, 709, 712)

INDICATES 2 HOUR FIRE RATED ASSEMBLY (SEC 706, 707, 708, 709, 712)



**1 CODE COMPLIANCE - SECOND & THIRD FLOOR**  
3/32" = 1'-0" ON 22x34-HALF SCALE ON 11x17

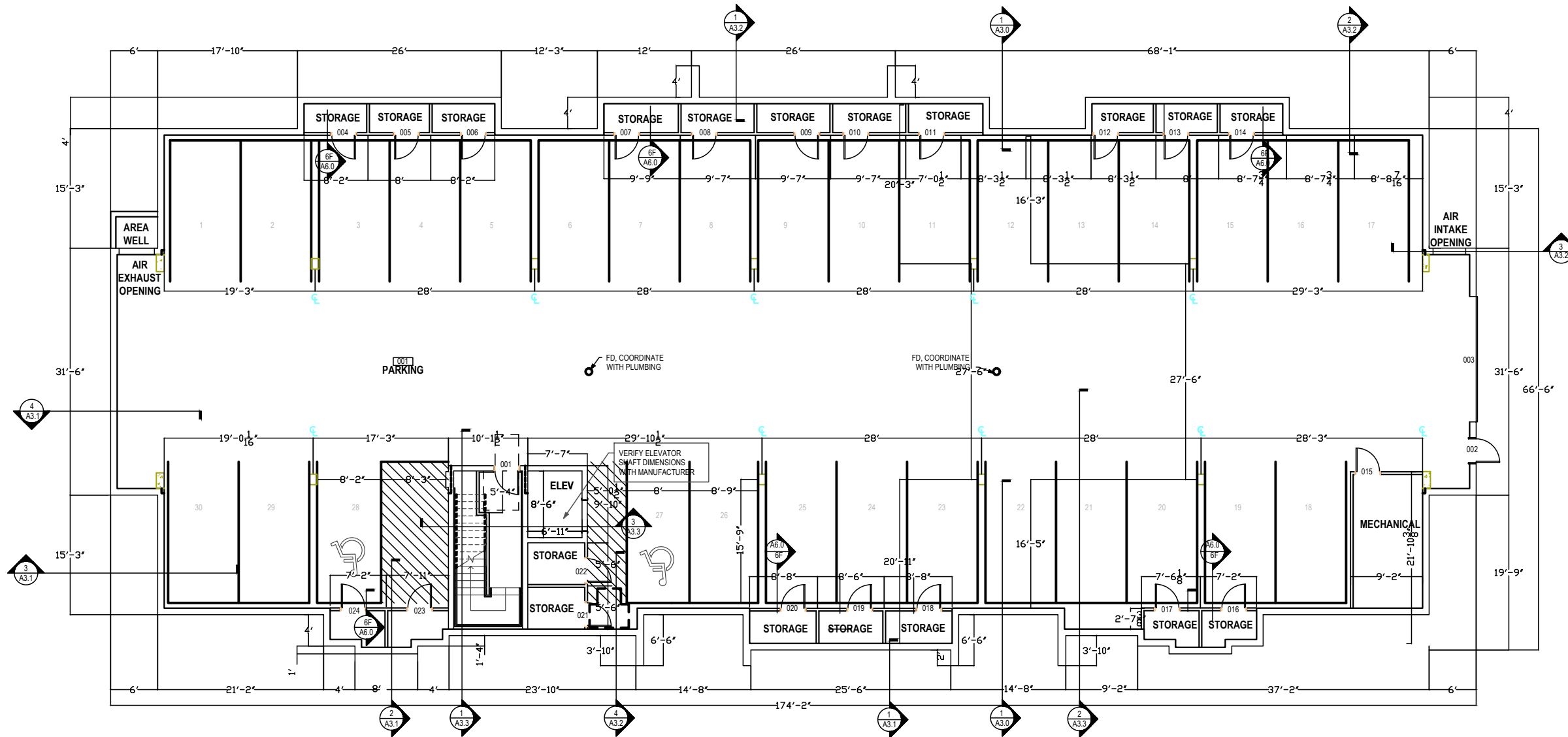
EZRA PROPERTIES APARTMENTS - PHASE 3  
**CODE COMPLIANCE PLAN**  
 SHEET: G-1.2  
 DATED: OCTOBER 30, 2025

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### FLOOR PLAN GENERAL NOTES

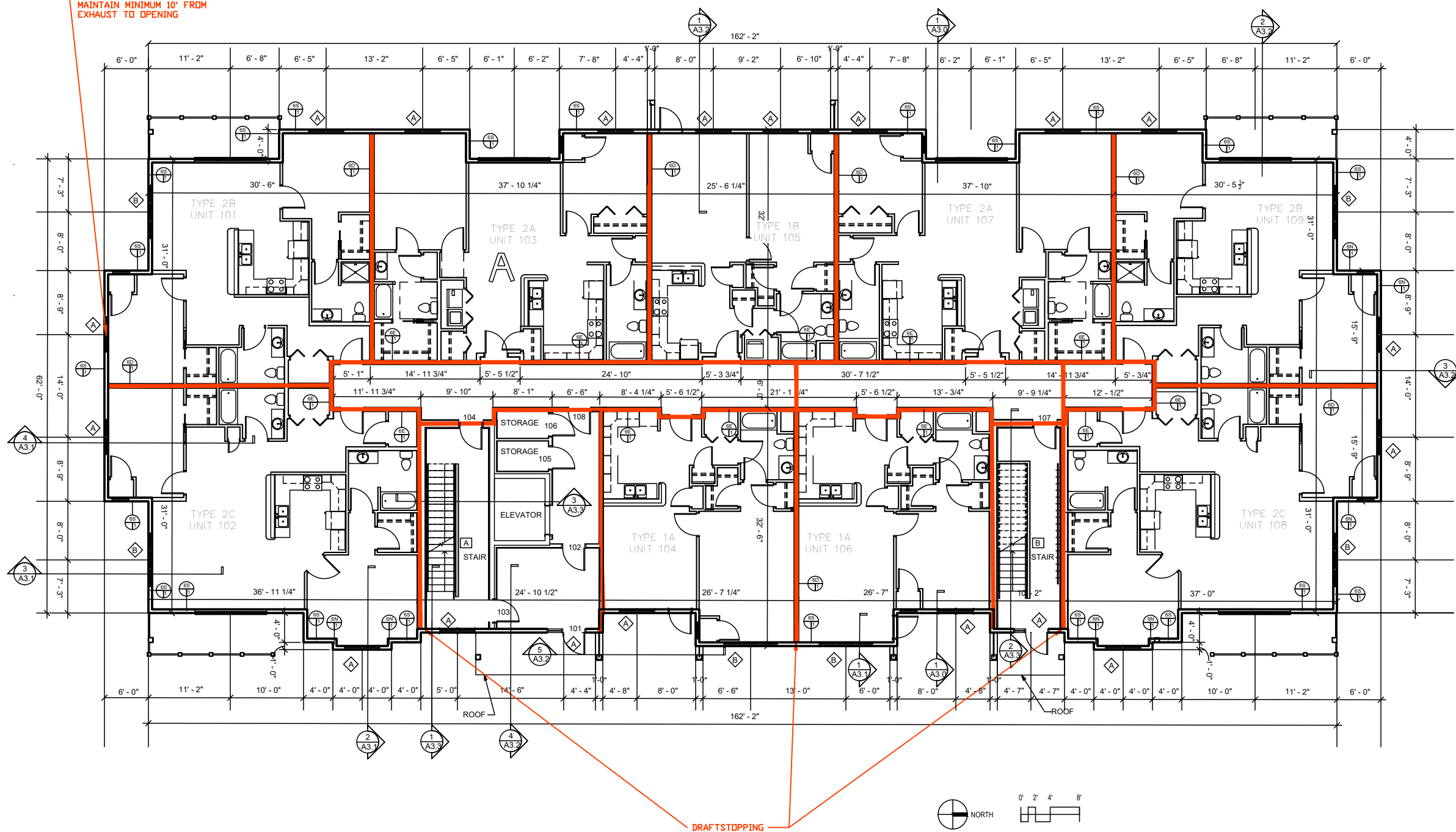
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
- B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
- C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
- E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
- F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).
- G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.
- H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
- I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
- J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
- K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
- L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.



**1 BASEMENT PLAN**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17  
 NORTH

EZRA PROPERTIES APARTMENTS - PHASE 3  
 BASEMENT FLOOR PLAN  
 SHEET: A-1.0  
 DATED: OCTOBER 30, 2025  
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INDOPERABLE WINDOW TO MAINTAIN MINIMUM 10" FROM EXHAUST TO OPENING



**1 FIRST FLOOR PLAN**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

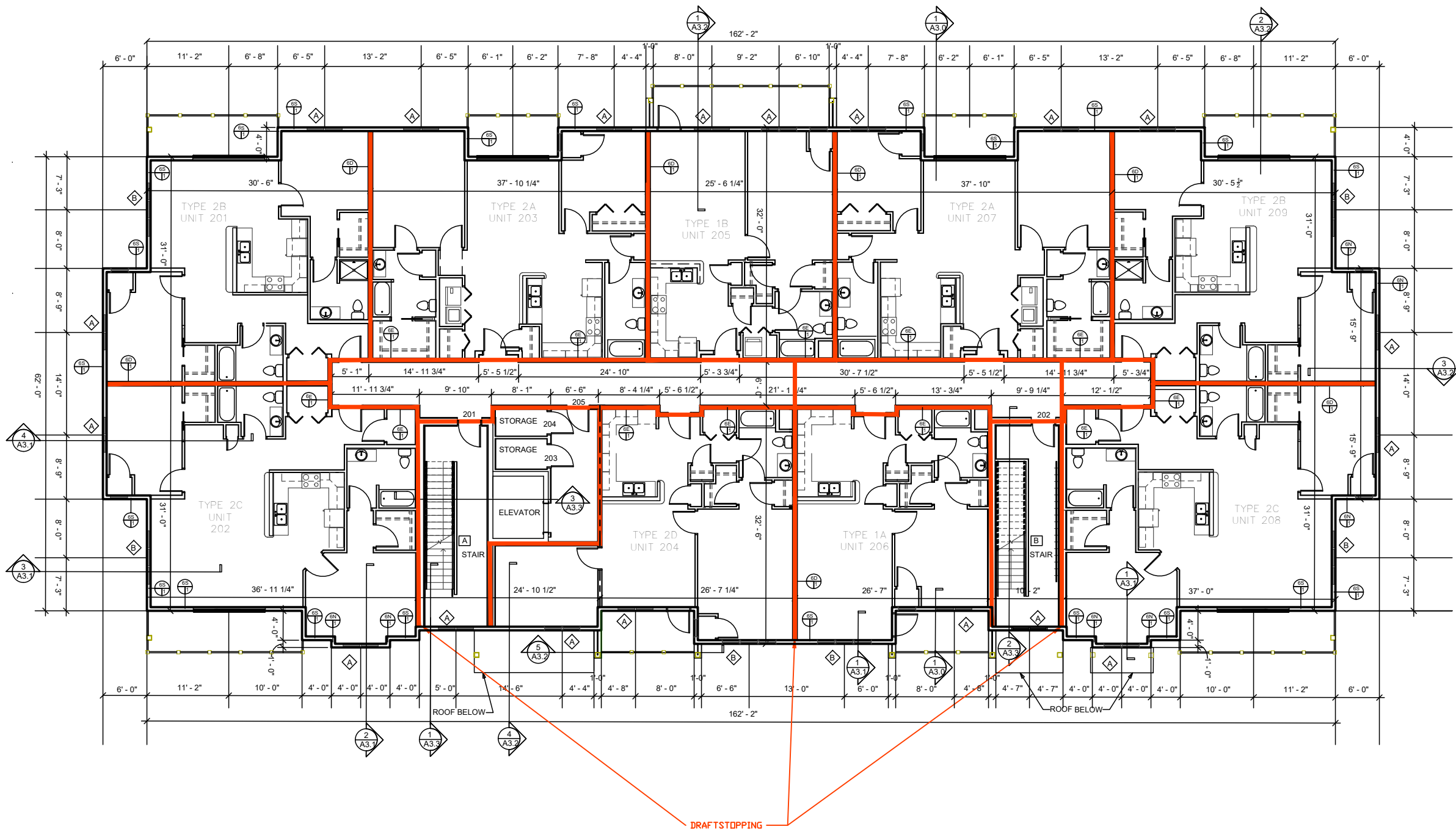
- FLOOR PLAN GENERAL NOTES**
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
  - B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
  - C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
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  - I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
  - J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
  - K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
  - L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

EZRA PROPERTIES APARTMENTS - PHASE 3  
 FIRST FLOOR PLAN  
 SHEET: A-1.1  
 DATED: OCTOBER 30, 2025

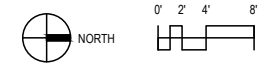
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- ### FLOOR PLAN GENERAL NOTES
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
  - B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
  - C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
  - D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
  - E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ELECTRICAL.
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  - H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).
  - I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
  - J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
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  - L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.



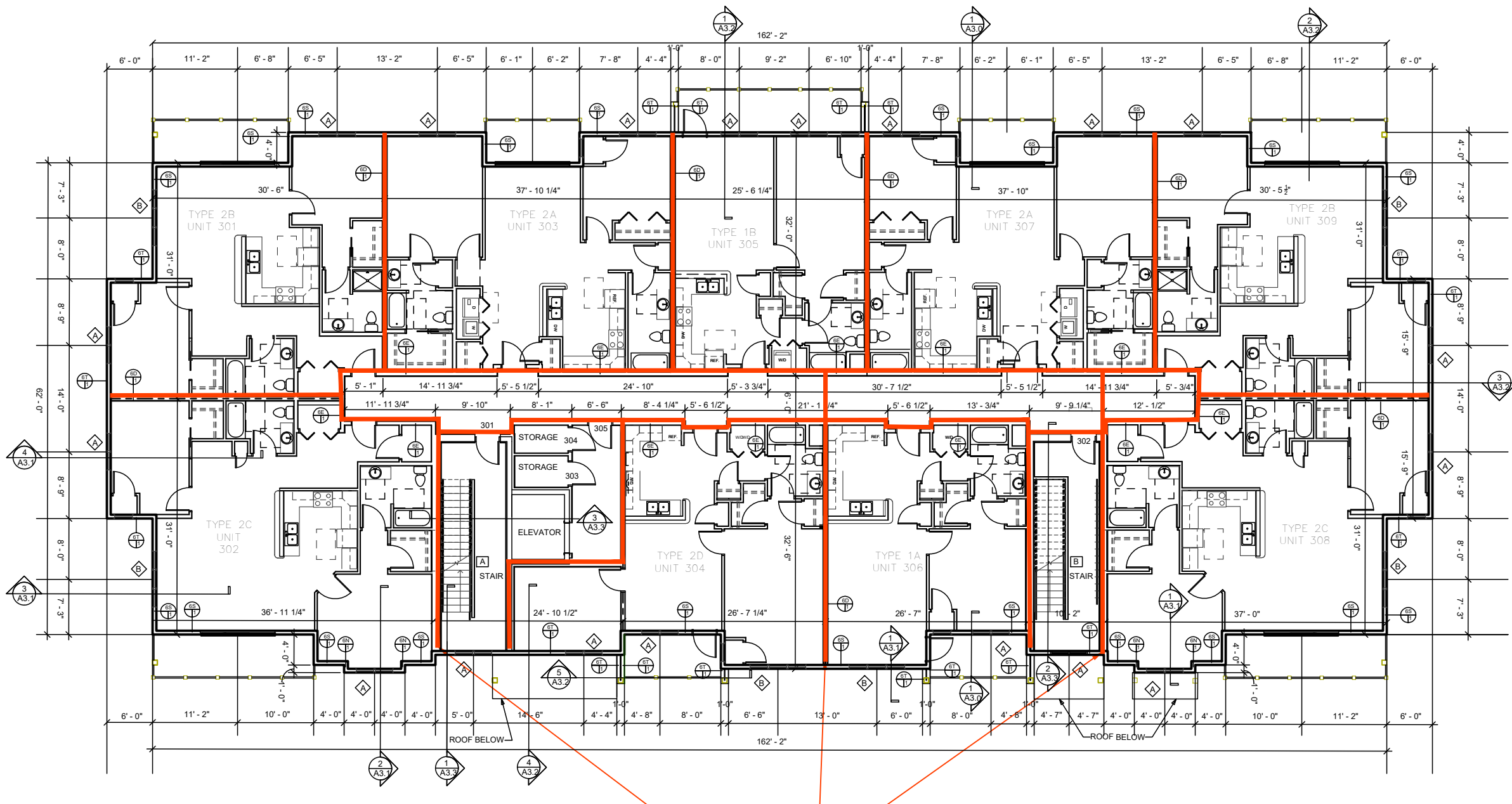
**1 SECOND FLOOR PLAN**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



EZRA PROPERTIES APARTMENTS - PHASE 3  
 SECOND FLOOR PLAN  
 SHEET: A-1.2  
 DATED: OCTOBER 30, 2025

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- ### FLOOR PLAN GENERAL NOTES
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
  - B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
  - C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURERS INSTALLATION RECOMMENDATIONS.
  - D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.
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  - I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.
  - J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.
  - K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.
  - L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

**1 THIRD FLOOR PLAN**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

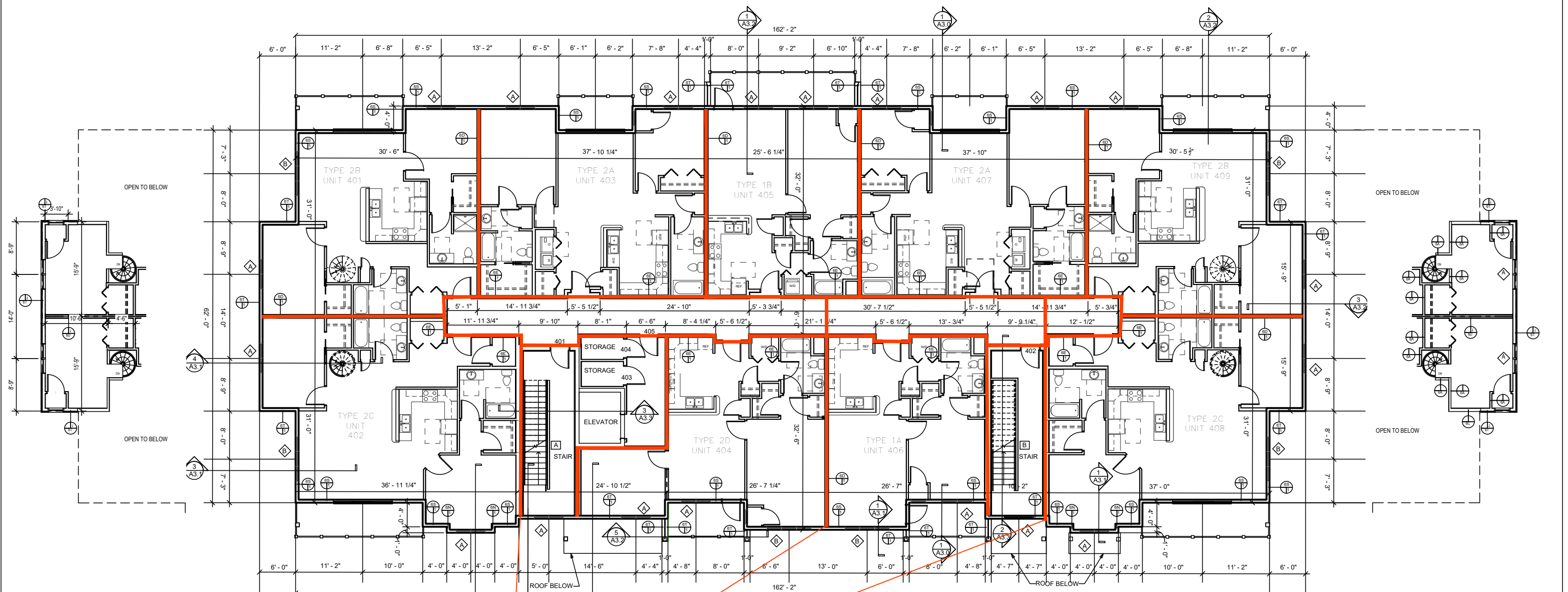
NORTH

0' 2' 4' 8'

EZRA PROPERTIES APARTMENTS - PHASE 3  
 THIRD FLOOR PLAN  
 SHEET: A-1.3  
 DATED: OCTOBER 30, 2025

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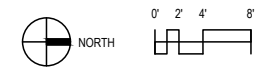
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**3 MEZZANINE (LOFT) FLOOR SOUTH**  
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**1 FOURTH FLOOR PLAN**  
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**2 MEZZANINE (LOFT) FLOOR NORTH**  
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



DRAFTSTOPPING

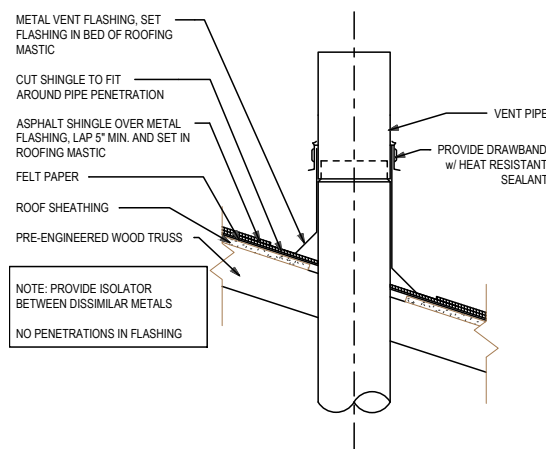
EZRA PROPERTIES APARTMENTS - PHASE 3  
FOURTH FLOOR PLAN  
SHEET: A-1.4  
DATED: OCTOBER 30, 2025

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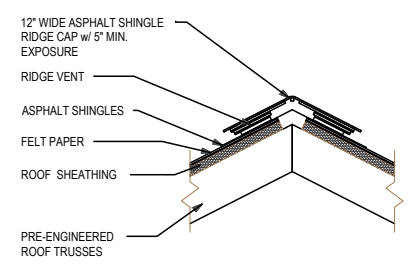


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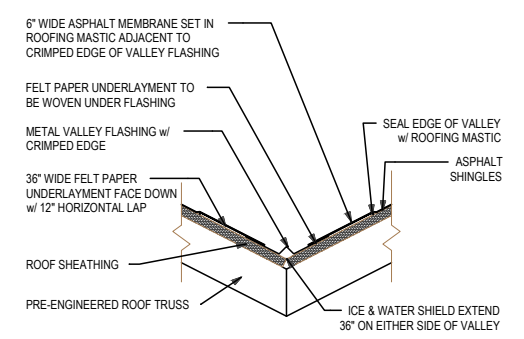
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750



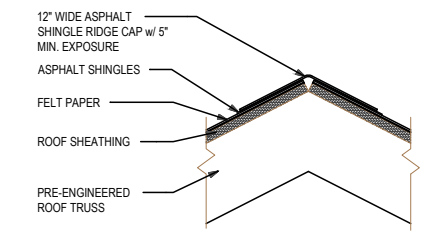
**5 ROOF VENT PENETRATION DETAIL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**4 ROOF VENT DETAIL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

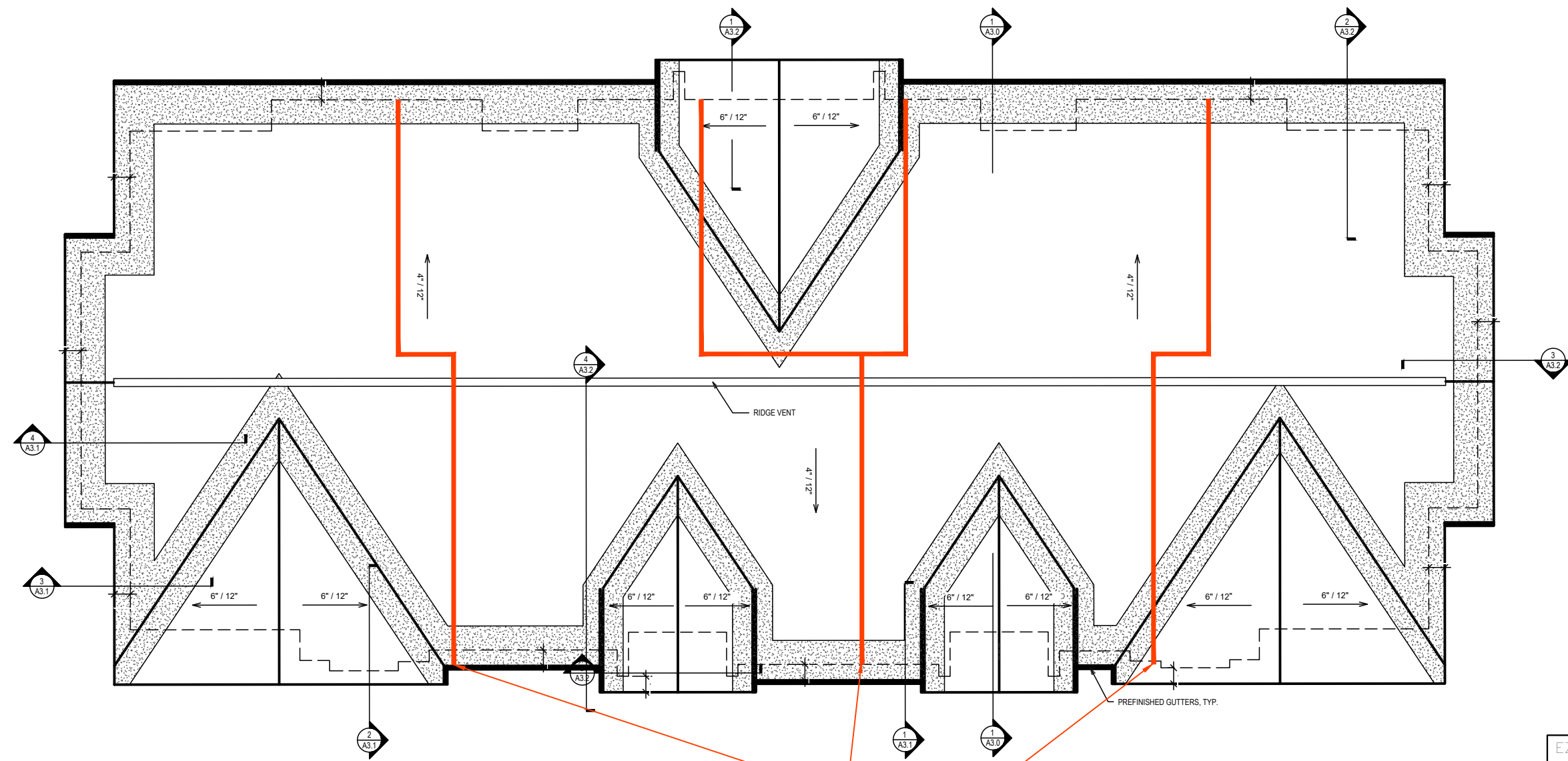


**3 ROOF VALLEY DETAIL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

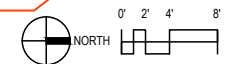


**2 ROOF RIDGE/HIP DETAIL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

- ROOF PLAN GENERAL NOTES**
- A. ROOFING TO BE ASPHALT SHINGLES - REFER TO ROOF TYPE #60
  - B. ROOF PLUMBING VENT PIPE PENETRATIONS NOT SHOWN. COORDINATE QUANTITY AND LOCATIONS WITH PLUMBING CONTRACTOR. REFER TO SIMILAR DETAIL 5 / A1.4.
  - C. PROVIDE ICE & WATER SHIELD @ ALL EAVES 3' BEYOND EXTERIOR WALL.
  - D. PROVIDE ICE & WATER SHIELD @ ALL VALLEYS 3' ON EACH SIDE OF VALLEY.
  - E. COORDINATE DOWNSPOUT CONNECTIONS TO SEWER w/ CIVIL PLANS. PROVIDE SPLASH BLOCKS @ DOWNSPOUTS THAT SPILL ONTO GRADE.
  - F. PROVIDE GUTTERS AND DOWNSPOUTS, TYPICAL.



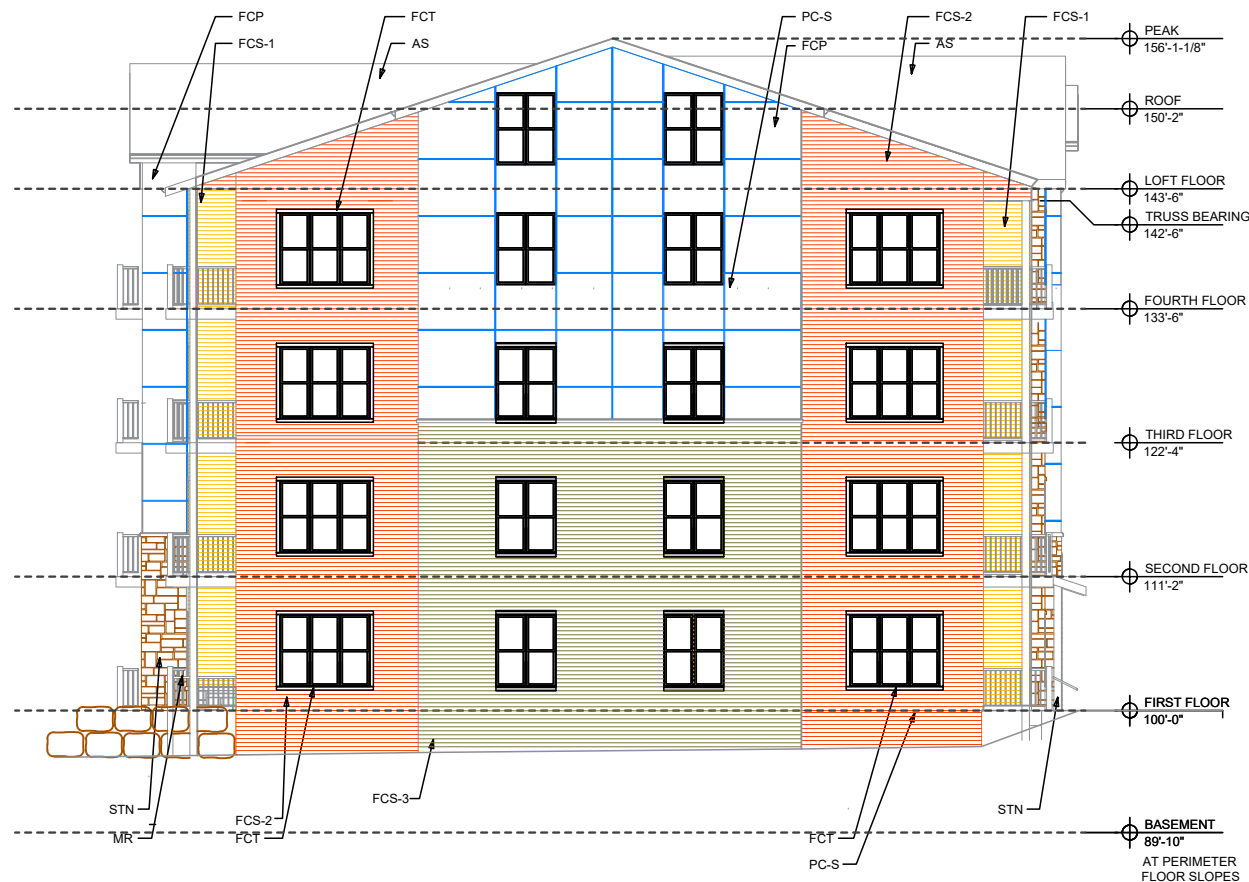
**1 ROOF PLAN**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



EZRA PROPERTIES APARTMENTS - PHASE 3  
 ROOF PLAN  
 SHEET: A-1.5  
 DATED: OCTOBER 30, 2025

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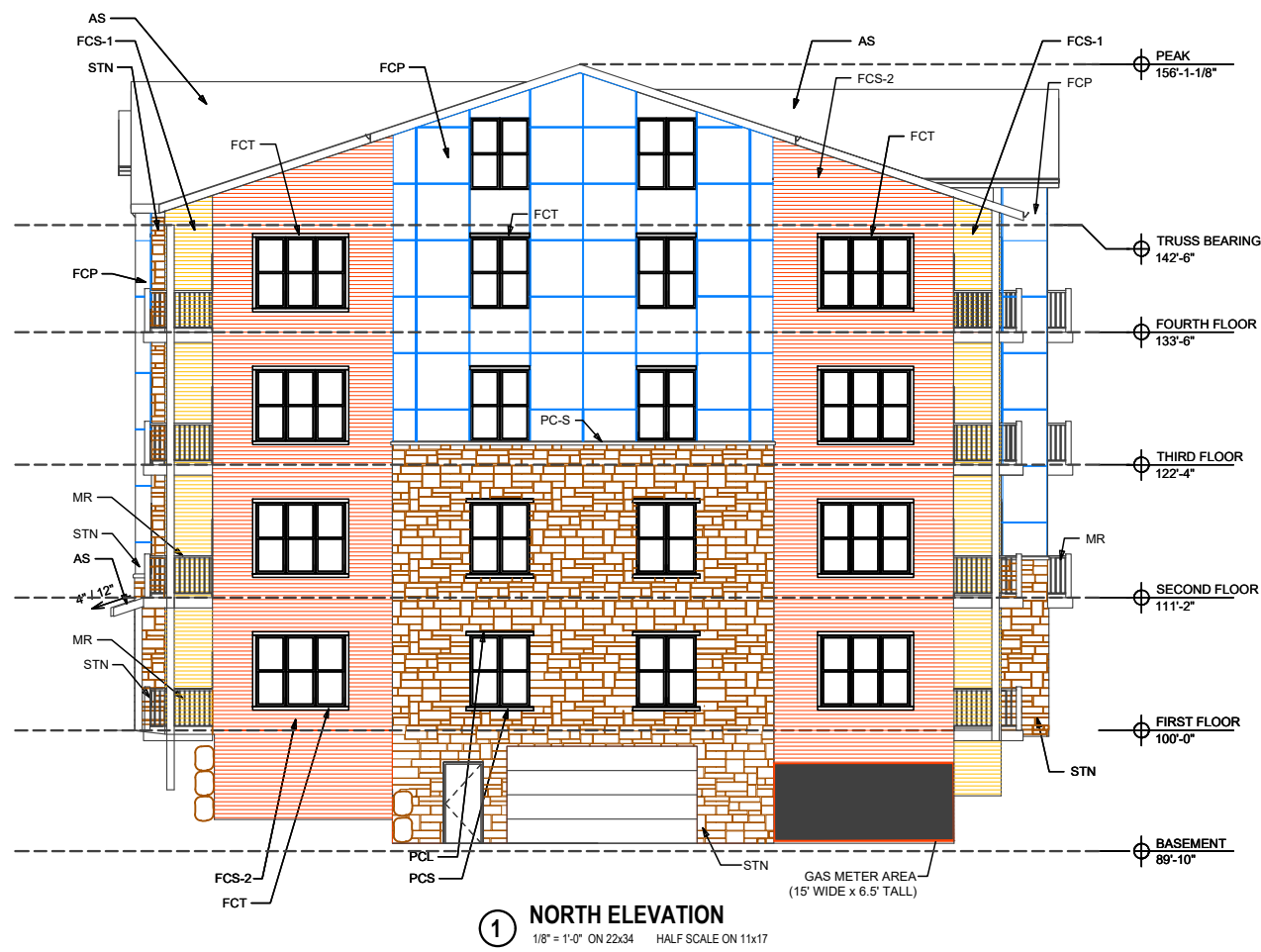
**② SOUTH ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND		
LEGEND		
FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCS-3	FIBER CEMENT SIDING	LP - MIDNIGHT SHADOW
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA
		1X4 @ WINDOWS, TYP.
		1X10 @ BAND BOARD
		1X12 @ FRIEZE BOARD
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE
		WATER TABLE SILL - COLOR "BROWN"
		DUTCH QUALITY STONE
		PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
		COUNTY MATERIALS 01-034A CLIFF GRAY
CMU	SPLIT-FACE CMU	
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	
GENERAL NOTES		
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.		
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.		
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.		



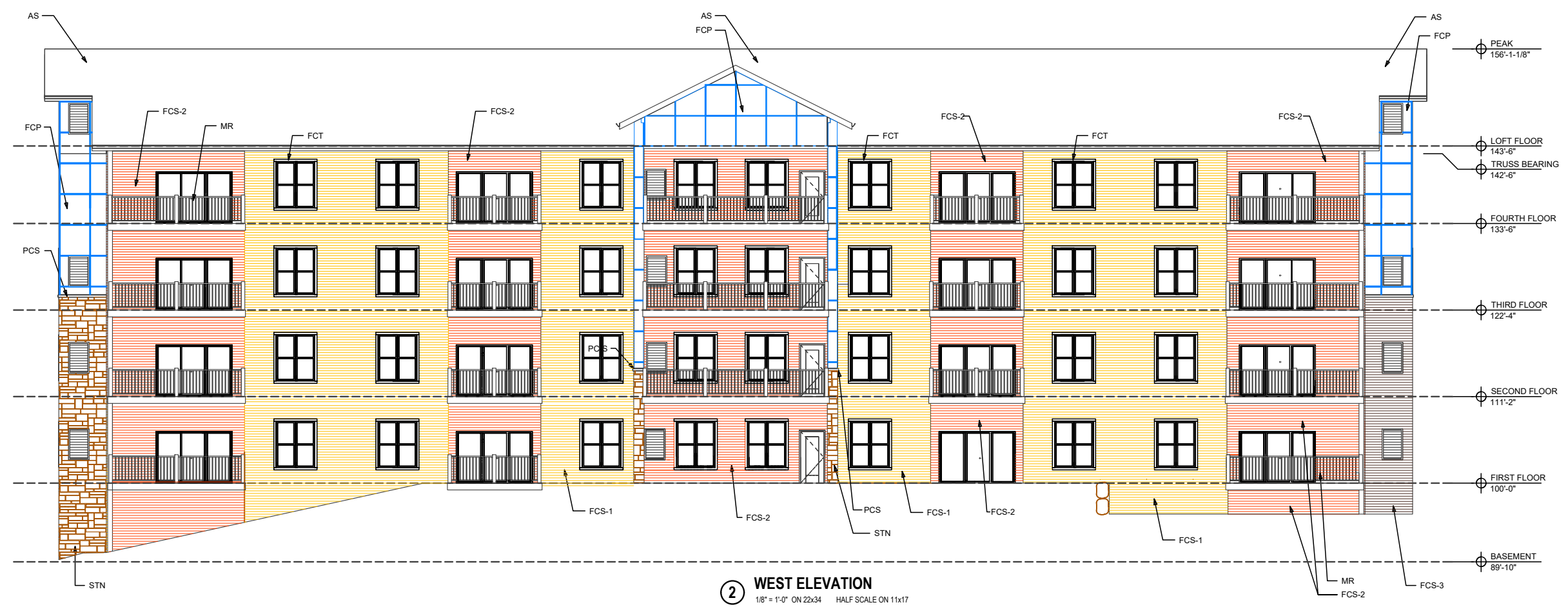
**① EAST ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 3  
 EXTERIOR ELEVATIONS  
 SHEET: A-2.0  
 DATED: OCTOBER 30, 2025  
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**1 NORTH ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND	
LEGEND	
FCS-1	FIBER CEMENT SIDING SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING SW 2803 - TERRA COTTA
FCS-3	FIBER CEMENT SIDING LP - MIDNIGHT SHADOW
FCP	FIBER CEMENT PANELS JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM COLOR TO MATCH SOFFIT AND FASCIA
	1X4 @ WINDOWS, TYP.
	1X10 @ BAND BOARD
	1X12 @ FRIEZE BOARD
STN	STONE VENEER CYPRESS DRY STACK DUTCH QUALITY STONE
	WATER TABLE SILL - COLOR "BROWN"
	DUTCH QUALITY STONE
	PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
CMU	SPLIT-FACE CMU COUNTY MATERIALS 01-034A CLIFF GRAY
PCS	PRE CAST SILL
PCL	PRE CAST LINTEL
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)
MR	METAL RAILING SYSTEM
GENERAL NOTES	
A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.	
B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.	
C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.	



**2 WEST ELEVATION**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES MIXED USE - PHASE 3  
 EXTERIOR ELEVATIONS  
 SHEET: A-2.1  
 DATED: OCTOBER 30, 2025  
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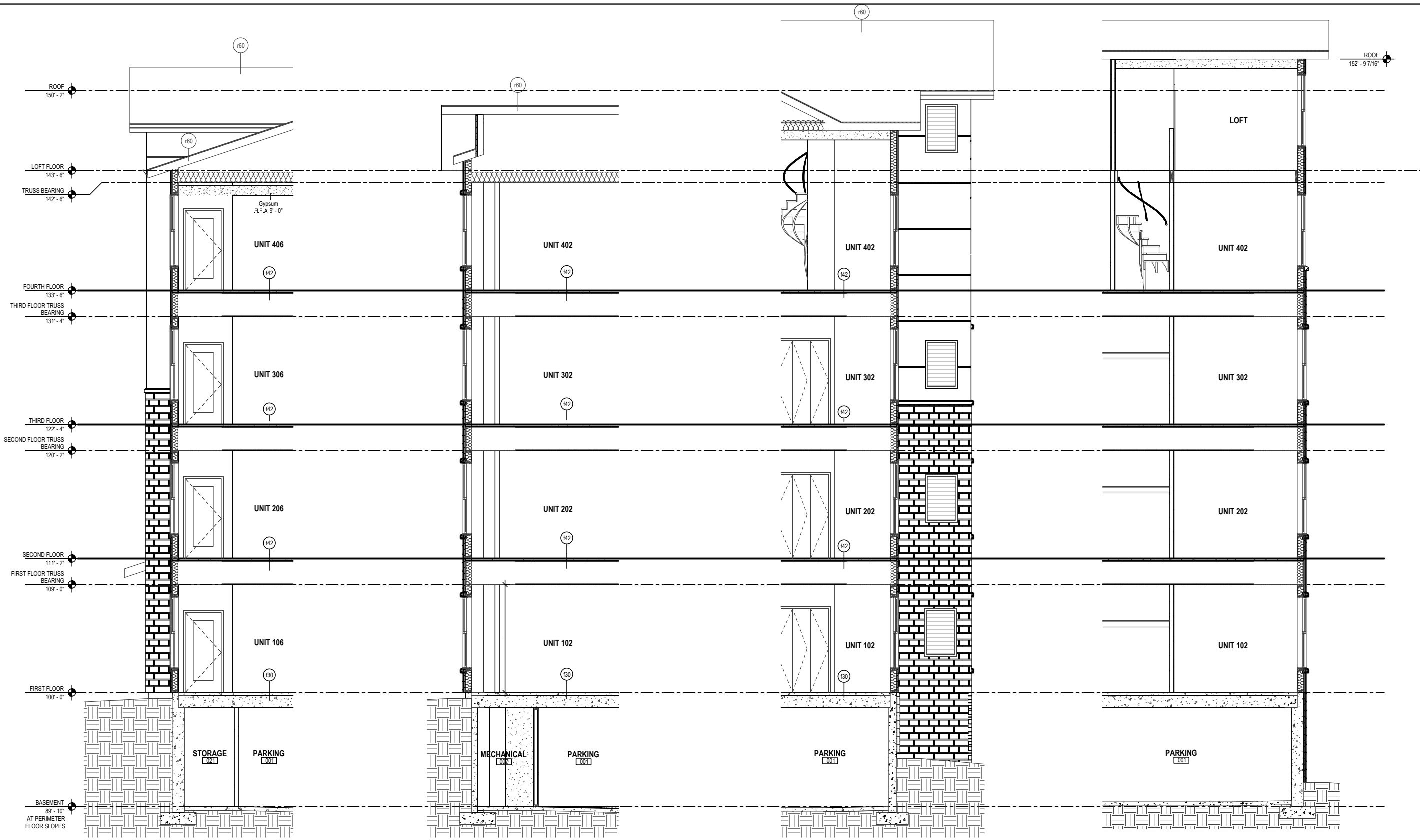
1 BUILDING SECTION  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 3  
EXTERIOR ELEVATIONS  
SHEET: A-3.0  
DATED: OCTOBER 30, 2025

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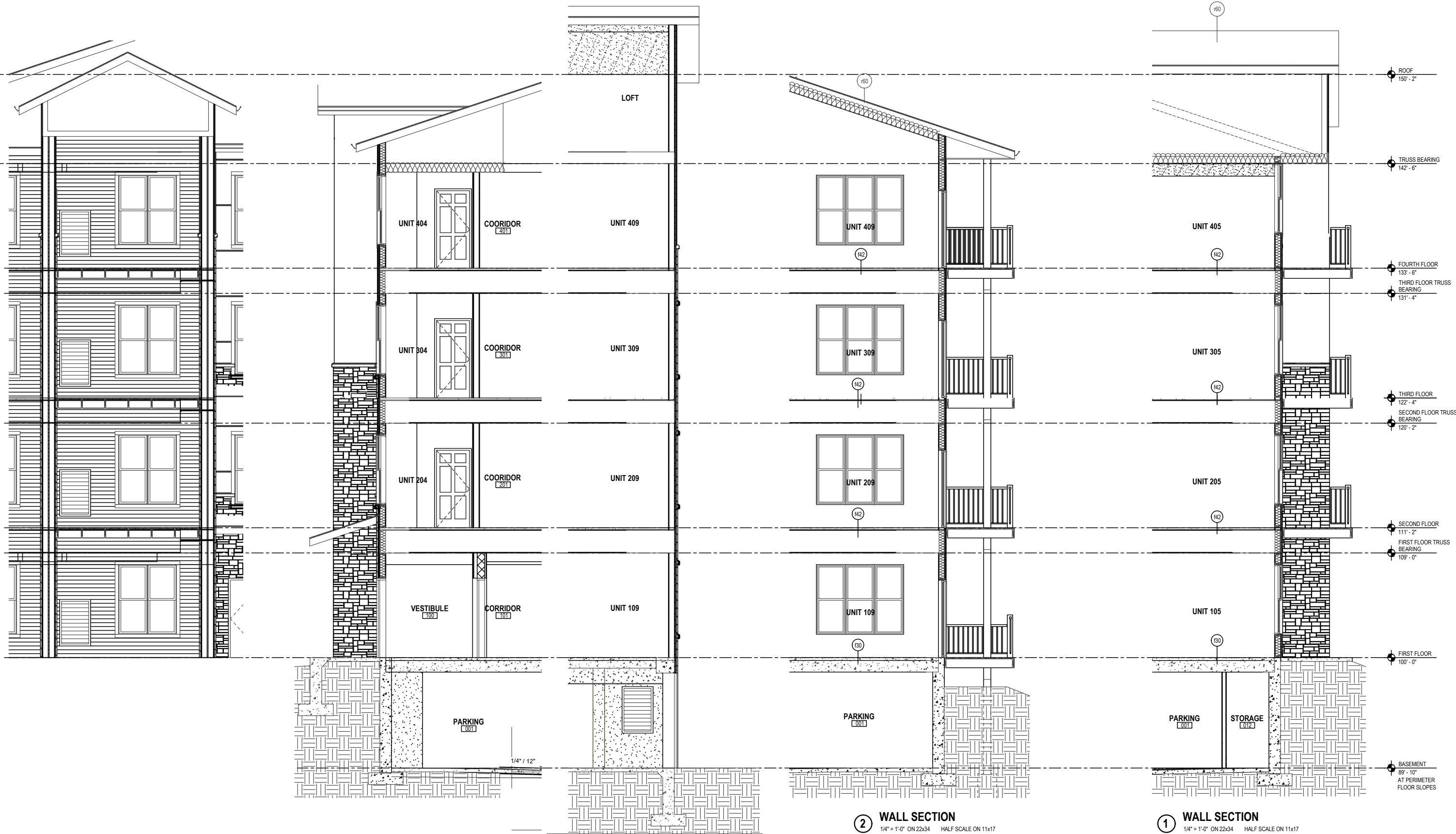
**1 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**2 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**3 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**4 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 3  
 WALL SECTIONS  
 SHEET: A-3.1  
 DATED: OCTOBER 30, 2025  
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**5 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**4 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

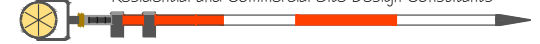
**3 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**2 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**1 WALL SECTION**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

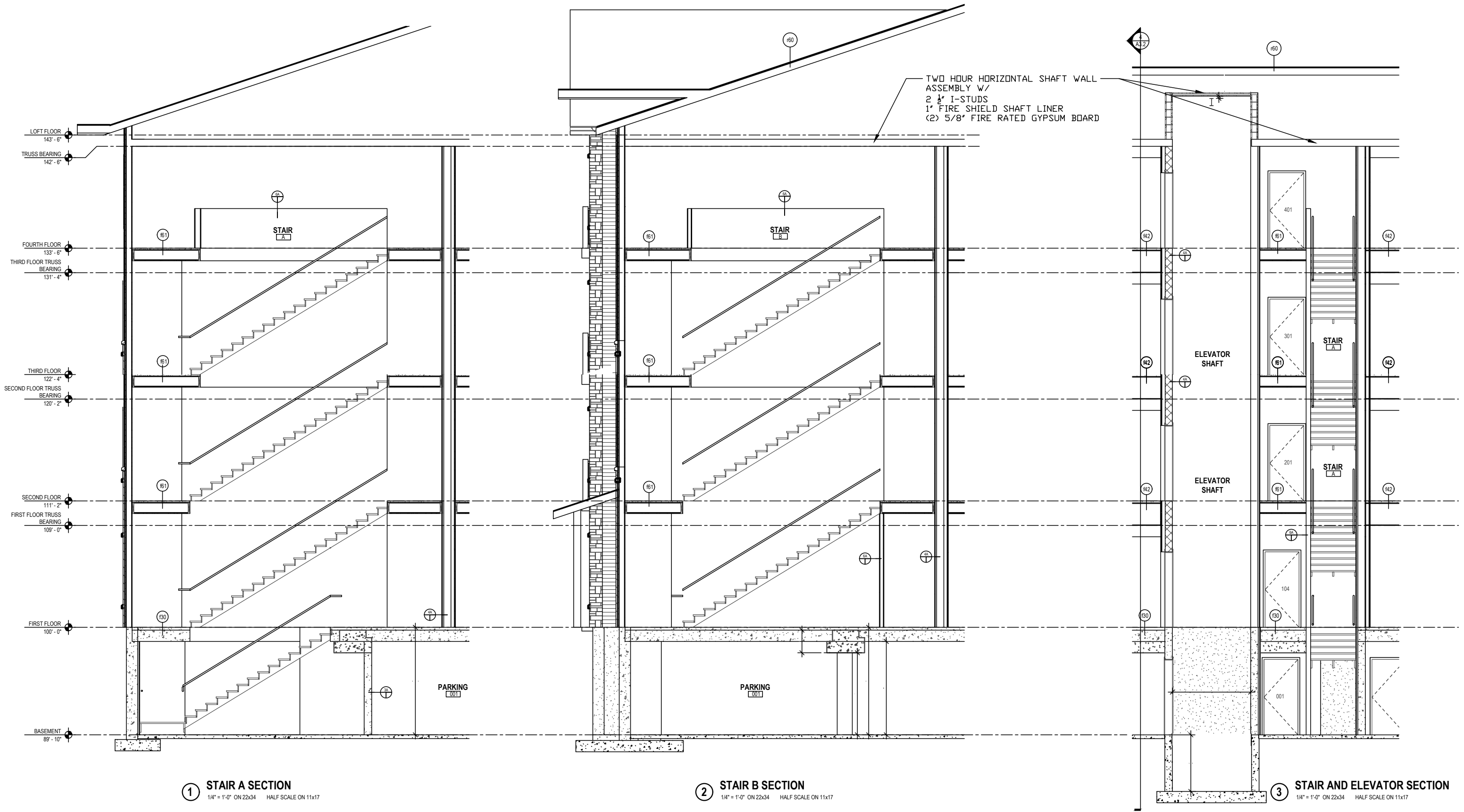
EZRA PROPERTIES APARTMENTS - PHASE 3  
 WALL SECTIONS  
 SHEET: A-3.2  
 DATED: OCTOBER 30, 2025

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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750  
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 Revit 2019



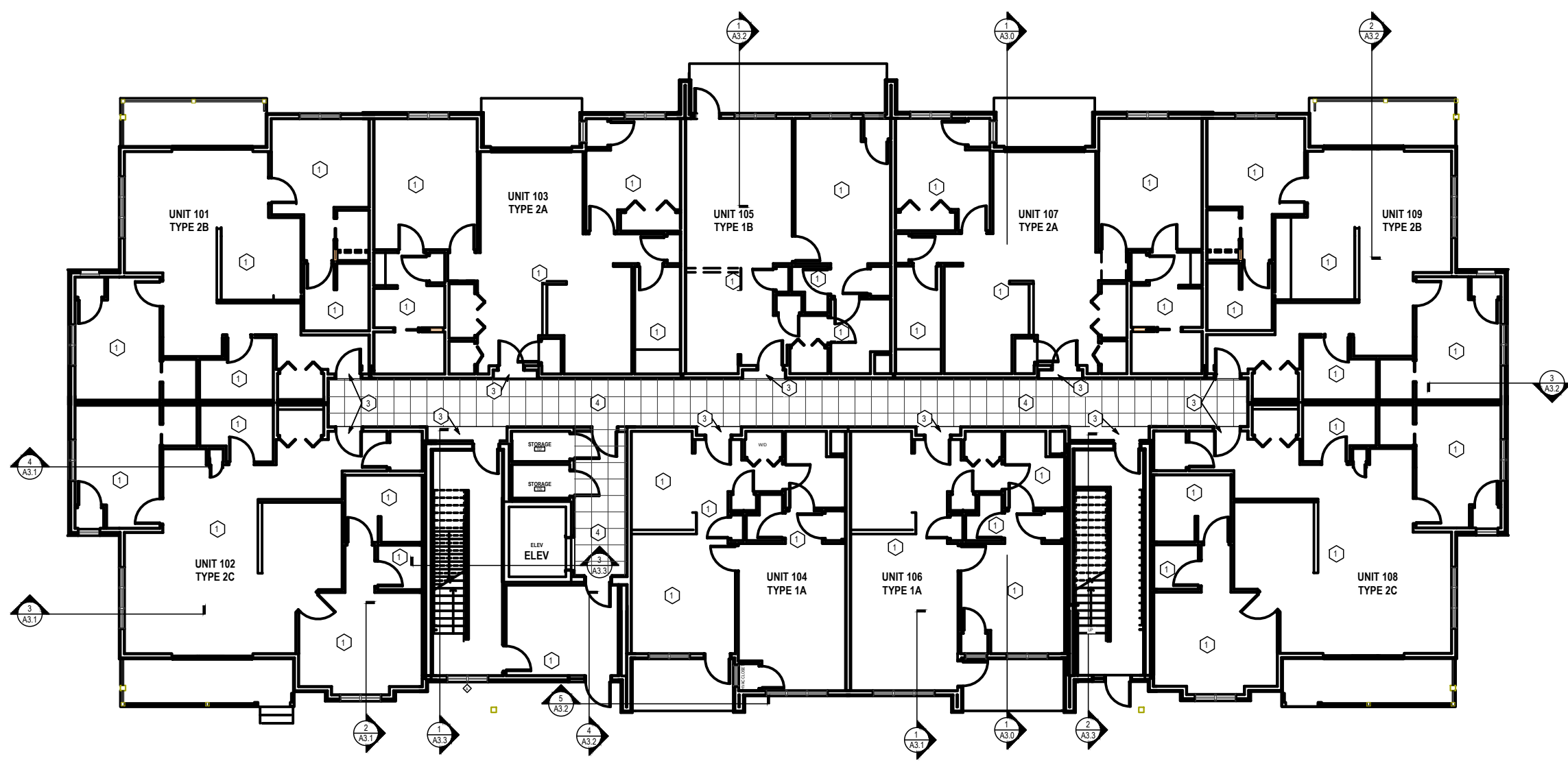
EZRA PROPERTIES APARTMENTS - PHASE 3  
 STAIR SECTIONS  
 SHEET: A-3.3  
 DATED: OCTOBER 30, 2025

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Page 139 of 215

REFLECTED CEILING PLAN KEYNOTES	
1	DRYWALL ON UNDERSIDE OF RATED CEILING ASSEMBLY
2	SLOPED CEILING (SEE SECTIONS)
3	DRYWALL BULKHEAD AT ENTRY DOOR, 7'-6" A.F.F.
4	2x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.

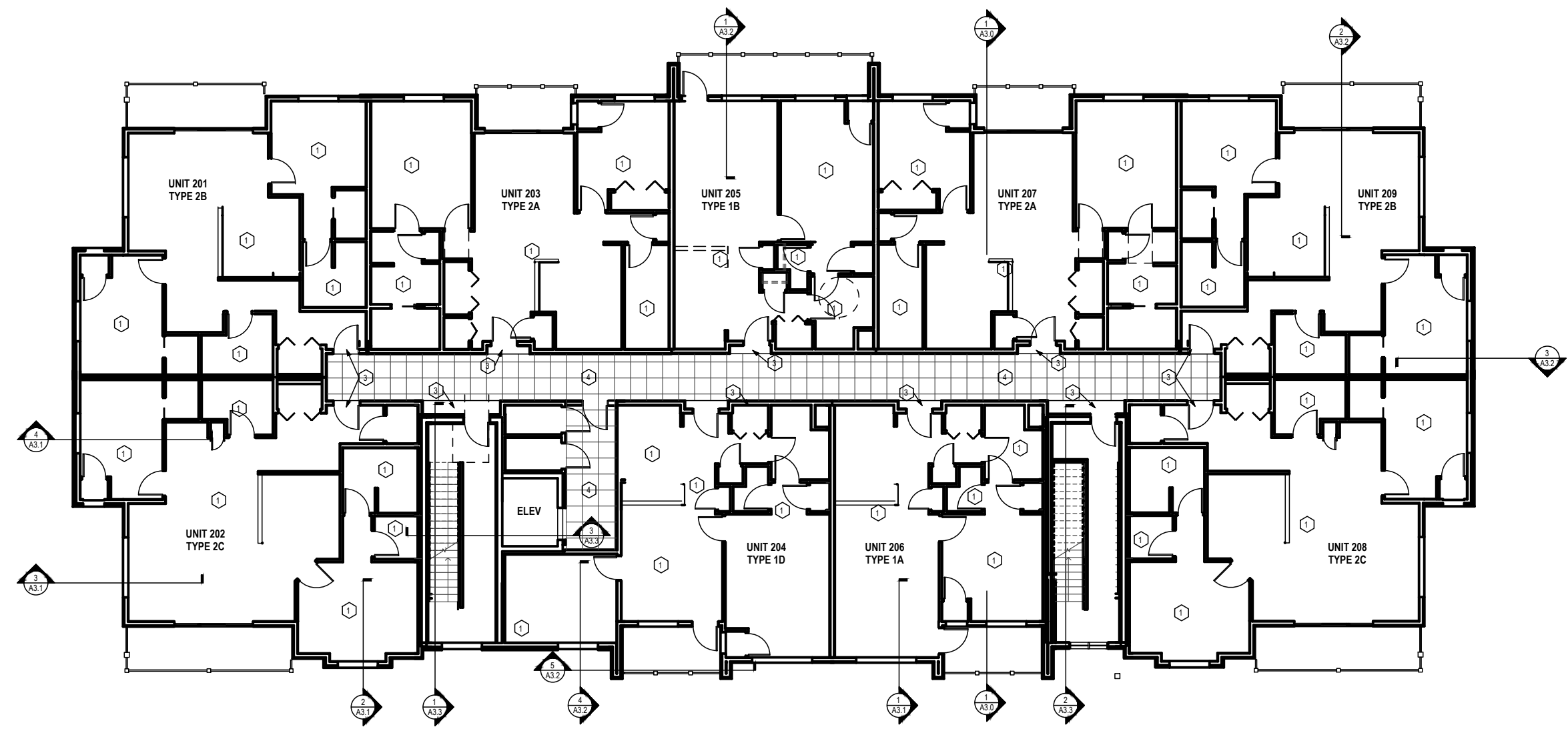


**1 FIRST FLOOR REFLECTED CEILING PLAN**  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 3  
 FIRST FLOOR REFLECTED CEILING PLAN  
 SHEET: A-4.1  
 DATED: OCTOBER 30, 2025  
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 Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750  
2019 - Sheet - A4.2 - SECOND FLOOR REFLECTED CEILING PLAN.dwg

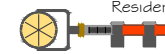
REFLECTED CEILING PLAN KEYNOTES	
1	DRYWALL ON UNDERSIDE OF RATED CEILING ASSEMBLY
2	SLOPED CEILING (SEE SECTIONS)
3	DRYWALL BULKHEAD AT ENTRY DOOR, 7'-6" A.F.F.
4	2x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.



**1 SECOND FLOOR REFLECTED CEILING PLAN**  
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 3  
SECOND FLOOR REFLECTED CEILING PLAN  
SHEET: A-4.2  
DATED: OCTOBER 30, 2025

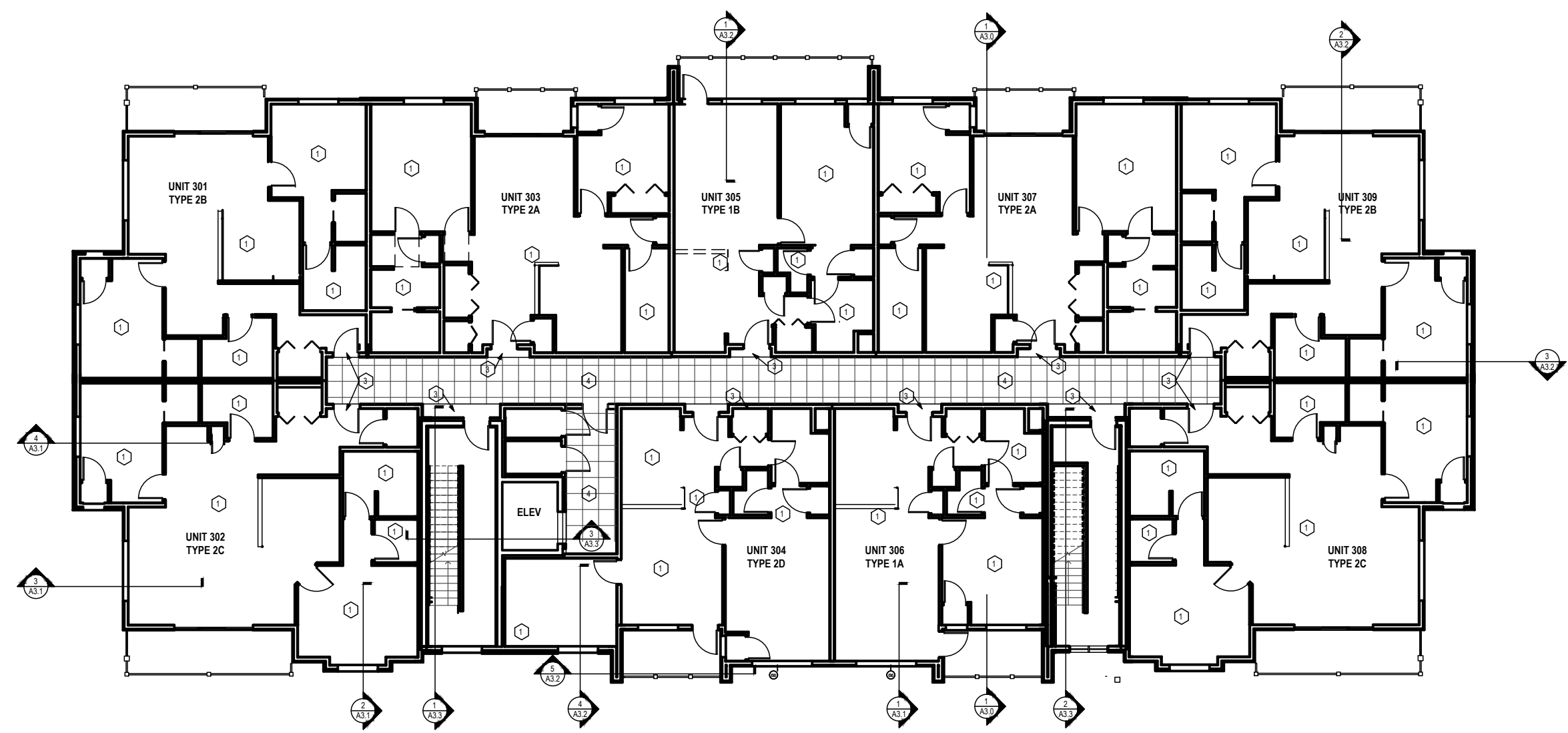
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**REFLECTED CEILING PLAN KEYNOTES**

- 1 DRYWALL ON UNDERSIDE OF RATED CEILING ASSEMBLY
- 2 SLOPED CEILING (SEE SECTIONS)
- 3 DRYWALL BULKHEAD AT ENTRY DOOR, 7'-6" A.F.F.
- 4 2x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.



**1 THIRD FLOOR REFLECTED CEILING PLAN**  
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 3  
THIRD FLOOR REFLECTED CEILING PLAN  
SHEET: A-4.3  
DATED: OCTOBER 30, 2025

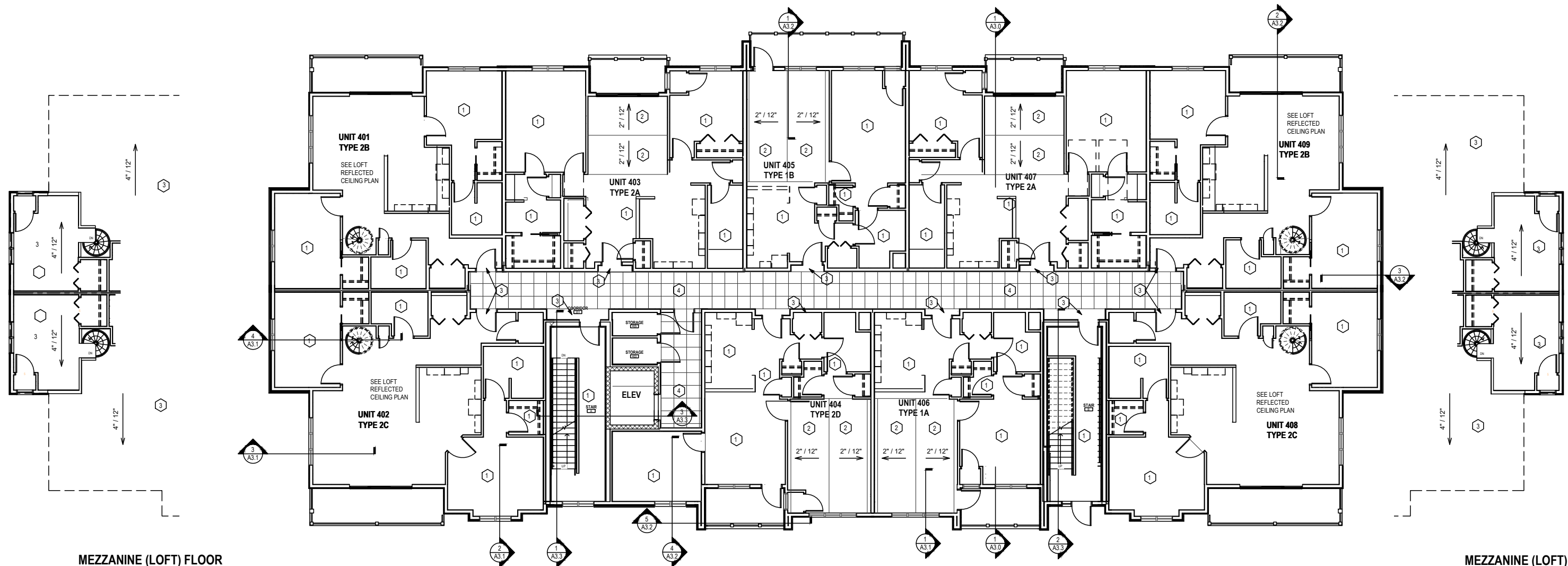
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 2019 - Sheet - A4.4 - FOURTH FLOOR REFLECTED CEILING PLAN

REFLECTED CEILING PLAN KEYNOTES	
1	DRYWALL ON UNDERSIDE OF RATED CEILING ASSEMBLY
2	SLOPED CEILING (SEE SECTIONS)
3	DRYWALL BULKHEAD AT ENTRY DOOR, 7'-6" A.F.F.
4	2x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.



**2** MEZZANINE (LOFT) FLOOR  
 RCP - SOUTH  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**1** FOURTH FLOOR REFLECTED CEILING PLAN  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**3** MEZZANINE (LOFT) FLOOR  
 RCP - NORTH  
 1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 3  
 FOURTH FLOOR REFLECTED CEILING PLAN  
 SHEET: A-4.4  
 DATED: OCTOBER 30, 2025  
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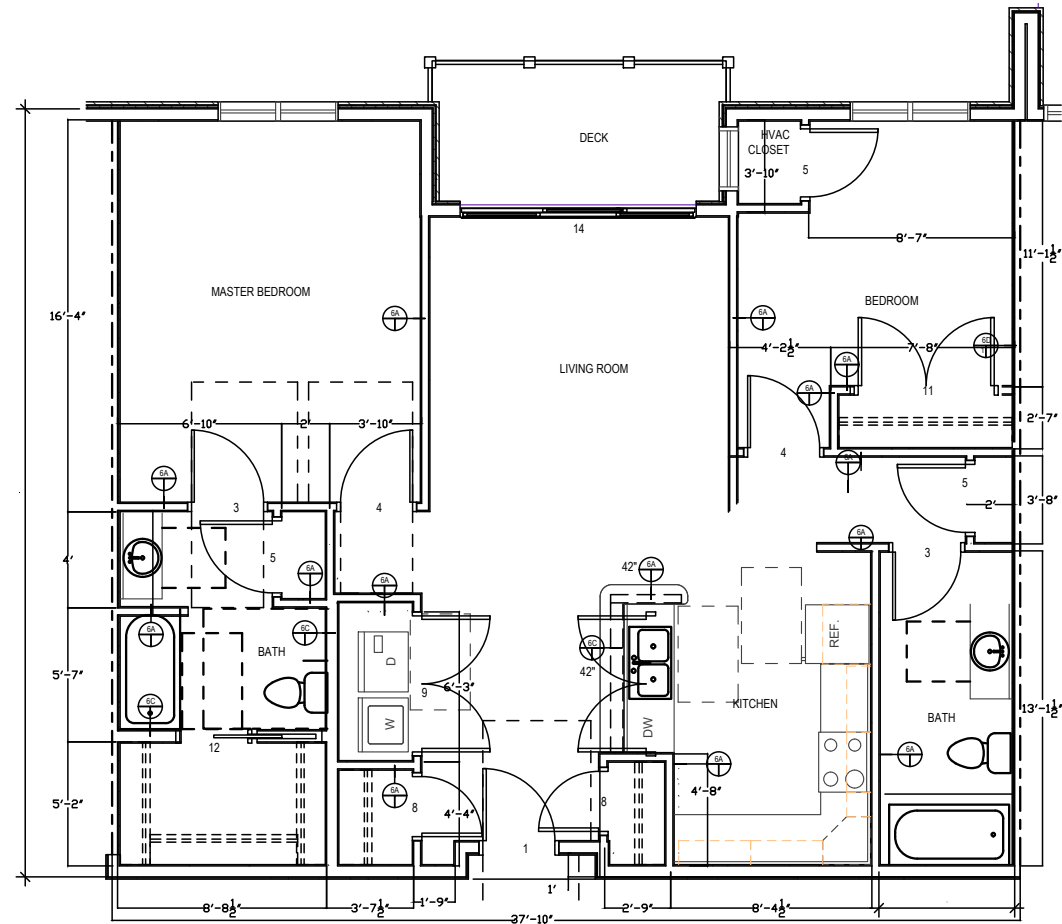


**UNIT FLOOR PLAN GENERAL NOTES**

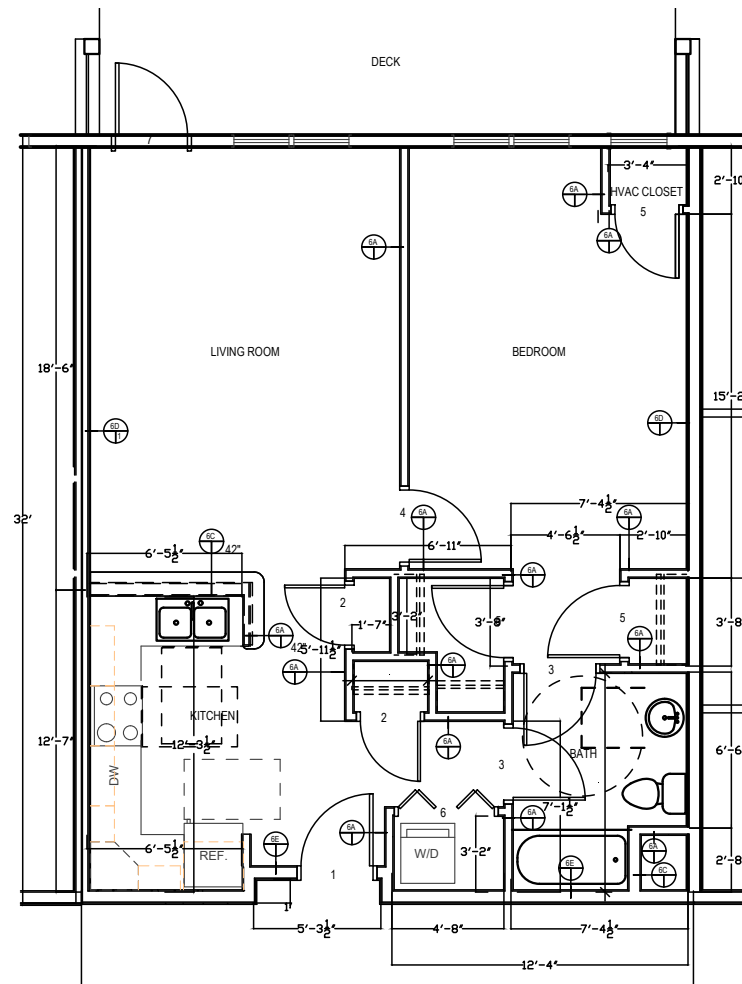
- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- B. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL WALL THICKNESS.
- E. SEE OVERALL PLAN FOR EXTERIOR WALL AND CORE ELEMENT WALL TYPES; EXTERIOR WINDOW AND PATIO DOOR TYPES.
- F. COORDINATE HVAC CLOSET SIZES WITH HVAC CONTRACTOR.
- G. COORDINATE INTERIOR PARTITION LAYOUT WITH SHOWER, TUB, APPLIANCE, CABINETS AND VANITY DIMENSIONS.
- H. COORDINATE WALL THICKNESS AND FURRING BEHIND WASHERS/DRYERS WITH HVAC AND PLUMBING CONTRACTORS.
- I. LOCATE DOORS WITHIN WALLS CENTERED ON WALL, HALL, CLOSET OR 5" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- J. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY DEMISING, BEARING AND RATED WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY MANUFACTURER.

**NOTES**

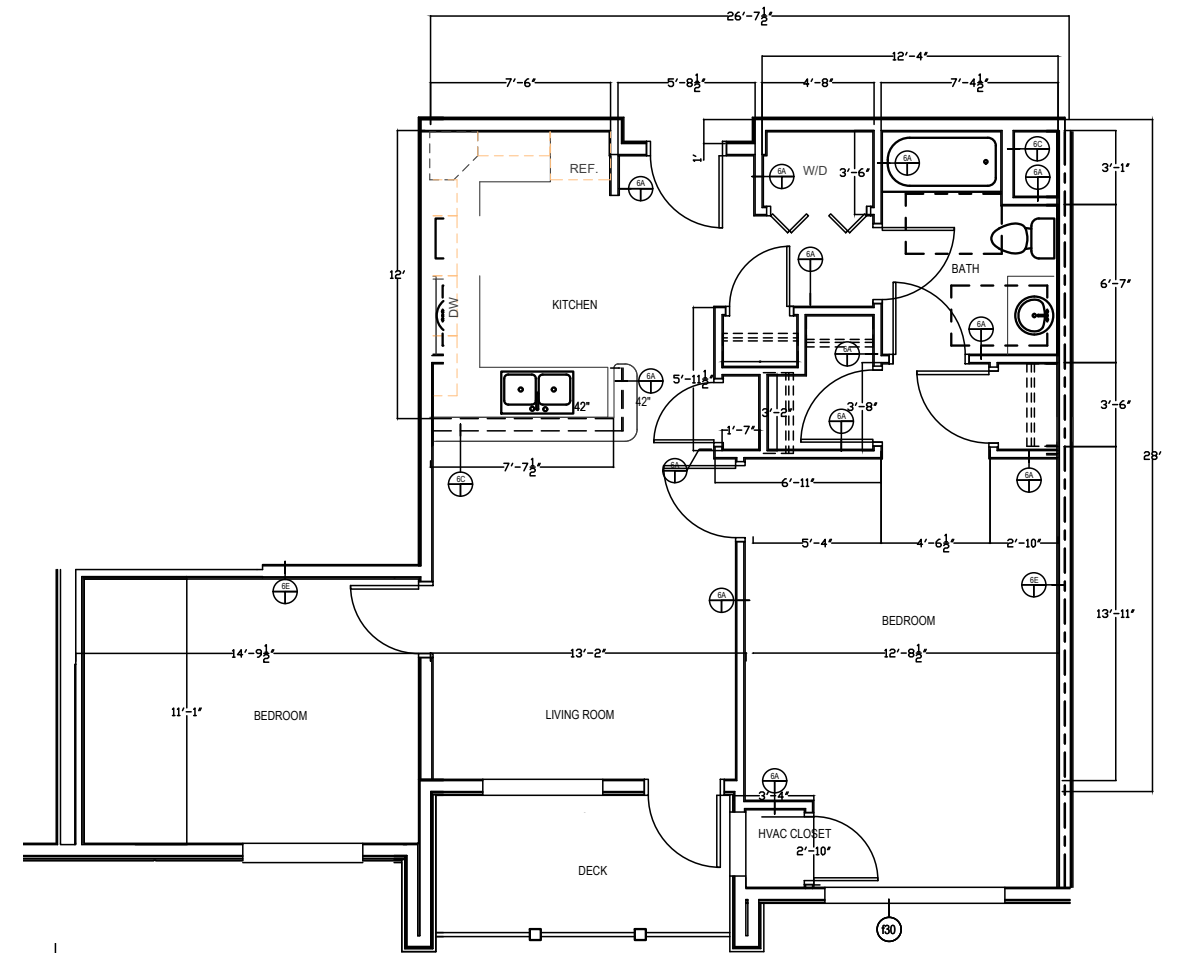
- 1. IN KITCHEN OF TYPE A UNITS AT LEAST ONE 30 INCH WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH AND NO HIGHER THAN 34 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
- 2. A KITCHEN SINK IN TYPE A DWELLING UNITS SHALL BE PROVIDED WITH A 30 INCH WIDE AREA CENTERED FOR A FORWARD APPROACH. THE SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309.



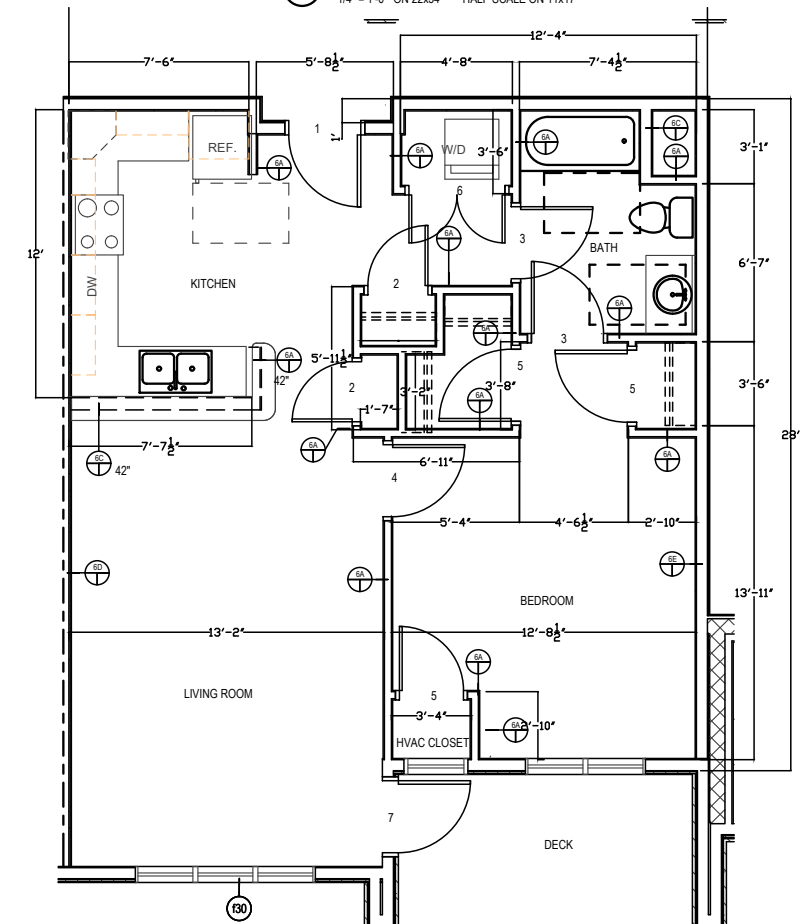
**3 UNIT 2A**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**2 UNIT 1B**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



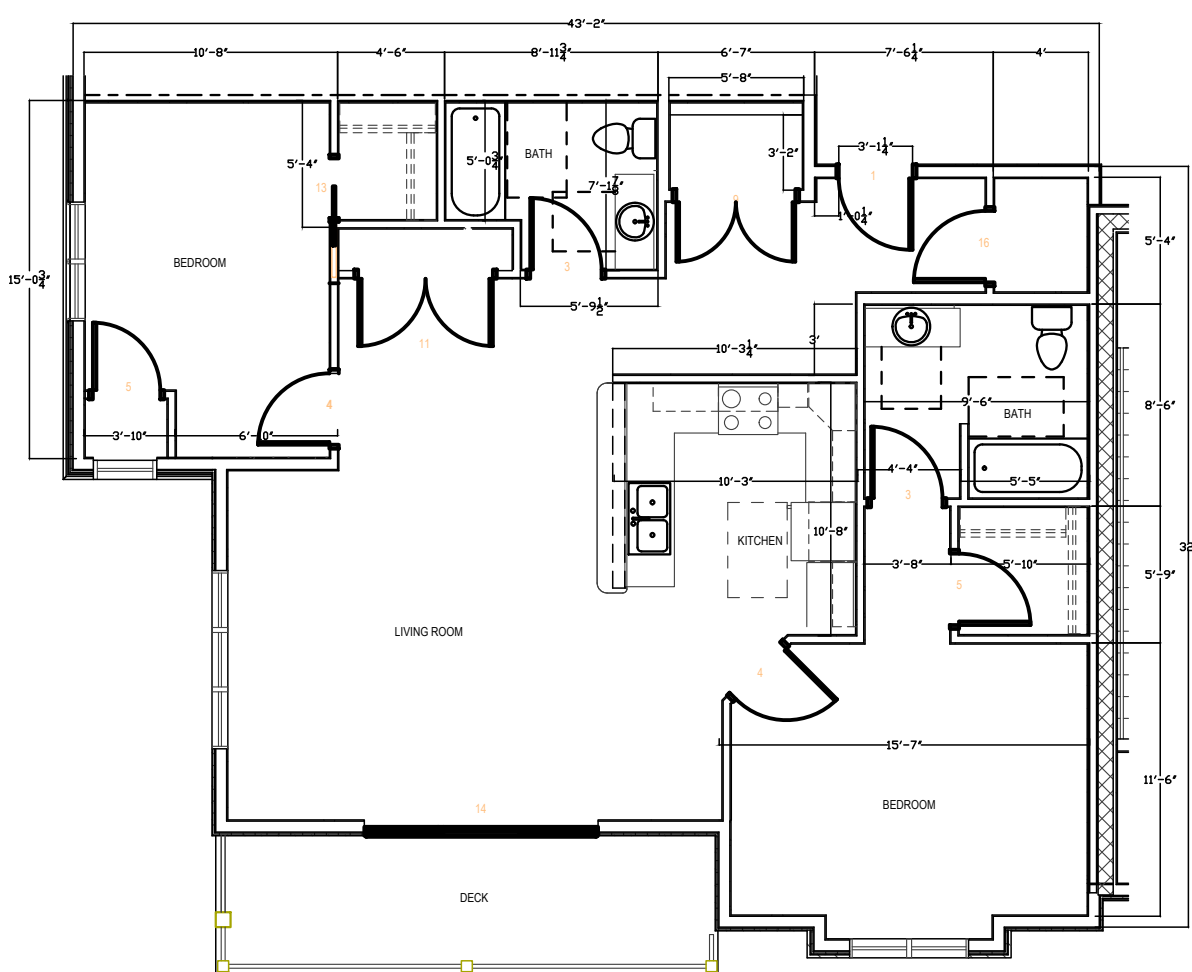
**4 UNIT 2D**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



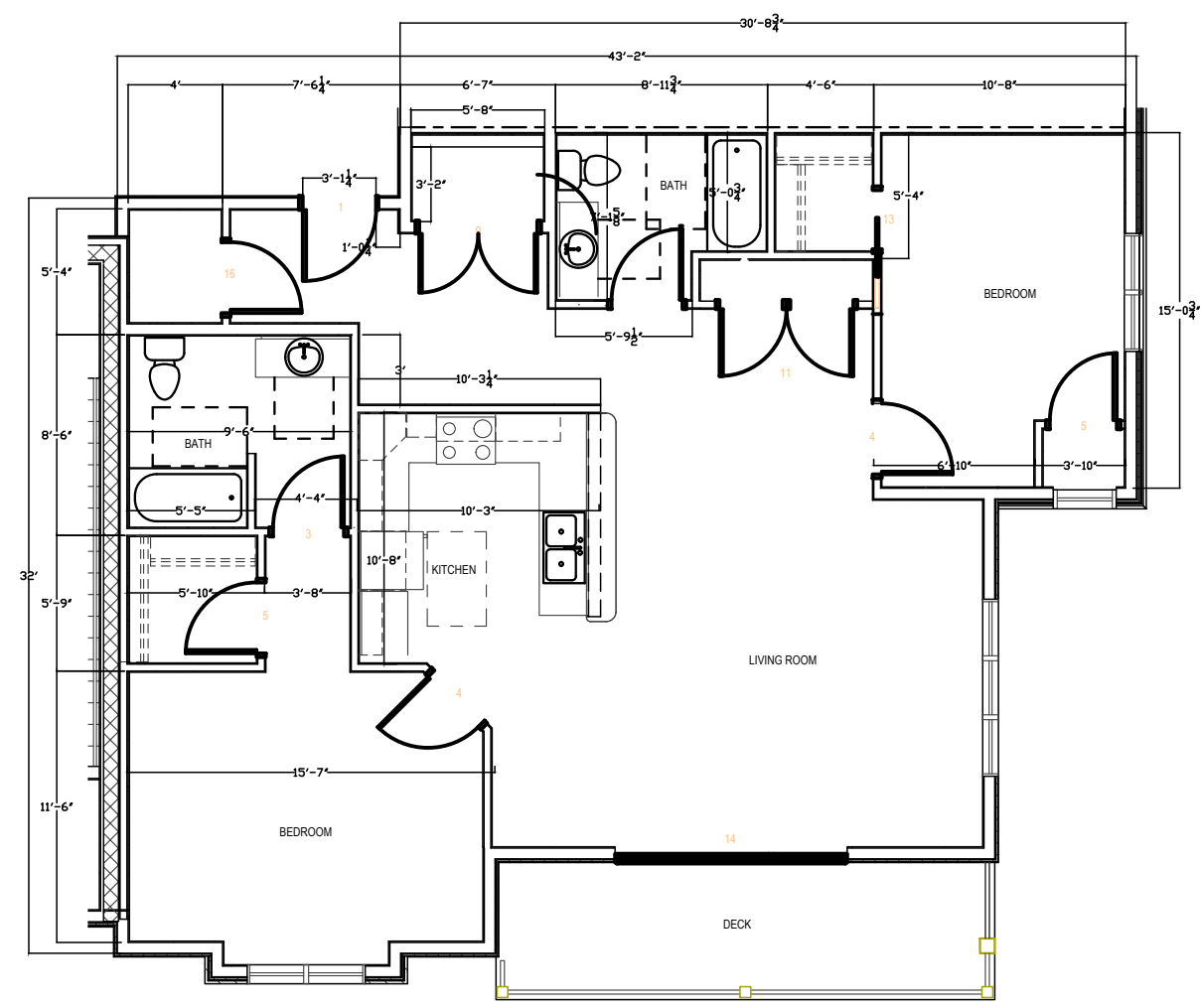
**1 UNIT 1A**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

**UNIT FLOOR PLAN GENERAL NOTES**

- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- B. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL WALL THICKNESS.
- E. SEE OVERALL PLAN FOR EXTERIOR WALL AND CORE ELEMENT WALL TYPES; EXTERIOR WINDOW AND PATIO DOOR TYPES.
- F. COORDINATE HVAC CLOSET SIZES WITH HVAC CONTRACTOR.
- G. COORDINATE INTERIOR PARTITION LAYOUT WITH SHOWER, TUB, APPLIANCE, CABINETRY AND VANITY DIMENSIONS.
- H. COORDINATE WALL THICKNESS AND FURRING BEHIND WASHERS/DRYERS WITH HVAC AND PLUMBING CONTRACTORS.
- I. LOCATE DOORS WITHIN WALLS CENTERED ON WALL, HALL, CLOSET OR 5" FROM ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
- J. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY DEMISING, BEARING AND RATED WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY MANUFACTURER.



**2 UNIT 2C (1ST, 2ND & 3RD FLOOR)**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

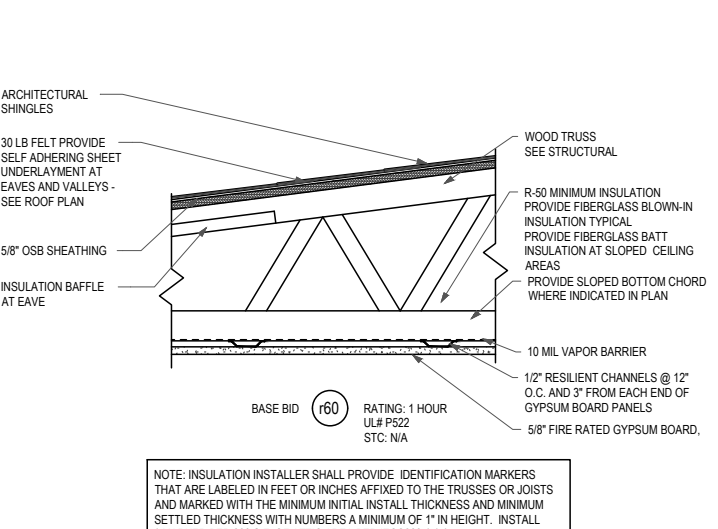
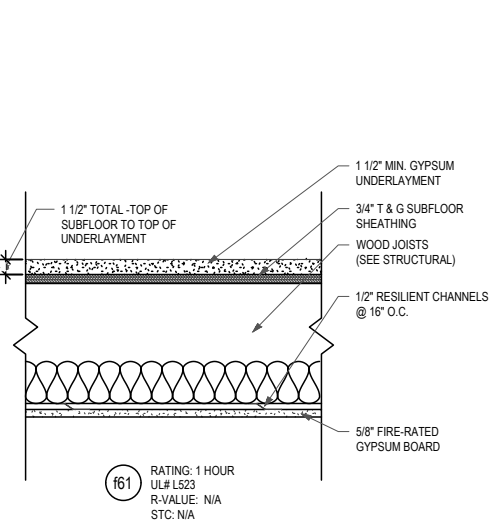
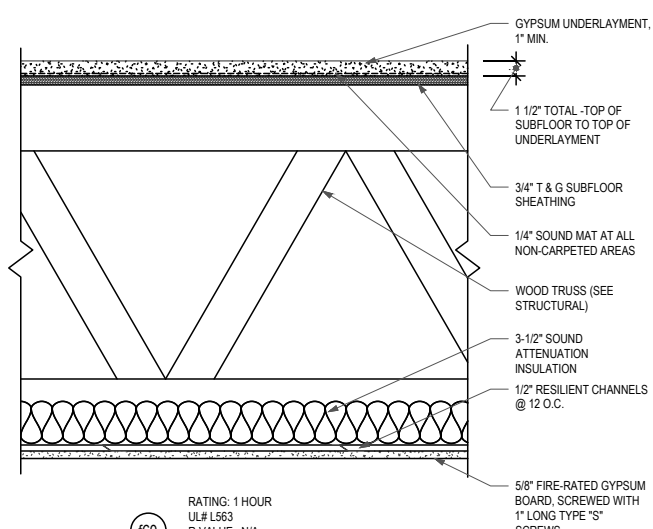
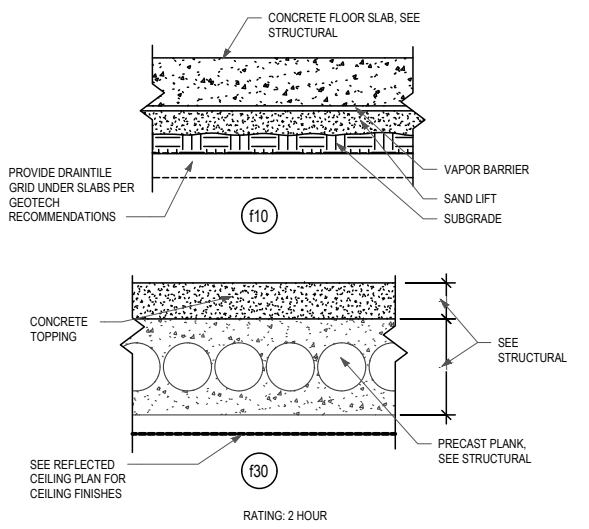


**1 UNIT 2B (1ST, 2ND & 3RD FLOOR)**  
 1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

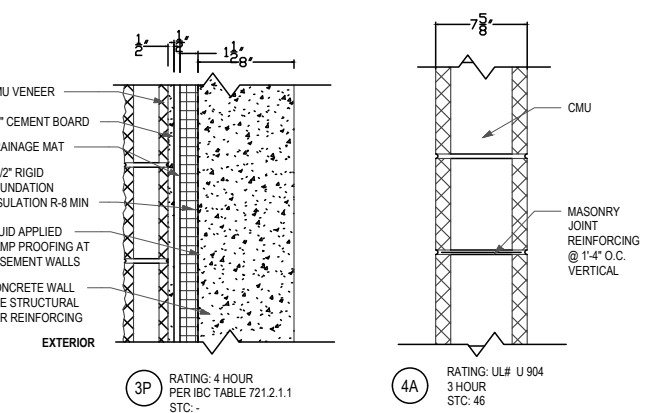
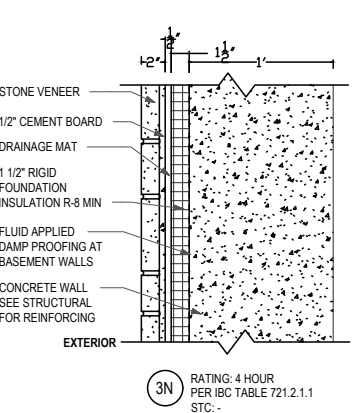
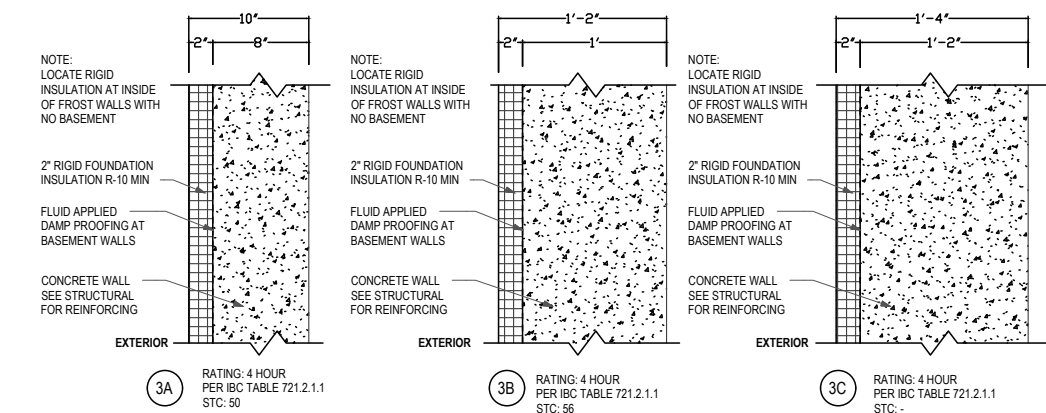
EZRA PROPERTIES APARTMENTS - PHASE 3  
 ENLARGED UNIT FLOOR PLANS  
 SHEET: A-5.1  
 DATED: OCTOBER 30, 2025  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
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 Phone (608) 838-7750; Fax (608) 838-7752







**FLOOR AND ROOF TYPE DETAILS**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**TYPE 3 WALLS**

**TYPE 4 WALLS**

**MASONRY WALL TYPE GENERAL NOTES**

A. CMU FIRE RATED WALLS TO HAVE EQUIVALENT THICKNESS BELOW:  
 4 HOUR = 6.2"  
 3 HOUR = 5.3"  
 2 HOUR = 4.2"  
 1 HOUR = 2.8"

B. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR REINFORCEMENT AND BRACING OF CMU WALLS.

**FLOOR AND ROOF TYPE GENERAL NOTES**

A. SUSPENDED CEILING GRIDS AND TILES NOT INDICATED ON FLOOR OR ROOF TYPES. REFER TO REFLECTED CEILING PLANS FOR SUSPENDED CEILINGS AND ADDITIONAL SOFFITS.

B. ROOF R-VALUES VARY WITH TAPERED INSULATION. REFER TO SPECIFICATIONS.

**WALL DETAIL NOTES**

WALL TYPE DESIGNATION  
 WALL FIRE RATING (IF INDICATED) THIS WALL WOULD HAVE A 1 HOUR RATING  
 WALL TYPE DESIGNATION  
 WALL HAS NO FIRE RATING

1. TO ACHIEVE STC RATING, ADD FIBERGLASS BATT INSULATION TO THE ENTIRE WIDTH OF STUD CAVITY, TYP.

**WALL TYPE GENERAL NOTES**

A. CONTINUE ALL PARTITION FRAMING AND GYPSUM BOARD TO UNDERSIDE OF RATED ROOF ASSEMBLY OR FLOOR DECK ABOVE, UNLESS INDICATED OTHERWISE.

B. SOUND WALLS (INDICATED BY "STC" - SOUND TRANSFER COEFFICIENT) CAULK ALL UNFINISHED JOINTS BETWEEN GYPSUM BOARD PANELS AND BETWEEN GYPSUM BOARD PANELS AND FLOOR AND SIDE WALL MATERIALS WITH ONE BEAD OF SEALANT PER LAYER OF GYPSUM BOARD. ACOUSTICALLY SEAL ALL PENETRATIONS INCLUDING ELECTRICAL, MECHANICAL AND PIPING. LIMIT NECESSARY WALL PENETRATIONS TO ONE PER STUD CAVITY.

C. PENETRATIONS IN SOUND WALLS AND SMOKE AND FIRE RATED WALLS AND CONNECTIONS AT WALLS TO OTHER WORK SHALL MAINTAIN STC AND/OR FIRE RATING. SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED DETAILS, AND SHALL COMPLY WITH APPLICABLE TESTING AGENCY REQUIREMENTS.

D. WHERE WALLS AND/OR FURRING MEET, MAINTAIN A FLUSH SURFACE ON THE SIDE WHERE WALL SURFACE IS STRAIGHT OR CONTINUOUS, UNLESS INDICATED OTHERWISE.

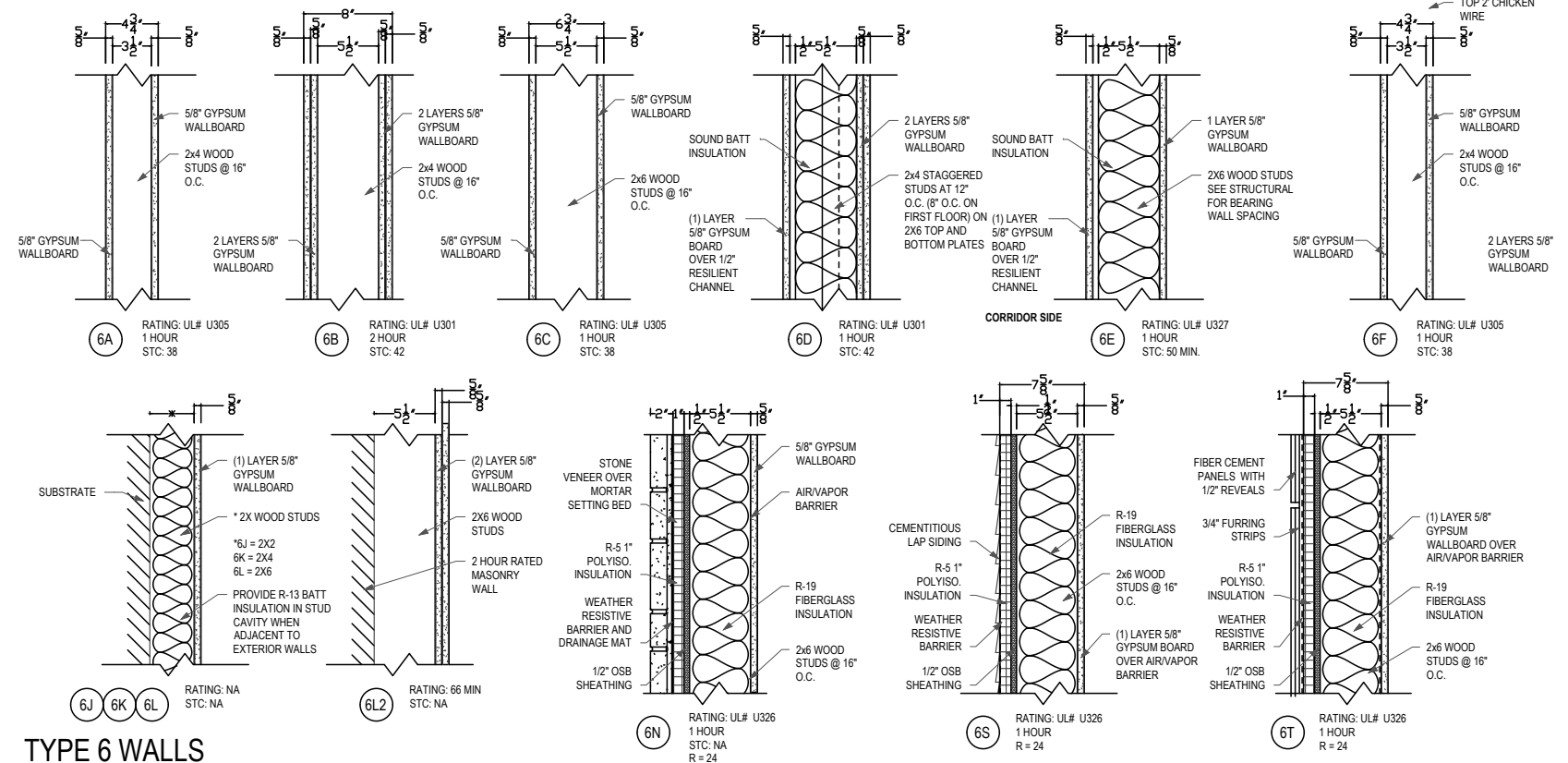
E. FIRE RATINGS SHOWN ARE THE RATINGS AVAILABLE PER NOTED TESTING AGENCY AND/OR IBC REQUIREMENTS. REFER TO FLOOR PLANS AND WALL TYPE SUBSCRIPTS FOR LOCATIONS OF FIRE RATED WALLS.

F. REFER TO ROOM SCHEDULE FOR ADDITIONAL WALL FINISHES.

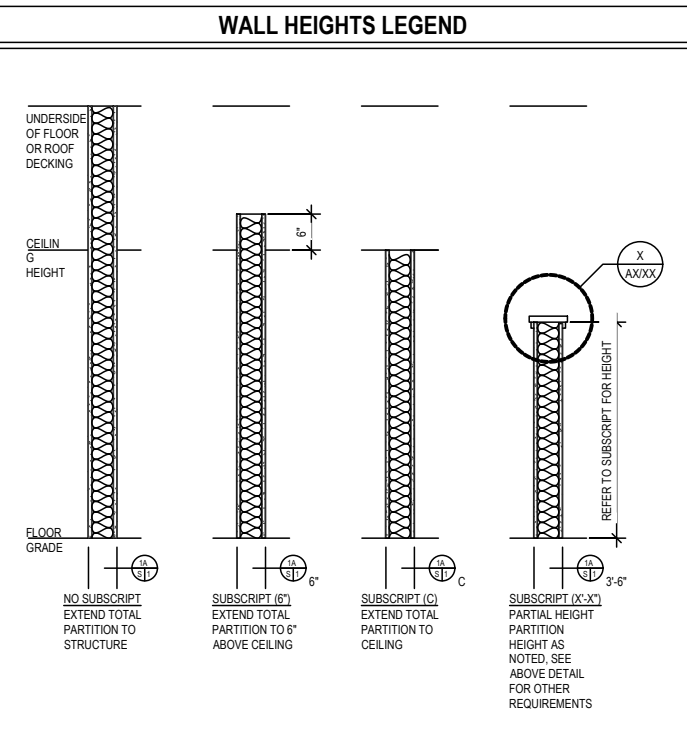
G. PROVIDE WOOD BLOCKING IN PARTITION TYPES AS REQUIRED BY SPECIFICATIONS AND ACCESSORIES INDICATED ON DRAWINGS.

H. REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS OR VARIATIONS TO EXTERIOR VENEER MATERIALS.

I. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY EXTERIOR, CORRIDOR, FIRE-RATED AND ACOUSTIC WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY THE MANUFACTURER.



**TYPE 6 WALLS**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**FRAME ASSEMBLIES GENERAL NOTES**

A. PROVIDE SPECIFIED METAL STUD GAUGE UNLESS OTHERWISE NOTED.

B. PROVIDE FIRE RATED GYPSUM BOARD AT FIRE RATED PARTITIONS AS REQUIRED BY TESTED ASSEMBLY.

C. INSTALLATION OF GYPSUM BOARD, BACKER BOARD AND BASE BOARD SHALL CONFORM TO REQUIREMENTS FOR FIRE RATINGS AND ACOUSTICAL RATINGS.

D. STUD FRAMING TO BE 1'-4" O.C. UNLESS NOTED OTHERWISE.

E. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT WALLS AND CEILINGS OF TOILET & BATH ROOMS AND LAUNDRY ROOMS.

F. PROVIDE GLASS MAT GYPSUM TILE BACKER BOARD AT LOCATIONS OF WALL TILE. PROVIDE CEMENT BOARD TILE BACKER BOARD BEHIND WALL TILE AT TUB AND SHOWER LOCATIONS.

G. THERMAL RESISTANCE (R-VALUE) IDENTIFICATION MARK SHALL BE APPLIED BY MFG TO EACH PIECE OF BUILDING ENVELOPE INSULATION 12" OR GREATER IN WIDTH. PER IECC 303.1.1

H. INSULATION INSTALLER SHALL PROVIDE A SIGNED AND DATED CERTIFICATION OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING ENVELOPE, LISTING TYPE OF INSULATION INSTALLATIONS IN ROOF/CEILINGS, THE MANUFACTURER AND THE R VALUE. PER IECC 303.1.1

EZRA PROPERTIES APARTMENTS - PHASE 3  
 WALL TYPES, FLOOR ROOF & CEILING TYPES  
 SHEET: A-6.0  
 DATED: OCTOBER 30, 2025

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 4604 Siggelkow Road, McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

UNIT DOOR SCHEDULE																	
UNIT NO.	ROOM NAME	TYPE	DOOR					UNDER CUT	FRAME					GLAZE	FIRE RATING	HARDWARE	COMMENTS
			W	H	T	ELEV	MATERIAL		ELEV	MATERIAL	HEAD	JAMB	SILL				
1	ENTRY	Single	3'-0"	6'-8"	1 3/4"	P	WD								20		
2	CLOSET	Single	2'-6"	6'-8"	1 3/8"	P	WD										
3	BATHROOM	Single	3'-0"	6'-8"	1 3/8"	P	WD										
4	BEDROOM	Single	3'-0"	6'-8"	1 3/8"	P	WD										
5	CLOSET	Single	2'-8"	6'-8"	1 3/8"	P	WD										
6	CLOSET	Single (double)	4'-0"	6'-8"	1 3/8"	F	WD										
7	PATIO	Single	3'-0"	6'-8"	1 3/4"	FG	WD										
8	CLOSET	Bifold (single)	2'-6"	6'-8"	1 3/8"	F	WD										
9	CLOSET	Single (double)	5'-0"	6'-8"	1 3/8"	F	WD										
11	CLOSET	Single (double)	6'-0"	6'-8"	1 3/8"	F	WD										
12	CLOSET	Pocket	2'-10"	6'-8"	1 3/8"	P	WD										
13	CLOSET	Pocket	2'-6"	6'-8"	1 3/8"	P	WD										
14	PATIO	Sliding Patio	9'-10"	6'-8"	1 13/16"		AL										
15	CLOSET	Single	1'-6"	6'-8"	1 3/8"	P	WD										
16	CLOSET	Single	3'-0"	6'-8"	1 3/8"	P	WD										
17	CLOSET	Single	2'-8"	6'-3"	1 3/8"	P	WD										

DOOR SCHEDULE																	
DOOR NO.	ROOM NAME	TYPE	DOOR					ELEV	FRAME					GLAZE	FIRE RATING	HARDWARE	COMMENTS
			W	H	T	ELEV	MATERIAL		ELEV	MATERIAL	HEAD	JAMB	SILL				
BASEMENT																	
001	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	HM								90		
002	PARKING	Single	3'-0"	6'-8"	1 3/4"	F/HG	HM										
003	PARKING	Overhead	16'-0"	7'-6"	2"		OH										
004	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
005	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
006	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
007	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
008	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
009	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
010	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
011	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
012	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
013	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
014	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
015	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
016	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
017	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
018	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
019	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
020	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
021	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
022	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
023	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		
024	PARKING	Single	3'-0"	6'-8"	1 3/4"	F	ST								20		

FIRST FLOOR																	
101	VESTIBULE	Single	3'-0"	6'-8"	1 1/2"	F											
102	CORRIDOR	Single	3'-0"	6'-8"	1 3/4"	F									90		
103	STAIR	Single	3'-0"	6'-8"	1 3/4"	F											
104	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
105	STORAGE	Single	3'-0"	6'-8"	1 3/4"	F									20		
106	STORAGE	Single	3'-0"	6'-8"	1 3/4"	F									20		
107	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
108	LOBBY	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

SECOND FLOOR																	
201	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
202	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
203	STORAGE	Single	3'-0"	6'-8"	1 3/4"	F									20		
204	STORAGE	Single	3'-0"	6'-8"	1 3/4"	F									20		
205	LOBBY	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

THIRD FLOOR																	
301	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
302	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
303	STORAGE	Single	3'-0"	6'-8"	1 3/4"	F									20		
304	STORAGE	Single	3'-0"	6'-8"	1 3/4"	F									20		
305	LOBBY	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

FOURTH FLOOR																	
401	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
402	STAIR	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								90		
403	COORDOR	Single	3'-0"	6'-8"	1 3/4"	F									20		
404	COORDOR	Single	3'-0"	6'-8"	1 3/4"	F									20		
405	COORDOR	Single	3'-0"	6'-8"	1 3/4"	F									20		
406	LOBBY	Single	3'-0"	6'-8"	1 3/4"	F	WD, SC								20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

**DOOR SCHEDULE GENERAL NOTES**

A. WOOD DOORS TO BE PRE-FINISHED. PROVIDE FINISHED SAMPLES TO OWNER AND ARCHITECT FOR FINAL SELECTION.

B. HOLLOW METAL FRAME HEADS TO BE 2" U.N.O.

C. ALL SWING DOORS TO RECEIVE 1-1/2" PAIR BUTTS, U.N.O.

D. PROVIDE LEVER HANDLE LOCK/LATCH SETS AT ALL DOORS, U.N.O.

E. ALL FIRE DOORS ARE TO BE RATED ASSEMBLIES (DOOR AND FRAME TOGETHER). PROVIDE ALL REQUIRED HARDWARE, SMOKE SEALS, AND ACCESSORIES

F. MEANS OF EGRESS DOORS: LATCHES DO NOT REQUIRE MORE THAN 15 LB TO RELEASE THE LATCH. LOCKS DO NOT REQUIRE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE FOR OPERATION.

**DOOR SCHEDULE COMMENTS**

1. KICK PLATE (CORRIDOR SIDE ONLY). VERIFY SIZE AND MATERIAL WITH OWNER

2. SPRING HINGE CLOSER

3. MAGNETIC HOLD OPEN FOR EACH DOOR WIRED TO SMOKE DETECTORS & FIRE ALARM SYSTEM

4. FIRE SEAL

5. SMOKE SEAL

6. WEATHER STRIPPING

7. ASTRAGAL w/ COORDINATOR

8. DOOR STOP

9. DUMMY PULL

10. ELECTRONIC ACCESS SYSTEM @ STAIRWELL SIDE

11. HINGE BUMPERS

12. FLUSH BOLT

13. ELECTRIC SECURITY LOCK RELEASE

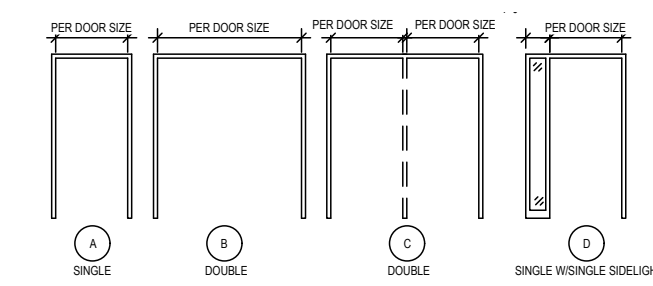
14. KICK PLATE (BOTH SIDES)

15. POWER ASSISTANCE OPENER

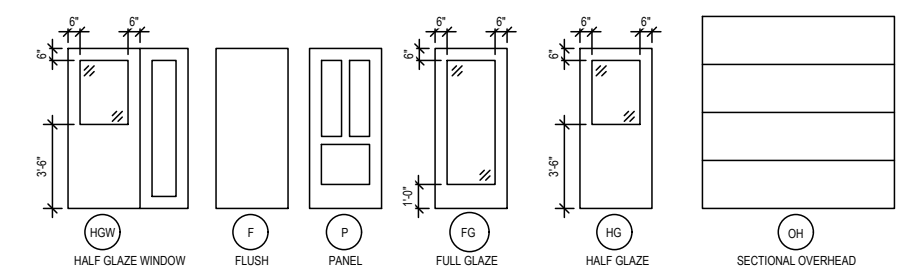
**DOOR SCHEDULE LEGEND**

WD = WOOD  
HM = HOLLOW METAL  
ALUM = ALUMINUM  
INS = INSULATED  
ST = STEEL  
TI = "TIMELY" PREFINISHED METAL FRAMES  
WD-L = WOOD LEGACY (PRE-HUNG, PREFINISHED HARD BOARD, HOLLOWCORE)

FG = FULL GLASS  
SC = SOLID CORE  
PKT = POCKET  
HC = HOLLOW CORE



**2 DOOR FRAME ELEVATIONS**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

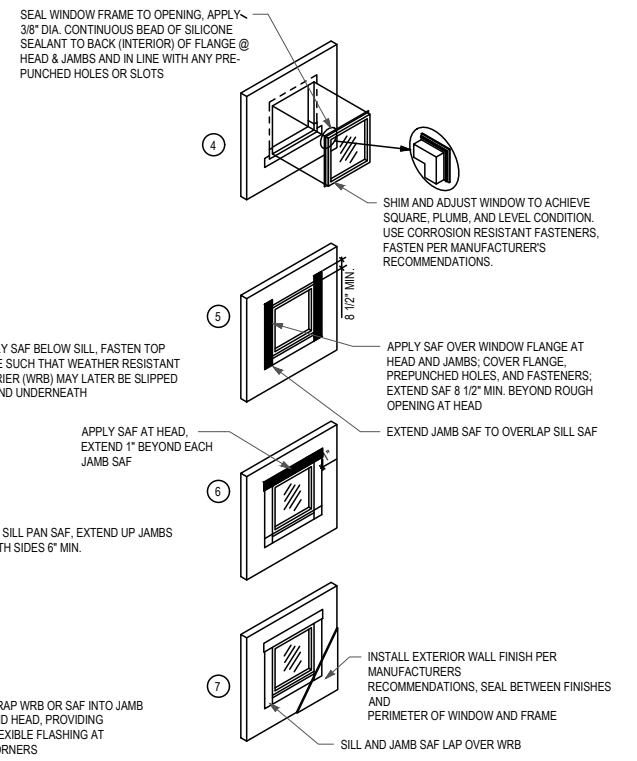


**1 DOOR TYPE ELEVATIONS**  
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 3  
DOOR SCHEDULES, DOOR & FRAME ELEVATIONS  
SHEET: A-6.1  
DATED: OCTOBER 30, 2025

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

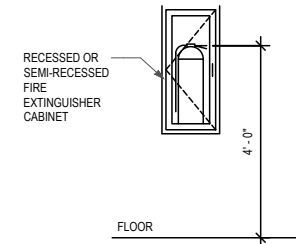
4604 Siggelkow Road, McFarland, Wisconsin 53558  
Phone (608) 838-7750; Fax (608) 838-7752



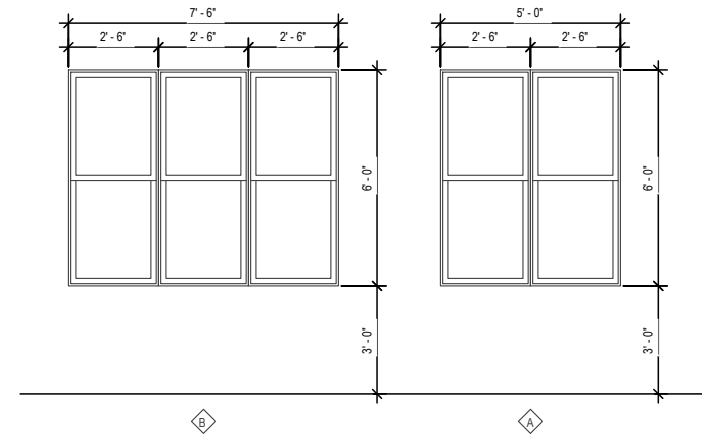
**NOTES:**

- SECTION 1405.4 OF THE I.B.C. STATES "FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING." THE PROCEDURE ABOVE IS RECOMMENDED TO ACHIEVE THIS INTENT FOR FLASHING OF WALL OPENINGS TO INCLUDE BUT NOT LIMITED TO: WINDOWS, DOORS, VENTS, ETC.
- ALL MATERIALS SHALL BE IN STRICT CONFORMANCE WITH I.B.C. STANDARD 14-1.
- APPLICATION OF FINISH MATERIALS OVER FLASHING MATERIALS SHOWN SHALL BE AS SPECIFIED BY CODE REQUIREMENTS, MANUFACTURER'S INSTRUCTIONS AND THE BEST PRACTICES OF THE TRADE.

- ADDITIONAL MATERIALS, I.E. METAL HEAL FLASHING, ELASTOMERIC SHEET WATERPROOFING ETC. MAY OCCUR, DEPENDING ON THE SPECIFIC FINISH MATERIALS BEING USED. REFER TO INDIVIDUAL DETAILS FOR ADDITIONAL INFORMATION.
- DOOR FLASHING SIMILAR.
- USE 9" MINIMUM WIDE SELF-ADHERED FLASHING (SAF) TYP. U.N.O., SEE WINDOW DETAILS FOR ADDITIONAL INFORMATION.
- IF USING PLASTIC SHEET WEATHER RESISTANT BARRIER (WRB), CUT HORIZONTAL SLIT TO ALLOW SILL SAF TO EXTEND THROUGH AND OVERLAP. REPAIR ALL EXPOSED CUT EDGES WITH TAPE APPROVED BY WRB MANUFACTURER.
- SAF = SELF ADHERED FLASHING  
WRB = WEATHER RESISTANT BARRIER (AIR/MOISTURE BARRIER)
- ALL MATERIALS (SAF, WRB AND SEALANTS) TO BE COMPATIBLE WITH ONE ANOTHER AND ADJACENT MATERIALS



**4 TYPICAL FIRE EXTINGUISHER CABINET ELEVATION**  
1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**2 WINDOW ELEVATIONS**  
3/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

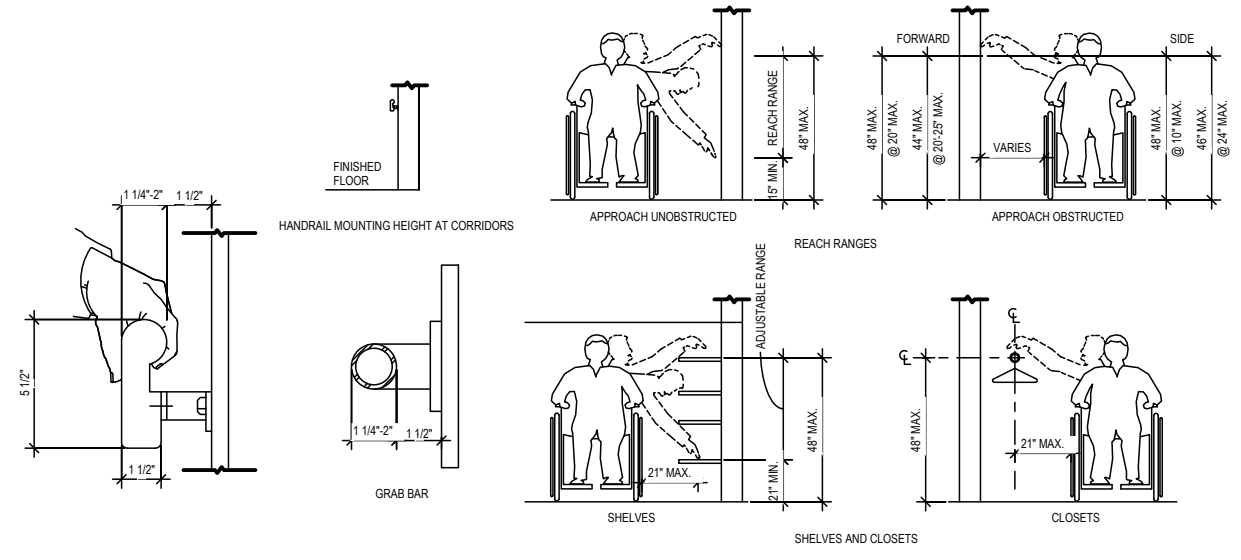
**WINDOW TYPE GENERAL NOTES**

- PROVIDE VINYL FRAME WINDOWS WITH DOUBLE PANE LOW-E GLAZING TYPICAL IN ALL RESIDENTIAL UNITS. PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE AND AS INDICATED ON DRAWINGS. MINIMUM WINDOW PERFORMANCE SHALL MEET OR EXCEED A U-VALUE OF 0.300 AND A SHGC OF 0.32.
- AT ACCESSIBLE AND TYPE A UNITS, WINDOW OPERATING HARDWARE SHALL COMPLY WITH ICC/ANSI A117.1 CH 308 OPERABLE PARTS SHALL BE WITHIN 15-44 INCHES ABOVE THE FINISHED FLOOR SURFACE, SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL NOT REQUIRE MORE THAN 5 POUNDS OF FORCE TO ACTIVATE.
- WINDOW UNITS SHALL BE FABRICATED TO THE SIZE INDICATED, MILLED BY SUPPLIER AND SHALL HAVE OPERABLE PARTS AS INDICATED ON THE DRAWINGS. OPERABLE SASHES SHALL BE PROVIDED WITH FULL-PERIMETER WEATHER STRIPPING.
- WINDOWS TO BE FACTORY FINISHED. PROVIDE FINISH SAMPLES TO OWNER AND ARCHITECT FOR FINAL SELECTION

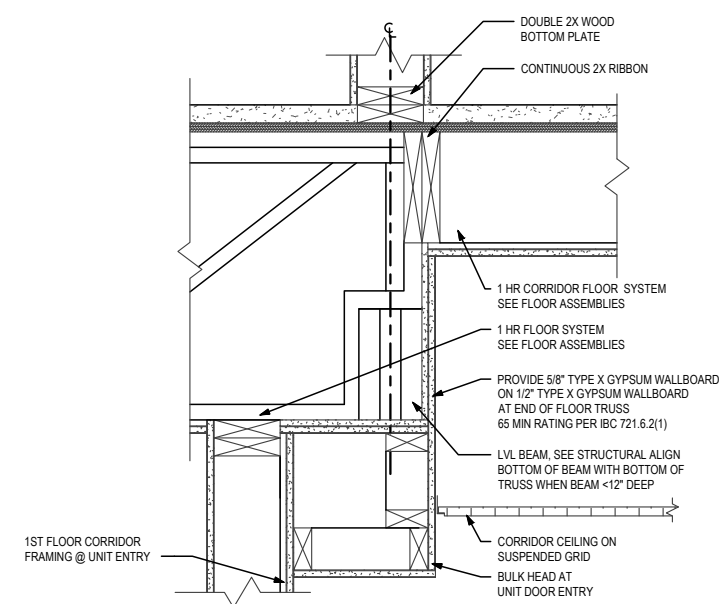
**GLAZING LEGEND**

GLT	GLASS TYPE, SEE SPECIFICATIONS
GLT-12	DOUBLE-PANE INSULATED GLASS WITH LOW E
GLT-12T	DOUBLE-PANE INSULATED GLASS WITH LOW E, TEMPERED

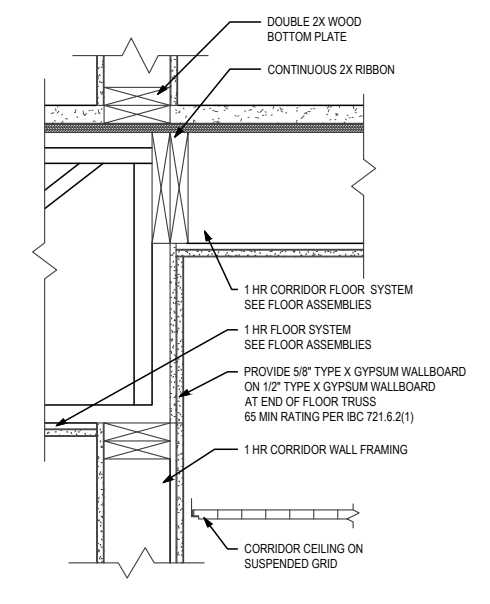
**3 ACCESSIBILITY REACH DETAILS**  
3/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



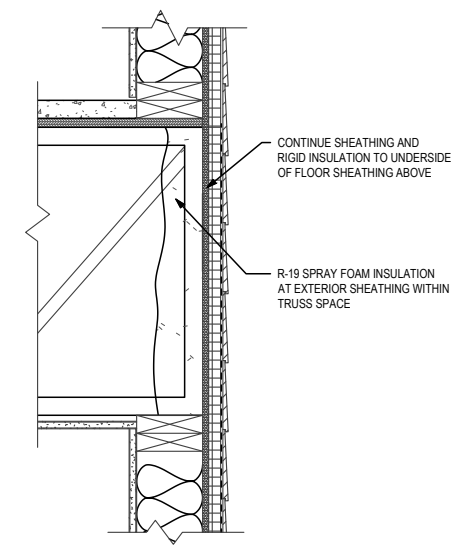
EZRA PROPERTIES APARTMENTS - PHASE 3  
WINDOW TYPES & INTERIOR ELEVATIONS  
SHEET: A-6.2  
DATED: OCTOBER 30, 2025  
**QUAM ENGINEERING, LLC**  
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4604 Siggelkow Road, McFarland, Wisconsin 53558  
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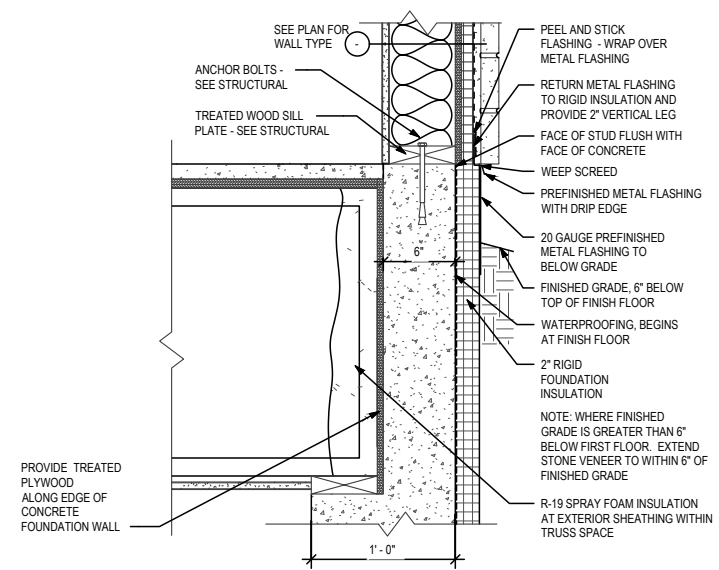
**9 FLOOR TRUSS AT UNIT ENTRY - (TYP)**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



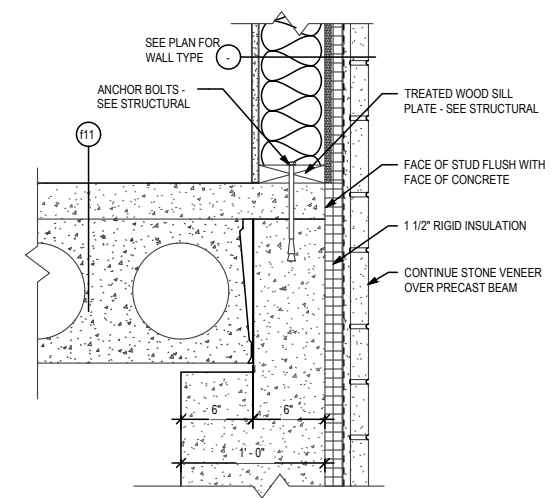
**8 FLOOR TRUSS AT CORRIOR - (TYP)**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



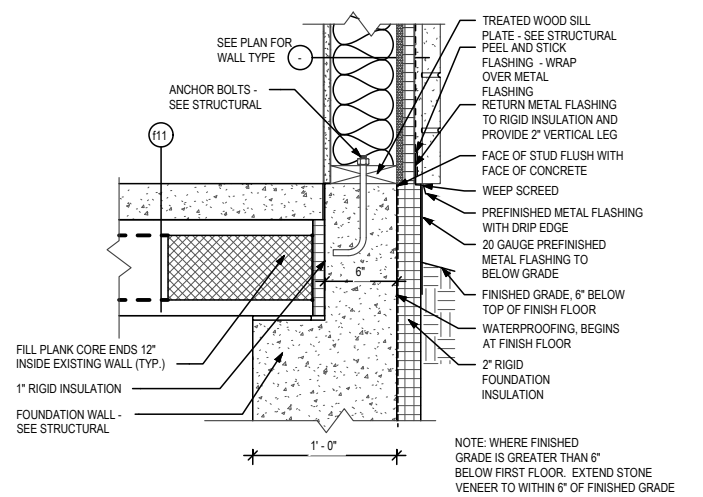
**7 FLOOR TRUSS @ EXTERIOR BEARING WALL (TYP)**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



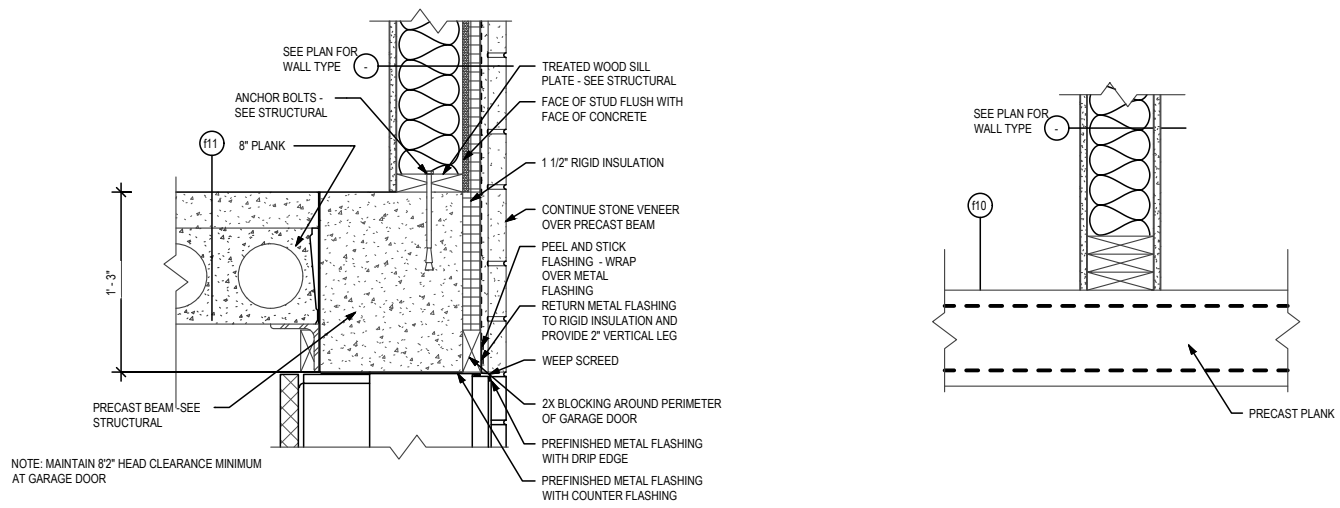
**6 WALL BASE @ RAISED FOUNDATION WALL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



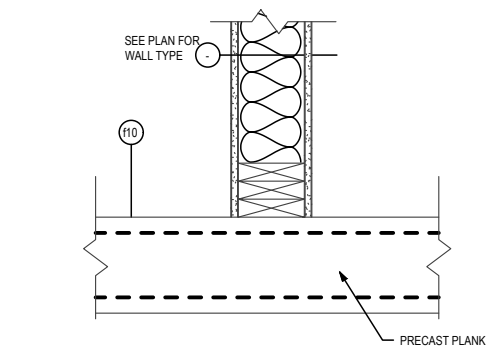
**5 WALL BASE @ STONE AND CIP WALL**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



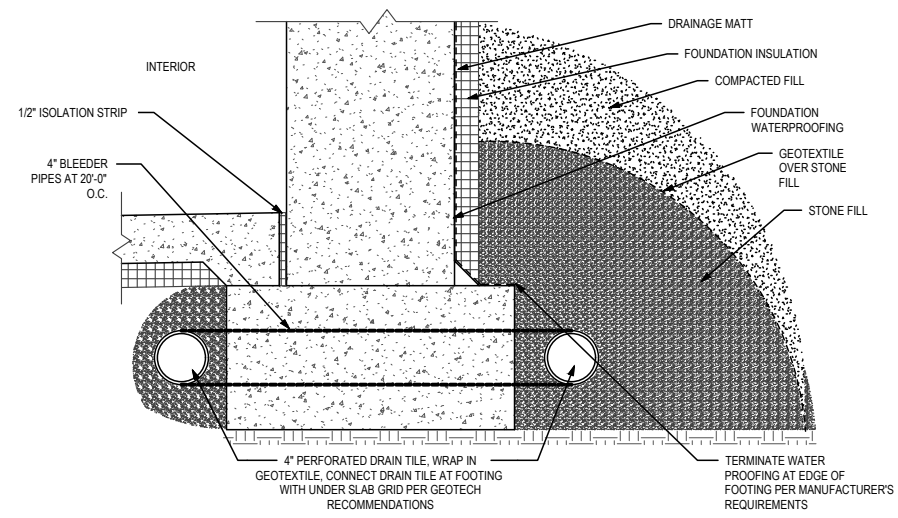
**4 WALL BASE @ STONE & PRECAST**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**3 WALL BASE @ GARAGE DOOR**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**2 WALL BASE @ INTERIOR BEARING WALLS**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



**1 FOUNDATION DETAIL @ PARKING GARAGE**  
 1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS - PHASE 3  
 DETAILS  
 SHEET: A-8.0  
 DATED: OCTOBER 30, 2025  
**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants  
 4604 Siggelkow Road, McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752



December 3, 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 (Humble Oaks) Phase 2 and Phase 3 Detailed Plan

Dear Andrew:

We have received the Detailed Plan submittal for Phase 2 and Phase 3 of a proposed redevelopment at 4703 Terminal Drive (Humble Oaks) dated November 3, 2025, and completed our review relative to the previous comments and discussions with Village officials and staff. We recommend approval of the plans, conditioned upon the following items:

**Certified Survey Map**

The original four-lot certified survey map (CSM) was completed and recorded in 2019. It includes both private and public sewer and watermain easements that extend on to the currently proposed phases. The construction plans call out that these easements will be released and adjusted to fit currently proposed piping alignments. The Developer should work with the Village to ensure this is conveniently tied to original 2019 CSM for future replacement.

**Sheet C-3**

It appears that grading is proposed south of the southern property line. Permission should be provided from that landowner.

**Sheet C-4**

Water service valves for each building need to be within 4 feet of the public main tee providing each respective service.

Clearance distance between the public water main and storm sewers at crossing should be added to the plan notes.

**General**

A plan and profile of the proposed public water main should be included in the plan set.

A new erosion control permit and an updated stormwater management permit will be needed.

Feel free to call with any questions regarding these comments.

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

**MEETING DATE:** Tuesday, December 16, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Discussion and action to make a recommendation to the Village Board regarding Ordinance 2025-08: an ordinance making various amendments to Chapter 2, Chapter 23, Chapter 56, Chapter 62 and Appendix A of the Municipal Code concerning public notification requirements.

**PREVIOUS ACTION:**

August 19, 2025 - Plan Commission discusses land division and zoning public notices.

November 18, 2025 - Plan Commission held a public hearing on the proposed ordinance and recommended approval.

November 25, 2025 - Village Board discussed the Plan Commission's recommended approval of Ordinance 2025-08 and returned the agenda item for additional review.

**ISSUE SUMMARY:**

As part of the Village Board's discussion and referral on communications and the public notice policy updates, staff recommended reviewing the public notice requirements for various land division and zoning permits. At the Plan Commission meeting on August 19, 2025, [the packet](#) included discussion on a review of notice requirements the Department commonly completes as required under State Statute, Village ordinances, and C&ED Department current practices (which commonly meet or exceed State Statute and Village ordinances). The discussion was not intended to be comprehensive of all types of potential notice requirements under the Municipal Code, but instead focused on the most common types of applications, permits, or projects, and TID Districts under the umbrella of the Community & Economic Development Department.

Notice requirements typically include three parts:

- Posting meeting agendas at least 24 hours in advance of a meeting.
- Publication of public hearing notices (when required) in the local paper (Leader Independent).
- Written notifications to adjacent property owners or municipalities (when required).

Historically, the Department has provided written notice to adjacent property owners within 300 feet of the subject property, in excess of what is required under State Statute and Village ordinances. The Department also commonly provides written notifications to adjacent property owners in excess of the minimum number of days required under Village ordinances, and notifications for items that otherwise don't require written notifications (e.g. site design review



permits, preapplication meetings, etc.). For property owners that fall outside a mailing radius, tenants, or other interested parties, the Village utilizes additional public communication tools including, but not limited to:

- C&ED monthly email listserv
- This Week in Meetings blog
- On-site sandwich board
- Social media posts
- Notify Me email and text alerts

At the August meeting, the Plan Commission was in concurrence that the Department's current practice of sending notices using a 300-foot radius was sufficient and directed staff to draft an ordinance that would codify that practice. The Plan Commission also directed staff to change Chapter 62 to require adjacent property owner notifications for Site Design Review permits, preapplication meetings (when requested by developers), and to add content to the Municipal Code that would require adjacent property owner notifications for the creation and amendment of Tax Increment Finance District boundaries. This packet includes an ordinance that includes the proposed amendments to the Municipal Code to address the feedback provided by the Plan Commission. The ordinance has been reviewed by the Village Attorney for consistency with State Statutes.

On November 18, 2025, the Plan Commission held a public hearing on the proposed ordinance. No public comments were received. Following the public hearing, the Plan Commission unanimously recommended approval of Ordinance 2025-08 but requested staff review with the Village Attorney the portions of the ordinance amendments that include language regarding *"Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application,"* to clarify if that could be interpreted to mean that the Village doesn't have to send out notices. This language is based on similar language in State Statutes for subdivision and zoning changes. Based on discussion with the Village Attorney, he did not believe there should be a concern over the wording of the proposed ordinance amendment and did not recommend further changes. Staff will attempt to follow the procedures set forth in the ordinance or other policies in good faith and the notice to owners within 300 feet of a proposed change is a courtesy. Noting also that the sentence the proceeds this text states *"Property owners within 300 feet of the proposed amendment location shall receive written notice of the public hearing."* It would be unreasonable to invalidate an approval because someone did not receive their mail and the Village would be creating an unnecessary burden and potentially significant problems for property owners who thought their application (e.g. a plat) was final. The Village also routinely provides alternative methods of communication both through notices to the newspaper, agenda postings, emails, and social media, so the mailing is not the only public notice of a proposal or hearing. Also, given a proposed approval may cover a large area (e.g a TID or Comp Plan Amendment), it would be unwieldy to require that the Village have proof of actual mailing and receipt by all owners in the area. For example, purchasing a certificate of mailing or certified mail for every notice would likely add an additional \$3-5 per mailed notice. However, staff does keep a list of those adjacent property owners that were sent a notice as a matter of best practice and for tracking notification costs to be reimbursed by the



applicant.

On November 25, 2025, the Village Board discussed the agenda item at their regularly scheduled meeting. Some Trustees expressed concern that the 300-foot notification was too small, particularly related to proposals that might be deemed to have "high impact" on residents in the Village, Village utilities, or the environment, etc. The Village Board voted to refer the agenda item back to the Plan Commission for additional reconsideration and possible revisions.

In staff's opinion, the distance used for notifications can't be subjective or discriminatory and needs to be determined by ordinance in advance of whatever type of development is being proposed. What one individual might consider "high impact", another individual could consider "low impact/indifferent". It would also be too cumbersome to develop a list of all possible land uses and a corresponding notice radius based on a predetermined perceived level of community impact (e.g. using 300 feet for 20-unit residential development and 500 feet for a restaurant with a drive-thru, etc.). Staff also does not suggest basing the mailing radius on the size of the development parcel, or adjacent properties (i.e. using a larger radius for a larger property). The size of a parcel is not an indicator of potential impact. If properties surrounding a development site are larger/wider, and therefore there are fewer property owners to notify, that simply means there are fewer property owners in the immediate vicinity of the development site that may be most impacted by the proposal. There is no minimum number of property owners that need to be notified beyond what the required mailing radius produces.

If using a 300-foot radius is determined to be too small, staff suggest the following options:

1. Uniformly increase the notice distance to something other than 300 feet. For informational purposes, below is a table of the distances used by other peer communities in Dane County for rezoning petitions. Eight communities use less than 300 feet, Stoughton also uses 300 feet and only Cottage Grove uses more than 300 feet as they use 400 feet.

Community	Mailed Notice Radius for a Petition to Rezone Property
DeForest, Fitchburg, Madison, Oregon, Sun Prairie, Waunakee	200 feet
Middleton, Verona	250 feet
Mcfarland, Stoughton	300 feet
Cottage Grove	400 feet

2. Use Option 1, plus add an additional XXX feet when the development site in question has frontage on a roadway with a functional classification of either a "collector" or "arterial" as designated by the Greater Madison Metropolitan Planning Organization (GM-MPO). The Village is part of the GM-MPO, and they have the responsibility to categorize all [roadways into classifications](#). In McFarland, most high traffic roads (e.g. Broadhead, Creamery, CTH AB, CTH MN, Exchange, Farwell, I-90, Larson Beach, Main, Siggelkow, Taylor, Terminal,



Triangle, USH 51, Valley) are not categorized as "local roads", but are either "collectors" or "arterials". In this example, if a property along Broadhead Street was requesting a rezone, the Village would use 300 feet, plus an additional XXX feet (e.g. 200 feet), for a total of 500 feet.

The assumption for using this methodology is that, given the fact that a development site is adjacent to a higher-traveled roadway, the proposed development (whatever that may contain) could have higher impacts on property owners further from the development site than if the same development was located on a local road. However, a site design review permit to add 1,000 square feet of additional office space to an existing commercial structure on Terminal Drive doesn't necessarily have a higher impact on the users traveling on Terminal Drive. In fact, it might be possible that the same 1,000 square foot addition could have a higher impact on adjacent property owners if the development site is located on a local road, since typically collector and arterial roadways are designed for higher volumes of traffic or have additional multi-modal accommodations (e.g. sidewalks, bike lanes, etc.). This methodology also might introduce a greater opportunity for inadvertently using the smaller of the two radii (administrative oversight).

3. Use a tiered approach based on the type of permit. There may be some types of applications that some might consider "higher impact" no matter what the actual development proposal included in the application consists of. For example, changing the future land use designation of property in the Comprehensive Plan as part of a pending development request from Highway Commercial to Industrial, or requesting to rezone a property from A-1 to R-3. The Village could categorize various types of land use and zoning applications into tiers and use a larger radius for the "higher impact applications". For example:

- Tier 1: Development related Comprehensive Plan Amendment, Rezone, Preliminary & Final Plat, TID Creation or Boundary Amendment (e.g. 500 feet)
- Tier 2: Conditional Use Permit and Certified Survey Map (e.g. 400 feet)
- Tier 3: Site Design Review and Board of Zoning Appeals (e.g. 300 feet)

There are a few drawbacks to option 2. One is that there are occasions when a development project might submit multiple applications at one time that fall within more than one tier. In that case, staff would have to remember to default to the largest of the mailing radii. That might introduce a greater opportunity for inadvertently using the smaller of the two radii. In other instances, a developer might first submit an application to rezone a property, and if approved, sometime later submit an application for a site design review permit. In this case, if a tiered approach was used, a property owner living 450 feet from the development property would receive notice of the public hearing for the rezone but would not receive notice of the meeting where the site design review permit is considered. That could introduce confusion for the property owner as to why they were noticed in the first instance but not in the second.

Given these examples, staff's preference is to use a uniform distance for all land use and zoning applications, while also reiterating that mailed notices are not the only form of communication that is used to inform residents of pre-application meetings, pending development applications, TIF districts, etc.



**FINANCIAL/BUDGET IMPACT:**

The majority of mailing costs are expensed back to the applicant for reimbursement. The exception are for preapplication meetings and Village initiated applications (e.g. site design review permit for a park shelter) or projects (e.g. TIF district public hearing notice).

**VILLAGE PLAN REFERENCE:**

Comprehensive Plan, 2017. The ordinance is consistent with Chapter 9-Intergovernmental and Stakeholder Cooperation, Initiative 3: Practice Transparency and Inclusion in Village Activities. The action steps listed in this section most related to this ordinance are *Increase involvement in community development plans and the community's vision* and *Improve community communication*.

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended motion:

*Motion, second, to recommend to the Village Board approval of Ordinance 2025-08.....(with potential amendments as determined based on the Plan Commission discussion)*

**ATTACHMENTS:**

1. 11.18.25 - Ordinance 2025-08 - newspaper
2. 2025-08 Public Notification Ordinance

Please publish in the  
Leader Independent on  
October 30, 2025 and November 6, 2025

**VILLAGE OF MCFARLAND  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLAN COMMISSION**

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Tuesday, November 18, 2025 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Ordinance 2025-08 an ordinance making various amendments to Chapter 2, Chapter 23, Chapter 56, Chapter 62 and Appendix A of the Municipal Code of Ordinances concerning public notification requirements.

A complete copy of the ordinance is available for review online at [www.mcfarland.wi.us/pendingrequests](http://www.mcfarland.wi.us/pendingrequests) or at the Village of McFarland Municipal Center, Community & Economic Development Department, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the Municipal Center or via Zoom by visiting <https://us02web.zoom.us/j/85755749643> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 857 5574 9643. 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.

If you cannot attend the meeting, you may submit your written comments to the Plan Commission by email to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date to be included in the packet.

**VILLAGE OF MCFARLAND  
ORDINANCE 2025-08**

**AN ORDINANCE MAKING VARIOUS AMENDMENTS TO CHAPTER 2,  
CHAPTER 23, CHAPTER 56, CHAPTER 62 AND APPENDIX A OF THE  
MUNICIPAL CODE CONCERNING PUBLIC NOTIFICATION REQUIREMENTS**

**PURPOSE:** To clarify and provide consistency among public notification requirements within Chapter 2, Chapter 23, Chapter 56, Chapter 62, and Appendix A of the municipal code.

**SPONSOR:** Andrew Bremer, Community & Economic Development Director

**RECOMMENDED REFERRAL:** Plan Commission (Required)

**PUBLIC HEARING:** Required; Preceded by a Class 2 Notice

**WHEREAS,** the Village Board referred to the Plan Commission the review of the Village's public notification requirements for various land division and zoning applications, as well as notification requirements related to Tax Incremental Finance Districts; and,

**WHEREAS,** the Plan Commission discussed at their August 19, 2025 meeting, the Community & Economic Development Department's practices for public notices regarding land division and zoning applications, and Tax Incremental Finance Districts, comparing minimum notice requirements under state statutes and the Department's practices; and,

**WHEREAS,** the Department's current practice of written notice is sent to adjacent property owners within 300 feet of the subject property and is in excess of what is required under State Statute and Village Ordinances; and,

**WHEREAS,** the Plan Commission has determined it necessary to codify the Department's current practice through various amendments to the Village's Municipal Code of Ordinance for consistency; and,

**WHEREAS,** the Comprehensive Plan Volume 2 – Visions and Direction, Chapter 9 Intergovernmental and Stakeholder Cooperation identified Initiative 3: Practice Transparency and Inclusion in Village Activities to advance community engagement and relationships; and,

**WHEREAS,** Chapter 2 Administration, Chapter 23 Finance and Taxation, Chapter 56 Subdivision, Chapter 62 Zoning, and Appendix A, has been revised to include the Plan Commission's recommended changes for consistency among Department's public notice practices; and,

**WHEREAS,** a public hearing regarding this ordinance was held by the Plan Commission on November 18, 2025; and,

**WHEREAS,** the Village Board finds that this ordinance is consistent with the Village's

Comprehensive Plan; and,

**WHEREAS**, the Village Board finds approval of this ordinance is in the public interest; and

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

**SECTION 1:**        **AMENDMENT** “2-313 Powers And Duties” of the Village of McFarland Municipal Code is hereby *amended* as follows:

A M E N D M E N T

2-313 Powers And Duties

The Village Plan Commission shall be responsible for the following functions:

(a) *The Village Comprehensive Plan.*

- (1) The Plan Commission shall make, adopt and, as it deems necessary, amend, extend or add to the Village Comprehensive Plan, including any neighborhood, corridor, or district sub-area plans adopted as a component to such plan. The Comprehensive Plan shall be a guide to the physical, social and economic development of the Village including areas outside of its boundaries which, in the Plan Commission's judgment, bear relation to the development of the Village. The Village Comprehensive Plan, with the accompanying maps, plats and descriptive and explanatory matter, shall show the Plan Commission's recommendations for such development, and shall include all elements required under Wis. Stats. § 66.1001.
- (2) The adoption of the Plan or any part, amendment or addition thereto, shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the Plan Commission following all procedural requirements of Wis. Stats. § 66.1001(4). The resolution shall refer to maps and other descriptive matters that relate to one or more elements of a comprehensive plan. The vote of the Commission shall be recorded in its official minutes. The Comprehensive Plan, and any amendment thereto, shall be effective only upon enactment of an ordinance by a majority vote of the members-elect of the Village Board adopting the recommended plan or amendment.
- (3) The Plan Commission shall periodically review the Comprehensive Plan, including any neighborhood, corridor, or district sub-area plans as it deems appropriate. The Plan Commission shall update the Comprehensive Plan every ten years as directed by the Village Board. Any person may apply to the Plan Commission for an amendment to the Comprehensive Plan at any other time provided, however, that any proposed amendment substantially similar to a proposal previously rejected by the Plan Commission or Village Board shall

not be resubmitted for a period of 12 months following the previous vote. Applications shall be made on a form provided by the Community & Economic Development Department and shall be accompanied by the fee established by the Village Board from time to time and provided in Appendix A to this Code. Property owners within 300 feet of the proposed amendment location shall receive written notice of the public hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.

(b) *Matters referred to Plan Commission.* The Village Board shall refer to the Plan Commission, for its consideration and report before final action is taken by the Village Board, public body or officer, the following matters:

- (1) The location and architectural design of any public building;
- (2) The location of any statue or other memorial;
- (3) The location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds;
- (4) The location, extension, abandonment or authorization for any public utility whether publicly or privately owned;
- (5) All plats, including condominium plats, in the Village or within the territory over which the Village is given platting jurisdiction by Wis. Stats. Ch. 236;
- (6) The location, character and extent or acquisition, leasing or sale of lands for public or semi-public housing, slum clearance, relief of congestion, or vacation camps for children; and
- (7) The amendment or repeal of any land use ordinance or any other ordinance adopted pursuant to Wis. Stats. §§ 61.35 and 62.23.
- (8) The temporary zoning of lands contained within a petition for annexation to the Village.
- (9) Amendments to the Village's Urban Service Area.

(c) *Miscellaneous powers.*

- (1) The Plan Commission shall:
  - a. Oversee community development block grants;
  - b. Consider and report to the Village Board all matters referred to it pertaining to planning and development of land within the Village and within one and one-half miles of the limits of the Village;
  - c. Review and recommend approval, rejection or conditional approval of all plats or replats of any lands within, or within one and one-half miles of, the limits of the Village.
  - d. Review and approve, reject or conditionally approve all applications for conditional use permits and site design permits under Chapter 62 of this Code.
- (2) The Plan Commission may:
  - a. Make reports and recommendations relating to the plan and development of the Village to public officials and agencies, civic, educational, professional and other organizations and citizens.

- b. Recommend to the Village Board, programs for public improvements and the financing thereof.
- c. In the performance of its functions, enter upon any land, make examinations and surveys, and place and maintain necessary monuments and markers thereon.
- d. Exercise such powers as may be necessary to enable it to perform its functions and promote municipal planning in cooperation with the Village Board to the extent allowed by law.

**SECTION 2:**            **ADOPTION** “Article 23- III TAX INCREMENTAL FINANCE” of the Village of McFarland Municipal Code is hereby *added* as follows:

ADOPTION

Article 23- III TAX INCREMENTAL FINANCE(*Added*)

**SECTION 3:**            **ADOPTION** “DIVISION 23-III-1 GENERALLY” of the Village of McFarland Municipal Code is hereby *added* as follows:

ADOPTION

DIVISION 23-III-1 GENERALLY(*Added*)

**SECTION 4:**            **ADOPTION** “23-170 Notifications” of the Village of McFarland Municipal Code is hereby *added* as follows:

ADOPTION

23-170 Notifications(*Added*)

The Village shall provide notice of the creation or amendment of Tax Incremental Finance District following all procedural requirements of Wis. Stats. § 66.1105. In addition, where a new Tax Incremental Finance District (TID) is proposed or where the boundaries of an existing TID are proposed for amendment, the Village shall provide written notice to all property owners within the boundaries of the TID or TID amendment area and all property owners within 300 feet of the boundaries of the TID or TID amendment area. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the TID creation or amendment.

**SECTION 5:**            **AMENDMENT** “56-35 Preliminary Consultation” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

56-35 Preliminary Consultation

Before submitting a Preliminary Plat or Certified Survey Map, the subdivider is encouraged to consult with the Community Development Director for advice regarding general Subdivision requirements. Information on meeting dates, agenda deadlines and filing requirements may be obtained from the Community Development Department. The subdivider shall also submit a location map showing the relationship of the proposed Subdivision to traffic arteries and existing community facilities. This consultation is neither formal nor mandatory but is intended to inform the subdivider of the purpose and objectives of these regulations, the comprehensive plan, comprehensive plan components and duly adopted plan implementation devices of the Village and to otherwise assist the subdivider in planning a development. In so doing, both the subdivider and planning agency may reach mutual conclusions regarding the general program and objectives of the proposed development and its possible effects on the neighborhood and community. The subdivider will gain a better understanding of the subsequent required procedures. Applicants are encouraged to seek preapplication conceptual review of proposed preliminary plats by the Plan Commission. 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. Notice of the time, place and purpose of a preapplication meeting shall also be sent to the applicant and the owners of record as listed in the office of the Village Assessor who are owners of the property in whole or part situated within 300 feet of the boundaries of the properties affected, said notice to be sent at least ten (10) days prior to the date of such preapplication meeting. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application

(Code 1998, § 14-1-30; Ord. No. 99-11, § 6, 8-23-1999)

**SECTION 6:**            **AMENDMENT** “56-37 Preliminary Plat Review And Approval” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

56-37 Preliminary Plat Review And Approval

- (a) *Plan commission review.* After review of the Preliminary Plat and negotiations with

the subdivider on changes deemed advisable and the kind and extent of public improvements that will be required, the Plan Commission shall, within 60 days, or within such time as extended by agreement with the subdivider of its submission, approve, approve conditionally, or reject the plat. The subdivider shall be notified in writing of any conditions for approval of the reasons for rejection. Such action of the Plan Commission shall be submitted to the Village Board for approval and the subdivider shall be notified in writing of any changes or modifications in the action of the Plan Commission and the reasons therefor.

- (b) *Public hearing.* The Village Clerk shall schedule a public hearing on the Preliminary Plat before the Plan Commission. The Village Clerk shall give notice of the Plan Commission's review and public hearing on the Preliminary Plat or Certified Survey Map by listing it as an agenda item in the Plan Commission's meeting notice published in the official Village newspaper. The notice shall be a Class 2 notice under Wis. Stats. Ch. 985 and include the name of the applicant, the address of the property in question and the requested action. Property owners within ~~200~~ 300 feet of the proposed land division shall receive written notice of the public hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.
- (c) *Board action.* After receipt of the Plan Commission's recommendation, the Village Board shall, within 90 days of the date the plat was filed with the Village Clerk, approve conditionally or reject such plat and shall state, in writing, any conditions of approval or reasons for rejection, unless the time is extended by agreement with the subdivider. Failure of the Village Board to act within 90 days or extension thereof shall constitute an approval of the Preliminary Plat, unless other authorized agencies object to the plat. The Village Clerk shall communicate to the subdivider the action of the Village Board. If the Preliminary Plat is approved, the Village Clerk shall endorse it for the Village Board.
- (d) *Effect of Preliminary Plat approval.* Approval or conditional approval of a Preliminary Plat shall not constitute automatic approval of the Final Plat, except that if the Final Plat is submitted within 36 months of Preliminary Plat approval and conforms substantially to the Preliminary Plat layout, the Final Plat shall be entitled to approval. The Preliminary Plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the Final Plat, which will be subject to further consideration by the Plan Commission and Village Board at the time of its submission.
- (e) *Preliminary Plat amendment.* Should the subdivider desire to amend the Preliminary Plat as approved, the subdivider may resubmit the amended plat, which shall follow the same procedure, except for the fee, unless the amendment is, in the opinion of the Village Board, of such scope as to constitute a new plat, in which such case it shall be refiled.

(Code 1998, § 14-1-32; Ord. No. 99-11, § 11, 8-23-1999; Ord. No. 2003-02, §§ 156, 157, 1-27-2002; Ord. No. 2010-23, § 1, 11-22-2010)

**SECTION 7: AMENDMENT** “56-38 Final Plat Review And Approval” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

56-38 Final Plat Review And Approval

(a) *Filing requirements.*

- (1) The subdivider shall prepare a Final Plat and complete an application form prescribed by the Community Development Department in accordance with this Chapter and shall file 20 copies of the Plat and the application with the Village Clerk at least 15 days prior to the meeting of the Plan Commission at which action is desired. ~~The Village Clerk shall give notice of the Plan Commission's meeting in the manner prescribed in Section 56-37(a).~~ The owner or subdivider shall file 20 copies of the Final Plat not later than 24 months after the date of approval of the Preliminary Plat; otherwise, the Preliminary Plat and Final Plat will be considered void unless an extension is requested in writing by the subdivider and for good cause granted by the Village. The owner or subdivider shall also submit at this time a current certified abstract of title or registered property report and such other evidence as the Village Attorney may require showing title or control in the applicant.
- (2) The subdivider shall, within two days after filing with the Village, transmit two copies to the County Planning Agency, two copies to the Director of the Planning Function in the Wisconsin Department of Administration, additional copies to the Director of the Planning Function for transmission of two copies each to the Wisconsin Department of Transportation if the Subdivision abuts or adjoins a state trunk highway or a connecting street and the Wisconsin Department of Commerce if the Subdivision is not served by a public sewer and provision for service has not been made, and the original Final Plat and adequate copies to the Plan Commission. The subdivider shall file with the Village Clerk an affidavit indicating full compliance with the requirement of filing with objecting agencies. The County Planning Agency, the Wisconsin Department of Administration, the Wisconsin Department of Transportation, and the Wisconsin Department of Commerce shall be hereinafter referred to as objecting agencies.
- (3) The Final Plat shall conform to the Preliminary Plat as approved and to the requirements of all applicable ordinances and state laws and shall be submitted for certification of those agencies having the authority to object to the plat as provided by Wis. Stats. § 236.12(2). The Zoning Administrator, Village Engineer or Village Attorney shall examine the Final Plat and provide a conclusion as to whether the Final Plat conforms substantially to the Preliminary Plat with a recommendation on approval of the Final Plat. The conclusions and recommendations shall be made a part of the record of the

proceedings where the Final Plat is being considered.

- (4) Simultaneously with the filing of the Final Plat or map, the owner shall file with the Village Clerk 12 copies of the final plans and specifications of public improvements required by this Chapter, and a signed copy of the developer's contract required by Section 56-104.
- (5) The Village Clerk shall refer two copies of the Final Plat to the Plan Commission, one copy to the Village Engineer, and a copy each to the telephone and power and other utility companies. The abstract of title or registered property report may be referred to the Village Attorney for examination and report. The Village Clerk shall also refer the final plans and specifications of public improvements to the Village Engineer for review. The recommendations of the Plan Commission and Village Engineer shall be made within 30 days of the filing of the Final Plat. The Village Engineer shall examine the plat or map and final plans and specifications of public improvements for technical details and, if the Village Engineer finds them satisfactory, shall so certify in writing to the Plan Commission. If the plat or map or the plans and specifications are not satisfactory, the Village Engineer shall return them to the owner and so advise the Plan Commission.

(b) *Plan Commission review.*

- (1) Public Hearing. The Village Clerk shall schedule a public hearing on the Final Plat before the Plan Commission. The Village Clerk shall give notice of a Plan Commission's review and public hearing on the Final Plat or Certified Survey map by listing an agenda item in the Plan Commission's meeting notice published in the official Village newspaper. The notice shall be a Class 2 notice under Wis. Stats. Ch. 985 and include the name of the applicant, the address of the property in question and the requested action. Property owners within 300 feet of the proposed land division shall receive written notice of the public hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.
- (2) The Plan Commission shall examine the Final Plat as to its conformance with the approved Preliminary Plat, any conditions of approval of the Preliminary Plat, this Chapter and all applicable ordinances, rules, regulations, comprehensive plans and comprehensive plan components, which may affect it and shall recommend approval, conditional approval or rejection of the Plat to the Village Board.
- (3) The objecting state and county agencies shall, within 20 days of the date of receiving their copies of the Final Plat, notify the subdivider and all other approving and objecting agencies of any objections, except that the Wisconsin Department of Administration has 30 days in which to make objections. If there are no objections, they shall so certify on the face of the copy of the Plat and shall return that copy to the Village. If an objecting agency fails to act within 20 days, it shall be deemed to have no objection to the Plat.
- (4) If the Final Plat is not submitted within 24 months of the last-required approval of the Preliminary Plat, the Village Board may refuse to approve the

Final Plat.

- (5) The Plan Commission shall, within 30 days of the date of filing of the Final Plat with the Village Clerk, recommend approval, conditional approval or rejection of the Plat and shall transmit the Final Plat and application along with its recommendations to the Village Board. The Plan Commission may hold the matter in abeyance if there is incomplete or inadequate information.

(c) *Village Board review and approval.*

- (1) The Village Board shall, within 60 days of the date of filing the original Final Plat with the Village Clerk, approve or reject such Plat unless the time is extended by agreement with the subdivider. If the Plat is rejected, the reasons shall be stated in the minutes of the meeting and a written statement of the reasons forwarded to the subdivider. The Village Board may not inscribe its approval on the Final Plat unless the Village Clerk certifies on the face of the Plat that the copies were forwarded to objecting agencies as required herein, the date thereof and that no objections have been filed within 20 days or, if filed, have been met.
  - (2) The Village Board shall, when it determines to approve a Final Plat, give at least ten days' prior written notice of its intention to the Village Clerk of any municipality within 1,000 feet of the Final Plat.
  - (3) Failure of the Village Board to act within 60 days, the time having not been extended and no unsatisfied objections having been filed, the plat shall be deemed approved.
- (d) *Recordation.* After the Final Plat has been approved by the Village Board and required improvements either installed or a contract and sureties insuring their installation is filed, the Village Clerk shall cause the certificate inscribed upon the Plat attesting to such approval to be duly executed and the Plat returned to the subdivider for recording with the county Register of Deeds. The Register of Deeds cannot record the Plat unless it is offered within six months after the date of last approval and within 24 months after the first approval.
- (e) *Copies.* The subdivider shall file eight copies of the Final Plat with the Village Clerk for distribution to the approving agencies, affected sanitary districts, and other affected agencies for their files.
- (f) *Partial platting.* The Final Plat may, if permitted by the Village Board, constitute only that portion of the approved Preliminary Plat, which the subdivider proposes to record at the time.
- (g) *Plats within the extraterritorial plat approval jurisdiction.* When the land to be subdivided lies within 1 1/2 miles of the corporate limits of the Village, the subdivider shall proceed as specified in Sections 56-37 and 56-38, except:
- (1) Transmittal responsibility lies with the Village Clerk/Town Clerk, or to whomever the plat is first submitted; and the subdivider shall indicate which one in the subdivider's application.
  - (2) Approval agencies include the Plan Commission or Village Board, the town board of the town within which the Subdivision is located and the Dane County Zoning and Natural Resources Committee; the subdivider shall

comply with the land division ordinances of these agencies.

- (3) After approval, the subdivider may proceed with the installation of such improvements and under such regulations as the town board of the town within whose limits the plat lies may require. Wherever connection to any Village utility is desired, permission for such connection shall be approved by the Village Board.
- (4) All improvement requirements, specified by the Town Board or any special improvement district in matters over which they have jurisdiction, shall be met before filing of the Final Plat.

(Code 1998, § 14-1-33; Ord. No. 99-11, §§ 12—16, 8-23-1999; Ord. No. 2003-02, §§ 158—165, 1-27-2002; Ord. No. 2010-23, § 2, 11-22-2010)

**SECTION 8:**            **AMENDMENT** “56-39 Certified Survey Map” of the Village of McFarland Municipal Code is hereby *amended* as follows:

#### AMENDMENT

##### 56-39 Certified Survey Map

- (a) *Use of Certified Survey Map.* When it is proposed to divide land into at least two but no more than four parcels or building sites, any one of which is 35 acres in size or less, or when it is proposed to create by land division not more than four parcels or building sites within a recorded Subdivision Plat without changing the exterior boundaries of a block, lot or outlot, the subdivider shall prepare a Certified Survey Map in accordance with this Chapter and shall file 20 copies of the map and the letter of application with the Village Clerk at least 20 working days prior to the meeting of the Plan Commission at which action is desired.
- (b) *Referral to Plan Commission.* The Village Clerk, within two normal work days after filing, transmit the copies of the map and letter of application to the Plan Commission.
- (c) *Review by other Village agencies.* The Plan Commission shall transmit a copy of the map to all affected Village boards, authorities, committees, commissions or departments for their review and recommendations concerning matters within their jurisdiction. Their recommendations shall be transmitted to the Plan Commission within ten days from the date the map is filed. The map shall be reviewed by the Plan Commission for conformance with this Chapter and all ordinances, rules, regulations, comprehensive plans, comprehensive plan components and neighborhood plans.
- (d) *Review and approval.* Following public hearing by the Plan Commission in the manner used for Preliminary Plats prescribed in Sec. 56-37(b), the Plan Commission shall approve, approve conditionally and thereby require resubmission of a corrected Certified Survey Map or reject such Certified Survey Map within 60 days from the date of filing of the map unless the time is extended by agreement with the subdivider.

If the map is rejected, the reason shall be stated in the minutes of the meeting and a written statement forwarded to the subdivider. If the map is approved, the Plan Commission shall cause the Village Clerk to so certify on the face of the original map and return the map to the subdivider.

- (e) *Recordation.* The subdivider shall record the map with the County Register of Deeds within 30 days of the approval.
- (f) *Copies.* The subdivider shall file five copies of the recorded Certified Survey Map with the Village Clerk for distribution to the Village Engineer, Building Inspector, Village Assessor and other affected departments for their files.

(Code 1998, § 14-1-34; Ord. No. 99-11, § 17, 8-23-1999; Ord. No. 2003-02, §§ 166—169, 1-27-2002)

**SECTION 9:            AMENDMENT** “56-40 Replat” of the Village of McFarland Municipal Code is hereby *amended* as follows:

#### AMENDMENT

##### 56-40 Replat

- (a) Except as provided in Wis. Stats. § 70.27(1), when it is proposed to Replat a recorded Subdivision, or part thereof, so as to change the boundaries of a recorded Subdivision, or part thereof, the subdivider or person wishing to Replat shall vacate or alter the recorded Plat as provided in Wis. Stats. §§ 236.40—236.44. The subdivider or person wishing to Replat shall then proceed, using the procedures for Preliminary and Final Plats.
- (b) The Village Clerk shall schedule a public hearing before the Plan Commission when a Preliminary Plat of a Replat of lands within the Village is filed, and shall ~~cause give~~ public notices by a Class 2 notice of the proposed Replat and public hearing to be mailed to the owners of all properties within the limits of the exterior boundaries of the proposed Replat and to the owners of all properties within ~~200~~ 300 feet of the exterior boundaries of the proposed Replat. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.
- (c) Where lots are more than double the minimum size required for the applicable zoning district, the Plan Commission may require that such lots be arranged so as to allow resubdivision of such parcels into normal lots in accordance with the provisions of the Chapter.

(Code 1998, § 14-1-35; Ord. No. 2003-02, § 170, 1-27-2002)

**SECTION 10:**            **AMENDMENT** “62-4 Definitions” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

62-4 Definitions

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

- (a) *Abutting*. Having property or district lines in common (e.g., two lots are abutting if they have property lines in common).
- (b) *Accessory building or use*.
  - (1) An accessory building or use is one that:
    - a. Is customary and clearly incidental to the principal building or principal use;
    - b. Serves exclusively the principal building or principal use;
    - c. Is subordinate in area, extent or purpose to the principal building or principal use;
    - d. Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and
    - e. Is located on the same zoning lot as the principal use served, with exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same zoning lot as the building or use served.
  - (2) An accessory building or use includes, but is not limited to, the following:
    - a. A children's playhouse, garden house or private greenhouse;
    - b. A garage, carport, shed or building for storage incidental to a permitted use;
    - c. Incinerators incidental to a permitted use;
    - d. Storage of goods used in or produced by permitted manufacturing activities on the same zoning lot with such activities, unless such storage is excluded by the district regulations;
    - e. The production, processing, cleaning, servicing, testing, repair or storage of merchandise normally incidental to a permitted retail service or business use if conducted by the same ownership as the principal use;
    - f. Off-street motor vehicle parking areas and loading facilities;
    - g. Signs, as permitted and regulated in each district incorporated in this Chapter; and
    - h. Earth station dish antennas, which are ground-mounted or building-mounted.
- (c) *Acre, net*. The actual land devoted to the land use, excluding public streets, public

- lands or unusable lands, and school sites contained within 43,560 square feet.
- (d) *Adjacent*. Neighboring or within visible proximity (e.g., includes property that is across the street or public right-of-way and includes all properties directly impacted by a proposed development whether abutting or not).
  - (e) *Agricultural use*. Any of the following activities conducted for the purpose of producing an income or livelihood: crop or forage production, keeping livestock, beekeeping nursery, sod or Christmas tree production, floriculture, aquaculture, fur farming, forest management and enrolling land in a federal agricultural commodity payment program for a federal or state agricultural land conservation payment program.
  - (f) *Alley*. A public way not more than 24 feet wide that affords only a secondary means of access to abutting property.
  - (g) *Animal unit*. One animal unit is the equivalent of one cow, or one horse, or one pony, or one mule, or two hogs or ten sheep, or ten goats or 50 poultry or equivalent combination of them.
  - (h) *Apartment*. A room or suite of rooms in a multiple-family structure that is arranged, designed, used or intended to be used as a single housekeeping unit. Complete kitchen facilities, permanently installed, must always be included for each apartment.
  - (i) *Arterial street*. A public street or highway used or intended to be used primarily for large volume or heavy through traffic. Arterial streets shall include freeways and expressways as well as arterial streets, highways and parkways.
  - (j) *Automobile laundry*. A building or portion thereof containing facilities for washing automobiles using production-line methods with a chain, conveyor, blower, steam-cleaning device or other mechanical devices or any premises with a capacity of washing 20 or more vehicles per eight-hour day.
  - (k) *Awning*. A retractable, rooflike cover, temporary in nature, which projects from the wall of a building.
  - (l) *Basement*. That portion of any structure located partly below the average adjoining lot grade, which is not designed or used primarily for year-around living accommodations.
  - (m) *Block*. A tract of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad right-of-way, bulkhead lines or shorelines of waterways. A block may be located in part beyond the boundary lines of corporate limits of the Village.
  - (n) *Boardinghouse*. A building other than a hotel or restaurant where meals or lodging are regularly furnished by a rearrangement for compensation for three or more persons not members of a family, but not exceeding 12 persons and not open to transient customers.
  - (o) *Bufferyard*. A unit of land, together with a specified type and amount of planting thereon, and any structures that may be required between land uses to eliminate or minimize conflicts between them.
  - (p) *Buildable lot area*. The portion of a lot remaining after required yards have been provided.

- (q) *Building*. Any structure built for the support, shelter or enclosure of persons, animals, chattels or movable property of any kind and which is permanently affixed to the land. When any portion thereof is completely separated from every other portion by masonry or firewall without any window, which wall extends from the ground to the roof, then such portion shall be deemed to be a separate building.
- (r) *Building, completely enclosed*. A building separated on all sides from the adjacent open space or from other buildings or structures by a permanent roof and by exterior walls or party walls, pierced only by windows and normal entrance or exit doors.
- (s) *Building coverage*. The proportion of the lot area, expressed as a percent, that is covered by the maximum horizontal cross section of a building or buildings.
- (t) *Building detached*. A building surrounded by open space on the same lot.
- (u) *Building height*. A vertical distance from the curb level or the approved ground level opposite the center of the front of a building to the highest point of the roof in the case of a flat roof, to the deck line of a mansard roof, and to the mean-height level between eaves and ridges of a gable, hip or gambrel roof.
- (v) *Building, principal*. A building in which the principal use of the lot on which it is located is conducted.
- (w) *Building setback line*. A line parallel to the lot line at a distance parallel to it, regulated by the yard requirements set up in this Code.
- (x) *Bulk*. Used to indicate the size and setbacks of buildings or structures and the location of such buildings or structures with respect to one another and includes the following:
  - (1) Size and height of buildings;
  - (2) Location of exterior walls at all levels in relation to lot lines, streets or to other buildings;
  - (3) Gross floor area of buildings in relation to lot area (floor area ratio);
  - (4) All open spaces allocated to buildings; and
  - (5) Amount of lot area provided per dwelling unit or lodging room.
- (y) *Business*. An occupation, employment or enterprise that occupies time, labor and materials, or wherein merchandise is exhibited or sold, or where services are offered.
- (z) *Channel*. Those floodlands normally occupied by a stream of water under average annual high-water flow conditions while confined within generally well-established banks.
- (aa) *Clinic, medical and dental*. A building in which a group of physicians, dentists or physicians and dentists and allied professional assistants are associated for the purpose of carrying on their professions. The clinic may include an accessory dental or medical laboratory. It shall not include in-patient care or operating rooms for major surgery.
- (ab) *Club or lodge, private*. A nonprofit association of persons who are bona fide members paying annual dues, which owns, hires or leases a building or portion thereof, the use of such premises being restricted to members and their guests. The affairs and management of such private club or lodge are conducted by a Board of Directors, Executive Committee or similar body chosen by the members at their annual meeting. It shall be permissible to serve food and meals on such premises, provided adequate dining room space and kitchen facilities are available. Where properly licensed under

existing Village ordinances, the consumption of intoxicating beverages by members of such club or lodge or their guests may be permitted.

- (ac) *Community living arrangement.* The following facilities licensed or operated or permitted under the authority of the child welfare agencies under Wis. Stats. § 48.60, foster homes for children under Wis. Stats. § 48.02(6), group homes for children under Wis. Stats. § 48.02(7), and community-based residential facilities under Wis. Stats. § 50.01(1g), but does not include day care centers, nursing homes, general hospitals, special hospitals, prisons and jails. The establishment of a community living arrangement shall be in conformance with applicable Sections of Wis. Stats. §§ 46.03(22), 59.69(15), 62.23(7)(i) and 62.23(7a), and amendments thereto, and also the Wisconsin Administrative Code.
- (ad) *Conditional uses.* Uses of a special nature as to make impractical their predetermination as a principal use in a district.
- (ae) *Conforming building or structure.* Any building or structure that:
  - (1) Complies with all the regulations of this Chapter or any amendment thereto governing bulk or the zoning district in which such building or structure is located; or
  - (2) Is designed or intended for a conforming use.
- (af) *Conservation standards.* Guidelines and specifications for soil and water conservation practices and management enumerated in the Technical Guide, prepared by the Natural Resources Conservation Service for Dane County, adopted by the County Soil and Water Conservation District Supervisors, and containing suitable alternatives for the use and treatment of land based upon its capabilities from which the landowner selects that alternative which best meets the landowner's needs in developing soil and water conservation.
- (ag) *Controlled access arterial street.* The condition in which the right of owners or occupants of abutting land or other persons to access, light, air or view in connection with an arterial street is fully or partially controlled by public authority.
- (ah) *Convalescent home and nursing home.* A home for the aged, infirm, chronically ill or incurable persons in which five or more persons not of the immediate family are received, kept or provided with food and shelter or care for compensation but not including hospital clinics or similar institutions devoted primarily to the diagnosis and treatment of disease or injury, maternity cases or mental illness.
- (ai) *Curb level.* The level of the established curb in front of such building measured at the center of such front.
- (aj) *Development.* Any manmade change to improved or unimproved real estate, including, but not limited to, construction of or additions or substantial improvements to buildings, other structures, or accessory uses, mining, dredging, filling, grading, paving, excavation or drilling operations or disposition of materials.
- (ak) *District, basic.* A part of the Village for which the regulations of this Chapter governing the use and location of land and building are uniform.
- (al) *District, overlay.* Overlay districts, also referred to herein as regulatory areas, provide for the possibility of superimposing certain additional requirements upon a basic zoning district without disturbing the requirements of the basic district. In the instance

- of conflicting requirements, the more strict of the conflicting requirements shall apply.
- (am) *Down Zoning Ordinance*. A zoning ordinance that affects an area of land in one of the following ways:
- (1) By decreasing the development density of the land to be less dense than was allowed under its previous usage.
  - (2) By reducing the permitted uses of the land, that are specified in a zoning ordinance or other land use regulation, to fewer uses than were allowed under its previous usage.
- (an) *Dwelling*. A building or part of a building containing one or more dwelling units and also containing other directly associated elements such as hallways, storage areas or common laundry facilities. For purposes of this Chapter, this term does not include "group lodging facilities."
- (ao) *Dwelling, attached*. A dwelling separated from another dwelling unit and having any portion of any roof, wall or floor in common with another dwelling unit.
- (ap) *Dwelling, detached*. A dwelling that is entirely surrounded by open space on the same lot.
- (aq) *Dwelling, multiple-family*. A building, or portion thereof, containing three or more dwelling units.
- (ar) *Dwelling, single-family*. A building containing one dwelling unit only.
- (as) *Dwelling, two-family*. A building containing two dwelling units only.
- (at) *Dwelling unit*. An area within a dwelling that is designed, occupied or intended to be occupied by a family (or by a nonfamily household) as permitted by this Chapter as separate living quarters with private kitchen, sanitary, sleeping and living quarters within the unit.
- (au) *Eating place*. Establishments primarily engaged in the retail sale of prepared food and drinks for consumption on the premises. Caterers and institutional food service establishments are included. The term shall not apply to houses of worship, religious, fraternal, youths' or patriotic organizations, service clubs and civic or union organizations that occasionally prepare or serve or sell meals to transients or the general public, nor shall it include any public or private school lunchroom.
- (av) *Efficiency unit*. A dwelling unit consisting of one principal room exclusive of bathroom, kitchen, hallway, closets or dining alcove directly off the principal room, providing that such dining alcove shall not exceed 90 square feet in area and shall not be used for sleeping purposes.
- (aw) *Elderly dwelling*. A building, or portion thereof, designed, designated and used exclusively by a person who is 55 years of age or older, or a family, the head of which or spouse is 55 years of age or older.
- (ax) *Essential services*. Services provided by public and private utilities, necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface or overhead gas, electrical, steam, water, sanitary sewerage, stormwater drainage, and communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catchbasins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes,

traffic signals, pumps, lift stations and hydrants, but not including buildings.

- (ay) *Establishment, business.* A place of business carrying on operations that are physically separate and distinct from those of any other place of business located on the same zoning lot.
- (az) *Family.* An individual or group of two or more individuals who are related by blood, marriage or adoption, together with not more than four additional persons not so related, living as a single household in a dwelling unit. For purposes of this Chapter, family includes nonfamily households.
- (ba) *Family day care.* The provision of day care for children for compensation within a dwelling whether or not licensed by the state, including educational services so long as the care and services are taking place within a dwelling.
- (bb) *Farming, general.* Includes floriculture, forest and game management, orchards, raising of grain, grass, mint and seedcrops, raising of fruits, nuts and berries, sod farming and vegetable farming. General farming includes the operating of such an area for one or more of the above uses with the necessary accessory uses for treating or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal farming activities.
- (bc) *Farmstead.* A single-family residential structure located on a parcel of land, which primary land use is associated with agriculture.
- (bd) *Floor area.* The sum of the gross floor area for each of a building's stories measured from the exterior limits of the faces of the structure. The floor area of a building includes basement floor area. It does not include cellars and unenclosed porches or any floor space in an accessory building or in the principal building that is designed for the parking of motor vehicles in order to meet the parking requirements of this Article.
- (be) *Floor area ratio.* An intensity measured as a ratio derived by dividing the total floor area of a building by the gross area site. Where the lot is part of a larger development and has no bufferyard, that lot area may be used instead of the gross site area.
- (bf) *Foster home.* Any facility that is operated by a person required to be licensed by Wis. Stats. § 48.62(1)(a) and that provides care and maintenance for no more than four children or, if necessary to enable a sibling group to remain together, for no more than six children or, if the State Department of Children and Families promulgates rules permitting a different number of children, for the number of children permitted under those rules.
- (bg) *Frontage.* All the property abutting on one side of a street between two intersecting streets or all of the property abutting on one side of a street between an intersecting street and the dead end of a street.
- (bh) *Garage, private.* A detached accessory building or portion of the principal building, designed, arranged, used or intended to be used for storage of automobiles of the occupant of the premises.
- (bi) *Garage, public.* Any building or portion thereof, not accessory to a residential building or structure, used for equipping, servicing, repairing, leasing or public parking of motor vehicles.
- (bj) *Gross floor area.* The area within the inside perimeter of the exterior walls of the

building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The gross floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

- (bk) *Gross site area.* The area of land that is designated by its owner or developer as a tract to be used, developed or built upon as a unit under single ownership or control. The gross site area shall be legally described and made part of the application for zoning approvals.
- (bl) *Group foster home.* Any facility operated by a person required to be licensed by Wis. Stats. § 48.62 for the care and maintenance of five to eight foster children.
- (bm) *Group lodging facilities.* Building or parts of buildings designed, occupied or intended to be occupied as living quarters on a basis other than as a dwelling, dwelling unit, hotel or motel.
- (bn) *Group lodginghouse.* A group lodging facilities containing general lodging rooms not having kitchen facilities, offered for rent or comparable compensation on a monthly or longer basis. Meals or access to common meal preparation facilities may be offered as part of the service to occupants.
- (bo) *Guest, permanent.* A person who occupies or has the right to occupy on a monthly or longer basis a hotel or apartment hotel accommodation as such person's domicile and place of permanent residence.
- (bp) *Historic District.* An area designated by the Village Board on the recommendation of the Landmarks Commission, pursuant to this Section, composed of two or more improvement parcels that together comprise a district of special character or special historic interest or value as part of the development, heritage or cultural characteristics of the Village, state or nation.
- (bq) *Historic site.* A parcel of land having historic significance due to a substantial value in tracing prehistory or history of aboriginal people, or upon which an historic event has occurred, and which has been designated as an historic site under this Chapter, or an improvement parcel, or part thereof, on which is situated an historic structure and any abutting improvement parcel, or part thereof, used as and constituting part of the premises on which the historic structure is situated.
- (br) *Historic structure.* An improvement that has a special character or historic interest or value in showing the development, heritage or cultural characteristics of the Village, state or nation, which has been designated as an historic structure under this Chapter.
- (bs) *Home occupation.* Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit or in structures accessory thereto.
- (bt) *Home professional office.* A home occupation consisting of the office of a recognized profession.
- (bu) *Hotel.* A facility containing sleeping rooms with private or semi-private bathroom facilities offered overnight lodging to the public for compensation and catering primarily to the traveling public. A hotel shall offer services such as maid, telephone, desk and vending services. It may offer a restaurant, recreational facilities and meeting

- facilities.
- (bv) *Hotel, apartment.* A building in which at least 90 percent of the accommodations are dwelling units or are occupied by permanent guests.
  - (bw) *Household.* A family or nonfamily group living in a nontransient manner in a single dwelling unit.
  - (bx) *Impervious surface.* Those surfaces that do not absorb water. They consist of all buildings, parking areas, driveways, roads, sidewalks, and any areas of concrete or asphalt. In the case of lumberyards, areas of stored lumber constitute impervious surfaces.
  - (by) *Impervious surface ratio.* A measure of the intensity of land use that is determined by dividing the total area of all impervious surfaces on a site by the gross site area.
  - (bz) *Improvement.* Any building, structure, place, work of art or other object that is all or part of any physical betterment of real property.
  - (ca) *Improvement parcel.* A parcel of property containing an improvement that is treated as a single entity for the purpose of levying real estate taxes. The term shall also include any unimproved area of land which is treated as a single parcel for real estate tax purposes.
  - (cb) *Junk.* Any scrap, waste, reclaimable material or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal or other use or disposition. Junk includes, but is not limited to, vehicles, tires, vehicle parts, equipment, paper, rags, metal, glass, building materials, household appliances, brush, wood and lumber.
  - (cc) *Junkyard.* An open area where waste or scrap materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A junkyard includes an automobile wrecking or dismantling yard, but does not include uses established entirely within enclosed buildings.
  - (cd) *Kennel, animal.* Any premises, or portion thereof, where dogs, cats and other household pets are maintained, boarded, bred or cared for in return for remuneration, or are kept for the purpose of sale.
  - (ce) *Landmarks Commission.* The Landmarks Commission under this Code.
  - (cf) *Landscape surface area ratio (LSR).* The percentage of the gross site area that is preserved as permanently protected landscaped area.
  - (cg) *Landscaped area.* The area of the site that is planted and continually maintained in vegetation, including grasses, ground cover, shrubs, bushes and trees. Landscaped area includes the area located within planted and continually maintained landscaped planters.
  - (ch) *Loading area.* A completely off-street space or berth on the same lot for the loading or unloading of freight carriers, having adequate ingress and egress to a public street or alley.
  - (ci) *Lodging room.* A room rented as sleeping and living quarters without kitchen facilities and with or without an individual bathroom.
  - (cj) *Lodging room (for determining lot area requirements and off-street parking requirements).* For the purpose of determining the lot area requirements, any lodging

room designed or intended to be occupied by more than two persons shall be determined as one lodging room for each two persons; provided, however, that in a lodginghouse or a fraternity and sorority house the number of lodging rooms shall be determined by dividing the total number of persons intended to occupy the lodging rooms by two.

- (ck) *Lodginghouse*. A building where lodging only is provided for compensation for not more than three persons not members of the family.
- (cl) *Lot*. A parcel of land having frontage on a public street, or other officially approved means of access, occupied or intended to be occupied by a principal structure or use and sufficient in size to meet the lot width, lot frontage, lot area and other open space provisions of this Code as pertaining to the district wherein located.
- (cm) *Lot area*. The area of a horizontal plane bounded by the front, side and rear lot lines.
- (cn) *Lot, corner*. A lot of which at least two adjacent sides abut for their full lengths upon a street, provided that the interior angle at the intersection of such two sides is less than 135 degrees. A lot abutting upon a curved street or streets shall be considered a corner lot if the tangents to the curve at its points of beginning within the lot or at the points of intersection of the side lot lines with the street line intersect at an interior angle of less than 135 degrees.
- (co) *Lot coverage (residential)*. The area of a lot occupied by the principal building or buildings and accessory building.
- (cp) *Lot coverage (except residential)*. The area of a lot occupied by the principal buildings or buildings and accessory buildings including any driveways, parking areas, loading areas, storage areas and walkways.
- (cq) *Lot depth*. The mean horizontal distance between the front lot line and the rear lot line of a lot measured within the lot boundaries.
- (cr) *Lot, interior*. A lot situated on a single street that is bounded by adjacent lots along each of its other lines and is not a corner lot.
- (cs) *Lot line*. A property boundary line of any lot held in single or separate ownership, except that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the abutting street or alley right-of-way line.
- (ct) *Lot line, front*. In the case of a lot abutting upon only one street, the line separating such lot from such street. In the case of any other lot, the owner shall, for the purpose of this Chapter, have the privilege of electing any street lot line the front lot line, providing that such choice, in the opinion of the Zoning Administrator, will not be injurious to the existing, or to the desirable future development of the adjacent properties.
- (cu) *Lot line, rear*. The lot line that is opposite the most distant from the front lot line. In the case of an irregular, triangular or gore-shaped lot, a line 20 feet in length, entirely within the lot parallel to and most distant from the front lot line shall be considered to be the rear lot line for the purpose of determining depth of rear yard.
- (cv) *Lot line, side*. Any lot line not a front lot line or a rear lot line.
- (cw) *Lot lines*. The property lines bounding the lot.
- (cx) *Lot lines and area*. The peripheral boundaries of a parcel of land and the total area lying within such boundaries.

- (cy) *Lot of record.* A lot that is part of a Subdivision or a Certified Survey Map that has been recorded in the Office of the Register of Deeds of Dane County or a parcel of land, the deed to which was recorded in the Office of said Register of Deeds prior to the effective date of the ordinance from which this Chapter is derived. Any lot or parcel of land created through a violation of any other applicable laws or ordinances of the state and the Village shall not, in this instance, be considered a lot of record.
- (cz) *Lot, reversed corner.* A corner lot, the street side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.
- (da) *Lot, substandard.* A parcel of land held in separate ownership having frontage on a public street, or other approved means of access, occupied or intended to be occupied by a principal building or structure, together with accessory buildings and uses, having insufficient size to meet the lot width, lot area, yard, off-street parking areas or other open space provisions of this Code as pertaining to the district wherein located.
- (db) *Lot, through.* A lot that has a pair of opposite lot lines along two substantially parallel streets and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines.
- (dc) *Lot width.* The horizontal distance between the side lot lines of a lot, measured at right angles to the lot depth, said measurement to be made at the rear line of the required front yard.
- (dd) *Lot, zoning.* A single tract of land located within a single block which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed or built upon as a unit under single ownership or control. Therefore, a zoning lot or lots may or may not coincide with a lot of record.
- (de) *Minor structures.* Any small, movable accessory erection or construction such as birdhouses, tool houses, pet houses, play equipment, arbors and walls and fences under four feet in height.
- (df) *Mobile home.* A manufactured home that is HUD certified and labeled under the National Mobile Home Construction and Safety Standards Act of 1974. A mobile home is a transportable structure, being eight feet or more in width (not including the overhang of the roof), built on a chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities.
- (dg) *Mobile home lot.* A parcel of land for the placement of a single mobile home and the exclusive use of its occupants.
- (dh) *Mobile home park.* A parcel of land that has been developed for the placement of mobile homes and is owned by an individual, a firm, trust, partnership, public or private association, or corporation. Individual lots within a mobile home park are rented to individual mobile home users.
- (di) *Mobile home Subdivision.* A land Subdivision, as defined by Wis. Stats. Ch. 236 and any Village land division ordinance, with lots intended for the placement of individual mobile home units. Individual homesites are in separate ownership as opposed to the rental arrangements in mobile home parks.
- (dj) *Modular unit.* A factory fabricated transportable building unit designed to be used by itself or to be incorporated with similar units at a building site into a modular structure to be used for residential, commercial, educational or industrial purposes.

- (dk) *Motel*. A facility offering services of a hotel but where the sleeping rooms are physically arranged so that most have access to outside, adjacent parking areas without passing through the lobby.
- (dl) *Motor freight terminal*. A building or area in which freight brought by motor truck is assembled and/or stored for routing in intrastate or interstate shipment by motor truck.
- (dm) *Multifamily development*. One lot having a total of three or more dwelling units, regardless of the number of principal residential structures.
- (dn) *Nameplate*. A sign indicating the name and address of a building, or the name of an occupant thereof, and the practice of a permitted occupation therein.
- (do) *Nonconforming building or structure*. A building or structure that does not comply with all of the regulations of this Chapter or of any amendment hereto governing bulk for the zoning district in which such building or structure is located.
- (dp) *Nonconforming use*. A use of land that does not comply with all the regulations of this Chapter or of any amendment hereto governing use for the zoning district in which such use is located.
- (dq) *Nonfamily households*. A group of individuals not exceeding five in number who do not constitute a "family" as defined in this Section and who live as a single household in a dwelling unit.
- (dr) *Nursery school*. A facility licensed as a day care center by the state where persons provide for compensation and/or consideration for service, group care for four or more children under seven years of age, for less than 24 hours a day at a location other than the child's own home or the homes of relatives or guardians.
- (ds) *Nursing home*. An establishment used as a dwelling place by the aged, infirm, chronically ill or incurably afflicted, in which not less than three persons live or are kept or provided for on the premises for compensation, excluding clinics and hospitals and similar institutions devoted to the diagnosis, treatment or the care of the sick or injured.
- (dt) *Office for a professional person*. An office for a professional person is one in which services are performed by persons engaged in a profession requiring advanced training in a recognized professional specialty and including the fields of religion, architecture, engineering, law, medicine, personal health services and instruction in the liberal or fine arts.
- (du) *Off-street parking*. A site not within the public right-of-way devoted to the parking of vehicles, including parking spaces, aisles, access drives, and landscaped areas, and providing vehicular access to a public street.
- (dv) *Outdoor furnace*. An apparatus designed to burn solid or liquid combustible material to produce heat and/or heat hot water for a building in which it is not located.
- (dw) *Parking lot*. A structure or premises containing five or more parking spaces open to the public.
- (dx) *Parties in interest*. Includes all abutting property owners, all property owners within ~~100~~ 300 feet, and all property owners of opposite frontages.
- (dy) *Planned residential development, dwelling*. A parcel or tract of land having an area as required in the district regulations under common management, single ownership, and which is the site for two or more principal residential buildings and where regulations

may be modified as regulated in this Chapter.

- (dz) *Professional office in a home.* The office or studio in a person's residence or a person engaged in a recognized professional specialty and including the fields of religion, architecture, engineering, law, medicine, personal health services and instruction in the liberal or fine arts, provided that such use shall comply with all of the conditions of a home occupation, except that mechanical equipment customarily appurtenant to said profession may be used, provided no external manifestations thereof are apparent at the property line.
- (ea) *Public airport.* Any airport that complies with the definition contained in Wis. Stats. § 114.013(3), or any airport that serves or offers to serve common carriers engaged in air transport.
- (eb) *Public way.* Any sidewalk, street, alley, highway or other public thoroughfare.
- (ec) *Railroad right-of-way.* A strip of land containing railroad tracks and customary auxiliary facilities for only track operation. For the purpose of this Chapter, a railroad right-of-way does not include land used or intended to be used for switching, spur, lead, team or siding tracks, freight depots or stations, loading platforms, train sheds, warehouses, car or locomotive shops, car yards or classification yards.
- (ed) *Reserved parking space.* Those off-street parking spaces allocated for temporary standing of automobiles awaiting entrance to a particular establishment.
- (ee) *Retail.* The sale of goods or merchandise in small quantities to the consumer.
- (ef) *Roadside stand.* A temporary structure that is not permanently affixed to the ground and is readily removable in its entirety, which is used solely for the display or sale of farm products produced on the premises upon which such roadside stand is located. No roadside stand shall be more than 300 square feet in ground area and there shall not be more than one roadside stand on any one premises.
- (eg) *Row house.* A place of abode not more than two stories in height, arranged to accommodate three or more attached living units in which each living unit is separated from the adjoining unit by an unpierced vertical occupancy separation of not less than one hour fire-resistive construction, extending from the basement or lowest floor to the underside of the roof boards. Each living unit shall have separate entrances and exits leading directly to the outside.
- (eh) *Screening.* A hedge, wall or fence to provide a visual separator and physical barrier not less than four feet nor more than six feet in height, unless otherwise provided for in this Chapter.
- (ei) *Setback.* The minimum horizontal distance between the front lot line and the nearest point of the foundation of that portion of the building to be enclosed. The overhang cornices shall not exceed 24 inches. Any overhang of the cornice in excess of 24 inches shall be compensated by increasing the setback by an amount equal to the excess of cornice over 24 inches. Uncovered steps shall not be included in measuring the setback.
- (ej) Reserved.
- (ek) *Signs.* Any medium, including its structure, words, letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or trademarks by which anything is made known and which are used to advertise or promote an individual, firm,

- association, corporation, profession, business, commodity or product and which is visible from any public street or highway.
- (el) *Solar Energy Collection System*. All equipment required to harvest solar energy to generate electricity, including solar panels, solar storage units, power conditioning equipment, transfer equipment, and parts related to the functioning of those items.
  - (em) *Solar Energy Collection System, Building & Roof Mounted (Accessory Use)*. A solar photovoltaic system mounted on a rack that is ballasted on, or is attached to, the roof or side of a building or other permitted principal or accessory structure, including limited accessory equipment associated with the system which may be ground mounted. Building and roof mounted systems are accessory to the principal use.
  - (en) *Solar Energy Collection System, Ground Mounted (Accessory Use)*. A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and is accessory to the principal use.
  - (eo) *Solar Energy Collection System, Ground Mounted (Principal Use - Solar Farm)*. A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and is the principal use for the lot on which it is located and typically designed for providing energy to off-site uses or export to the wholesale market..
  - (ep) *Solar Photovoltaic System*. A solar energy collection system that converts solar energy directly into electricity, the primary components of which are solar panels, mounting devices, inverters, and wiring.
  - (eq) *Solar Storage Units*. A component of a solar energy collection system or device that is used to store solar generated electricity or heat for later use.
  - (er) *Story*. That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding 14 feet in height shall be considered as an additional story for each 14 feet or fraction thereof. A basement having one-half or more of its height above grade shall be deemed a story for purposes of height regulation.
  - (es) *Story, half*. That portion of a building under a gable, hip or mansard roof, the wall plates of which, on at least two opposite exterior walls, are not more than 4 1/2 feet above the finished floor of such story. In the case of single-family dwellings, two-family dwellings and multifamily dwellings less than three stories in height, one-half story in a sloping roof shall not be counted as a story for the purposes of this Code.
  - (et) *Street*. Property other than an alley or private thoroughfare or travelway that is subject to public easement or right-of-way for use as a thoroughfare and serves as a principal means of access to abutting property.
  - (eu) *Street yard*. A yard facing a street and extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing street or highway right-of-way line and a line parallel thereto through the nearest point of the principal structure. Corner lots shall have two or more street yards.
  - (ev) *Structural alterations*. Any change in the supporting members of a structure, such as foundations, bearing walls, columns, beams or girders.
  - (ew) *Structure*. Anything constructed or erected, the use of which requires a permanent location on the ground or attached to something having a permanent location on the

ground.

- (ex) *Temporary auxiliary apartment.* A living arrangement that permits an elderly or handicapped person to live in a temporary separate living area within a single-family detached dwelling unit in the R-1 Residential District, or which permits a relative or personal attendant of an elderly or handicapped person to live in a temporary, separate living area within such a dwelling unit. Such living area may contain separate bath and kitchen facilities to permit a degree of independence. Ingress and egress for such a living area may be either from within the principal dwelling unit or from a side or rear entrance.
- (ey) *Temporary structure.* A movable structure not designed for human occupancy nor for the protection of goods or chattels and not forming an enclosure, such as billboards.
- (ez) *Traditional neighborhood development.* A development as defined by Wis. Stats. § 66.1027(1)(c) that exhibits several of the following characteristics: alleys, streets laid out in a grid system, buildings oriented to the street, pedestrian-orientation, compatible mixed land uses, village squares and greens.
- (fa) *Trailer.* Any structure that is or may be mounted upon wheels for moving about and is propelled by its own or drawn by other motive power and which is used as a dwelling or as an accessory building or structure in the conduct of a business, trade or occupation or issued for hauling purposes.
- (fb) *Urban residential district(s).* The R-1, R-1A, R-1B, R-2, R-3, R-MH or R-E zoning districts and residences allowed at a conditional use C-G zoning district.
- (fc) *Usable open space.* That part of the ground level of a zoning lot, other than in a required front or corner side yard, which is unoccupied by driveways, drive aisles, service drives, off street parking spaces and/or loading berths and is unobstructed to the sky. This space of minimum prescribed dimension shall be available to all occupants of the building and shall be usable for greenery, drying yards, recreational space, gardening, and other leisure activities normally carried on outdoors. Where and to the extent prescribed in these regulations, balconies and roof areas, designed and improved for outdoor activities, may also be considered as usable open space. The usable open space shall be planned as an assemblage or singularly designed area that maximizes the size for open space usage. The only exception to this standard is where the required open space is designed to be part of the individual living units in the form of patios or decks.
- (fd) *Use.* The purpose or activity for which the land or building thereof is designed, arranged or intended, or for which it is occupied or maintained.
- (fe) *Use, accessory.* A subordinate building or use that is located on the same lot on which the principal building or use is situated and which is reasonably necessary and incidental to the conduct of the primary use of such building or main use, when permitted by district regulations.
- (ff) *Use, conditional.* A use that, because of its unique or varying characteristics, cannot be properly classified as a permitted use in a particular district. After due consideration, as provided for in this Chapter, of the impact of such use upon neighboring land and of the public need for the particular use at a particular location, such conditional use may or may not be granted.

- (fg) *Use, permitted.* A use that may be lawfully established in a particular district or districts provided it conforms with all requirements and regulations of such district in which such use is located.
- (fh) *Use, principal.* The main use of land or building as distinguished from subordinate or accessory use.
- (fi) *Utilities.* Public and private facilities, such as water wells, water and sewage pumping stations, water storage tanks, electrical power substations, static transformer stations, telephone and telegraph exchanges, microwave radio relays and gas regulation stations, inclusive of associated transmission facilities, but not including sewage disposal plants, municipal incinerators, warehouses, shops, storage yards and power plants.
- (fj) *Vision triangle.* A vision triangle is the triangular area located at the street corner formed by connecting the point of intersection of the curbs of the intersecting streets, or the point of intersection of the asphalt edges of the streets if no curb is present, with two other points located a distance away from the point of intersection along the line of the intersecting curb, or the asphalt edge of the street if no curb is present. On collector and arterial streets, the distance away from the point of intersection to the point along that collector or arterial street is 35 feet. For local streets, the distance away from the point of intersection to the point along that street is 30 feet. For private streets, the distance away from the point of intersection to the point along that street is 25 feet. For alleys, the distance away from the point of intersection to the point along that alley is 20 feet. The functional classification of streets and alleys shall be determined by the Village Engineer consistent with the definitions provided under Section 56-2.
- (fk) *Yard.* An open space on the same lot with a structure, unoccupied and unobstructed from the ground upward except the vegetation. The street and rear yards extend the full width of the lot.
- (fl) *Yard, front.* A yard extending across the full width of the lot and lying between the front line of the lot and the nearest line of the building. The side where the address is shall be considered the front yard.
- (fm) *Yard, rear.* A yard extending across the full width of the lot and lying between the rear lot line and the nearest line of the principal building.
- (fn) *Yard, side.* A yard extending from the front yard to the rear yard, lying between the main building and a side lot line. The width of a side yard shall be the minimum horizontal distance between the side lot line and a line parallel thereto through the nearest point of the principal structure. A side yard does not include any yard that is a street yard.
- (fo) *Zero lot line.* The concept whereby two respective dwelling units within a building shall be on separate and abutting lots and shall meet on the common property line between them, thereby having zero space between said units.
- (fp) *Zoning permit.* A permit issued by the Zoning Administrator to certify that the use of lands, structures, air and waters subject to this Chapter are or shall be used in accordance with the provisions of said Chapter.

(Code 1998, § 13-1-300; Ord. No. 2003-03, § 1(13-1-300), 3-24-2003; Ord. No. 2003-04, §§

2, 3, 3-24-2003; Ord. No. 2009-08, § 2, 3-23-2009; Ord. No. 2009-11, §§ 1, 3, 4-27-2009)

**SECTION 11:**            **AMENDMENT** “62-67 PD Planned Development District”  
of the Village of McFarland Municipal Code is hereby *amended* as follows:

A M E N D M E N T

62-67 PD Planned Development District

(a) *General requirements.*

- (1) *Use regulations.* The uses allowable in this district are the uses approved as part of the general or detailed plan for particular sites that are placed in the Planned Development District.
- (2) *Density and dimensional regulations.* This Section sets no prescribed density or dimensional regulations in the Planned Development District.
- (3) *Off-street parking and loading.* There shall be no prescribed requirements for off-street parking and loading in the Planned Development District. However, in the review and approval of any general or detailed plan in a Planned Development District, due consideration shall be given to Subdivision IV of this Division of regulations and requirements for off-street parking and loading facilities for uses similar to those proposed in such plan.
- (4) *Standards.* The following standards shall apply in the review of all general or detailed plans proposed for the Planned Development District:
  - a. The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan.
  - b. The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use, value and enjoyment of other properties within the neighborhood.
  - c. Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians.
  - d. The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances.
  - e. The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings

shall be spaced and sited to ensure adequate safety, light, ventilation and privacy.

- f. The following provisions shall apply:
    - 1. In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents.
    - 2. Planned Development District housing impacts on community resources in the same manner as other new developments, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64.
  - g. The planned development will not adversely affect the ability of public agencies to provide school or other municipal services.
  - h. The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination of the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village.
  - i. The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties.
  - j. The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point.
- (5) *Minimum area.* A Planned Development District shall not be less than three acres of contiguous land under the same ownership. This Subsection shall not be interpreted to prohibit the post-development sale of all or part of an approved PD subject to the provision of this Section and all applicable statutes and Subdivision regulations.
- (6) *Subdivision review.* The applicable Subdivision review under Chapter 56 shall be carried out as an integral part of the review of a Planned Development

District. The plan required must be submitted in a form that substantially satisfies requirements of the Subdivision regulations for the Preliminary and Final Plat approvals. Subdivision application may be submitted for the whole, a part, or parts of the overall planned development as indicated by phases in the detailed plan for staged development.

- (b) *Procedure for establishment of Planned Development Districts.* The provisions set forth in Division 62-II-4 of this Article shall apply for the establishment of any Planned Development District, provided the amendatory ordinance shall be considered only in conjunction with a general or detailed plan.
- (c) *Preapplication procedures.* Applicants are encouraged to seek preapplication, conceptual review of proposed plans by the Plan Commission. 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. Notice of the time, place and purpose of a preapplication meeting shall also be sent to the applicant and the owners of record as listed in the office of the Village Assessor who are owners of the property in whole or part situated within 300 feet of the boundaries of the properties affected, said notice to be sent at least ten (10) days prior to the date of such preapplication meeting. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.
- (d) *Approval of general or detailed plan and adoption of zoning ordinance amendment.* In the event that the Village Board approves a general (or detailed) plan and adopts a zoning amendment creating a Planned Development District in connection with such general (or detailed) plan, the requirements of the plan shall constitute the zoning regulations for the district and the zoning district maps shall be amended to show all lands included in such general (or detailed) plan as within the Planned Development District. In the approval of any general (or detailed) plan, the Village Board may stipulate any conditions or restrictions in the establishment, maintenance and operation of any uses proposed in such plan and may also require any guarantees, including the filing of a contract together with a surety, satisfactory in form to the Village Attorney and satisfactory in amount to the Village Engineer, with the Village to ensure that improvements will be installed and completed as proposed in the plan.
- (e) *Recording of approved general or detailed plans and zoning ordinance amendments.* Whenever the Village Board designates land as being within a Planned Development District, the Village Attorney shall record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved general (or detailed) plan, together with a certified copy of the related zoning ordinance amendment and any other action taken thereon by the Village Board. The cost for preparing a facsimile copy of the general (or detailed) plan in recordable form and the recording fee shall be paid by the owners of the lands included in the general (or detailed) plan.
- (f) *Changes or modifications to general or detailed plans and zoning ordinance*

*amendments.* Any approved general or detailed plan, together with the related zoning ordinance amendment, may be amended in whole or in part pursuant to the same procedure and subject to the same limitations by which general or detailed plans were approved and the zoning ordinance amended. However, minor modifications may be made by any general or detailed plan upon approval of the Village Plan Commission provided that such modifications shall be in general conformity with the approved general or detailed plan and shall not substantially change the concept of such approved plan. All approved minor modifications shall become a part of the approved general or detailed plan and shall be recorded as provided in Subsection (e) of this Section. The Plan Commission shall decide whether a proposed amendment is minor or major, with appeals made to the Village Board.

(g) *Construction of building and establishment of uses.* No zoning or building permit shall be issued until the detailed plan and the related zoning ordinance amendment have been recorded as required above. Within one year of the date of recording of any detailed plan and the zoning ordinance, construction thereon must begin; and construction must be substantially completed throughout the project within three years of such date of recording, unless extensions are granted by the Village Board. If initial construction has not begun within one year of the date of recording or within the prescribed time period granted as an extension by the Village Board, the approval of the detailed plan and the related zoning ordinance amendment shall become null and void, and the zoning shall revert to the classification that applied prior to the approval of the PDD zoning. No occupancy of dwelling units shall occur until all public works that have been scheduled to be completed before occupancy are completed to the satisfaction of the Village.

(h) *Procedure for establishment of the Planned Development District—General plan for staged development.*

(1) *Submittal of general plan.* The general plan shall contain any information and representations deemed necessary by the Plan Commission and shall consist of a statement entitled "Planned Development District—General Plan, Statement of Owner's Intent and Description of Development," which shall include, without limitation, the following:

- a. A legal description describing all of the tract of land included in the proposed development.
- b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
- c. A statement describing the proposed development, including the character, method and operation of the development and a development schedule or timetable for construction.
- d. A statement as to the following data or graphic information referenced to a map or plan of the proposed development:
  1. The location and size of the site including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets, including all public utilities and public

easements.

2. The use and approximate location and bulk of buildings and structures, including number of stories and dimensions of buildings.
3. The approximate location of vehicular and pedestrian facilities, such as streets, sidewalks and off-street parking areas, including approximate number of parking spaces.
4. The approximate location of areas for public or common open spaces and for other public or semipublic uses.
5. A tabulation of land areas for the different types of uses in relation to the total area.
6. A tabulation of the gross floor areas of buildings by types of uses.
7. A tabulation of the number of types of dwelling units.

(2) *Review of general plan.* The Plan Commission shall review the general plan and determine whether it complies with the standards set forth in Subsection (h)(1) of this Section. Following the review of the general plan, the Plan Commission shall forward the petition to the Village Board, together with a recommendation that the general plan be either approved as submitted, or approved with modifications or disapproved.

(3) *Approval of general plan.*

a. In the event that the Village Board approves the general plan and adopts the related zoning ordinance amendment, the zoning district maps shall be amended to include all of the lands within the general plan as within the Planned Development District (general plan approved). However, no building construction shall be permitted in any portion of the approved general plan until a detailed plan prepared in accordance with the requirements hereunder has been approved by the Village as provided below.

b. In the event the Village Board fails to approve the general plan and ordinance, the Village Board shall communicate its objections back to the Plan Commission for reconsideration and further discussions.

(i) *Procedure for establishment of the Planned Development District—Detailed plan for staged development.*

(1) *Submittal of plan.* Within one year after the recording of the general plan and the copy of the related zoning ordinance amendment, a detailed plan for at least one stage of the general plan shall be filed with the Village Clerk, unless an extension is granted by such Village Board. The detailed plan shall contain any information and representation deemed necessary by the Plan Commission and shall consist of a statement entitled, "Planned Development District—Detailed Plan, Statement of Owner's Intent and Description of Development," which shall include without limitations, the following:

a. A legal description describing all of the tract of land included in the

proposed development, referenced to a locational map indicating the relationship of the tract to the total general plan.

- b. A statement indicating the nature of the applicant's interest in the land included in the proposed development.
- c. A statement describing the proposed development, including the character, method and operation of the development, and a development schedule or timetable for construction. Where the formation of organizations such as a homeowners' association is proposed, such statement shall include any agreements, bylaws or covenants which govern the organizational structure, use, maintenance and protection of the development and any of its common services, common open spaces or other common facilities.
- d. A statement as to the following data or graphic information referenced to a map of the proposed development:
  - 1. The location and size of the site, including dimensioned exterior boundaries, topography and other salient features, and existing buildings and structures, and also adjacent properties and streets.
  - 2. The use and location of all buildings or structures, including the architectural character and design of each building, the number of stories and dimensions of each building, and the dimensioned yards between buildings or structures and lot lines.
  - 3. The location of vehicular and pedestrian facilities, including dimensioned streets, walkways, access driveways, off-street parking spaces and loading berths, and refuse receptacle areas.
  - 4. The location and size of areas for public or common open spaces and for other public and semi-public uses.
  - 5. A grading plan, including any storm sewer system, a landscaping plan, and an erosion control plan.
  - 6. A sanitary sewer and water distribution system plan.
  - 7. A tabulation of land areas for the different uses in relation to the total tract area.
  - 8. A tabulation indicating the number of buildings and the use and the total gross floor area for each building.
  - 9. A tabulation indicating the number and types of dwelling units in each building.

(2) *Review of the detailed plan.*

- a. The Plan Commission shall review the detailed plan as a conditional use review and shall determine whether the plan complies with the standards set forth in Subsection (h)(1) of this Section and is in general conformance with the approved general plan. Following Plan Commission approval of a detailed plan, the Village Attorney shall

record in the Office of the Register of Deeds of Dane County a facsimile copy of the approved detailed plan and a certified copy of the Plan Commission action approving the same. The costs for copies and recording shall be paid by the owners of land within the plan areas.

- b. The action of the Plan Commission on the proposed detailed plan shall be appealable to the Village Board. The Village Board shall consult with the Plan Commission before making its appeal decision, but in no case shall a detailed plan be approved that is out of conformity with a general plan approved.

(3) *Approval of detailed plan.* Once the detailed plan is approved, the zoning district maps shall be amended to include all of the lands within the detailed plan as Planned Development District—detailed plan approved.

- (j) *Planned Development District—Single-stage procedure.* Upon request by applicants and subject to Village Board concurrence, the general and detailed stages of plan review and approval can be combined. Under this option, the plan is submitted in detailed form and is processed as is a general plan.

(Code 1998, § 13-1-46; Ord. No. 2003-03, § 1(13-1-46), 3-24-2003)

**SECTION 12:            AMENDMENT “62-108 Application For Conditional Use”**  
of the Village of McFarland Municipal Code is hereby *amended* as follows:

#### AMENDMENT

##### 62-108 Application For Conditional Use

- (a) *Required application materials.* An application for a conditional use shall be filed in duplicate on a form prescribed by the Village. Such applications shall be forwarded to the Plan Commission on receipt by the Zoning Administrator. Such applications shall include where applicable:
  - (1) Names and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all property owners of record within ~~100~~300 feet.
  - (2) Description of the subject site by lot, block and recorded Subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees and the zoning district within which the subject site lies.
  - (3) Plat of survey prepared by a registered land surveyor showing all of the information required for a building permit and existing and proposed landscaping.
  - (4) 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.

- (5) A detailed written description and proof meeting the substantial evidence standard showing each of the standards set forth in Section 62-111 (a) through (h) will be satisfied, including a detailed description of how each said standard is met, and how the proposed use will comply with any applicable regulations regarding light, noise, traffic, nuisance, health, safety, welfare and environment. When any applicable law, ordinance or other regulation prohibits a certain measurable level of any activity or substance, including, but not limited to, noise, light, dust, particulate emissions, odor, visibility, pollution, and vibration and frequency levels, the applicant shall also demonstrate and prove how the proposed use will comply with such regulations.
  - (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).
  - (7) The fee established by the Village Board from time to time and provided in Appendix A to this Code for application for a conditional use. The applicant shall also pay all costs incurred by the Village in notifying the public and property owners pursuant to Section 62-110.
- (b) *Plans.* In order to secure information upon which to base its determination, the Plan Commission may require the applicant to furnish, in addition to the information required for a building permit, the following information:
- (1) A plan of the area showing contours, soil types, high-water mark, groundwater conditions, bedrock, slope and vegetation cover;
  - (2) Location of buildings, parking areas, traffic access, driveways, walkways, open spaces, landscaping, lighting;
  - (3) Plans for buildings, sewage disposal facilities, water supply systems and arrangements of operations;
  - (4) Specifications for areas of proposed filling, grading, lagooning or dredging;
  - (5) Other pertinent information necessary to determine if the proposed use meets the requirements of this Chapter.
- (c) *Third party consultants.* 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.

(d) *Preapplication procedures.* Applicants are encouraged to seek preapplication, conceptual review of proposed conditional use permit petitions by the Plan Commission. 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. Notice of the time, place and purpose of a preapplication meeting shall also be sent to the applicant and the owners of record as listed in the office of the Village Assessor who are owners of the property in whole or part situated within 300 feet of the boundaries of the properties affected, said notice to be sent at least ten (10) days prior to the date of such preapplication meeting. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application

(Code 1998, § 13-1-63; Ord. No. 2003-03, § 1(13-1-63), 3-24-2003; Ord. No. 2006-04, § 1, 2-13-2006)

**SECTION 13:            AMENDMENT “62-110 Notice Of Hearing On Application”**  
of the Village of McFarland Municipal Code is hereby *amended* as follows:

#### AMENDMENT

##### 62-110 Notice Of Hearing On Application

Notice of the time, place and purpose of such hearing shall be given by publication of a class 2 notice under the Wisconsin Statutes Chapter 985 in the official Village newspaper. Notice of the time, place and purpose of such public hearing shall also be sent to the applicant, the Zoning Administrator, members of the Village Board and Plan Commission, and the owners of record as listed in the office of the Village Assessor who are owners of property in whole or in part situated within ~~100-300~~ feet of the boundaries of the properties affected, said notice to be sent at least ~~five-ten~~ (10) days prior to the date of such public hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.

(Code 1998, § 13-1-65; Ord. No. 2003-03, § 1(13-1-65), 3-24-2003)

**SECTION 14:**            **AMENDMENT** “62-113 Appeals” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

62-113 Appeals

Any action of the Plan Commission in granting or denying a conditional use permit may be appealed to the Village Board, if a written request for an appeal is filed within ten days after the date of the Plan Commission's action in granting or denying the permit. Such request for appeal shall be signed by the applicant or by the owners of at least 20 percent of the land area immediately adjacent extending 100 feet therefrom or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land. The request shall be filed with the Zoning Administrator who shall submit it to the Village Board at its next meeting, together with any documents and other data used by the Plan Commission in reaching its decision. The Village Board may consider the matter forthwith, refer the matter to a subsequent meeting or set a date for a public hearing thereon. In the event the Village Board elects to hold a public hearing, notice thereof shall be given by mail to the known owners of the lands ~~immediately adjacent thereto and directly opposite any street frontage~~ within 300 feet of the lot or parcel in question and by publication of a class 1 notice in the official newspaper at least ten days before the date of the hearing. The Village Board may either affirm or reverse in whole or in part the action of the Plan Commission and may finally grant or deny the application for a conditional use permit. The Village Board's decision to approve or deny the conditional use permit must be supported by substantial evidence.

(Code 1998, § 13-1-68; Ord. No. 2003-03, § 1(13-1-68), 3-24-2003)

**SECTION 15:**            **AMENDMENT** “62-310 Site/Design Review” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

62-310 Site/Design Review

- (a) *Purpose.* Site/design review is implemented under municipal authority to promote the public health, safety and welfare and under municipal zoning authority by the Plan Commission. Requirements for design review and approval apply to uses and developments regardless of the characterization of the use or development within this Chapter as a permitted use or conditional use.
- (b) *Scope of site/design review.*
  - (1) *Applicability.* The following developments shall be subject to site/design review by the Plan Commission:

- a. Development of residential projects consisting of three or more dwelling units.
  - b. Any development in a Commercial District.
  - c. Any development in an Industrial District.
  - d. Any development for which the applicant is a public utility or governmental entity or religious organization.
  - e. Any parking area including five or more parking spaces.
- (2) *Limit.* Site/design review shall be limited to development for which current application is made for an erosion control or building permit. This Section shall not be deemed to apply to any existing development or use of land that is not affected by current application for erosion control or building permit, nor shall this Section apply to any rehabilitation of an existing structure so long as the size of the rehabilitated structure is not increased.
- (3) *Development.* Any new construction or exterior improvement to real property for which application for a building permit may be required by this Code.
- (4) *Village planning consultant.* Any Village planning consultant appointed by the Village Board.
- (c) *Development to comply with site/design standards.* No development subject to site/design review shall occur unless such development complies with all applicable site/design review standards.
- (d) *Manner of site/design review.*
- (1) Upon application for a building permit, the applicant shall be advised by the Zoning Administrator whether compliance with site/design review standards is required by this Section. If such compliance shall be required, the applicant shall be provided with a checklist and a site/design review application, which shall be in such form as the Zoning Administrator shall approve, and which shall be accompanied by such information as may be necessary to determine and provide for enforcement of this Section.
  - (2) The site/design review application shall be reviewed by the Zoning Administrator, who may consult with a planning consultant, if necessary.
  - (3) When the Zoning Administrator deems the application to be complete, review by the Plan Commission shall be scheduled. At least ten days prior to the Plan Commission meeting, written notice shall also be given to the owners of all properties within 300 feet of the land included in the site/design review application. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.
  - (4) The Plan Commission's determination of compliance or noncompliance with this Section shall be issued by the Zoning Administrator, in writing, within ten business days of the determination and sent to the applicant via U.S. Mail. The written determination shall specifically describe all areas of noncompliance and shall identify changes necessary to bring the proposed development into compliance.
  - (5) No building permit shall be issued for any development until the Plan Commission has determined that the development is in compliance with

site/design review standards. All construction and improvement subject to site/design review shall conform with approved site/design plans.

- (6) The determinations of the Plan Commission on site/design plan applications shall be appealable to the Village Board pursuant to the procedures set forth in Section 62-113.

(e) *Site/design standards.* In reviewing plans for development the Plan Commission shall determine that the following standards are met:

- (1) *Grading.* Grading shall insure a positive drainage consistent with established water runoff patterns in the area. All grading shall allow for the installation and maintenance of appropriate landscape materials. Respect for the natural topography in site development will be recommended as a means of capitalizing on the sloping terrain, and earth berms are required to screen out unpleasant views and accentuate pleasant views.
- (2) *Landscaping.* Landscaping shall be required to be installed in accordance with an approved landscaping plan as a component of site and design review. The requirements for landscaping plans are set forth in Appendix B to this Chapter Code, Village of McFarland Landscaping Standards. All references to the Village Forester shall have the same meaning as referenced in Section 59-20(d).

(3) *Building relationships.*

- a. The structures shall be related to the site to enhance or maintain current contours. New development shall consider activities on adjacent properties with relation to access from abutting streets, parking areas, service areas, building setbacks, height of structures, and color and materials of adjacent or nearby buildings.
- b. In the development of the site, the existing quality vegetation should ordinarily be maintained in accordance with Section 59-29.

(4) *Lighting.* The functions of exterior lighting on private property shall be:

- a. To illuminate building facades, especially those bearing business identification signs. Architectural lighting should be free from glare and of a type to complement the existing development in the district.
- b. To illuminate pedestrian walks and spaces. Security lighting should provide necessary levels of illumination to insure safety of the property and its residents, while not reflecting direct rays of light into adjacent property.
- c. To illuminate parking and service areas. Off-street parking area lighting should be so arranged as to conform with applicable provisions of Section 62-172. (The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions. Lighting shall be adequate but not excessive. The height and number of lighting standards shall be appropriate to the building and its function and to the neighborhood.)

(5) *Utility service.* It shall be a goal of the Village to eliminate overhead wiring within the Village. To this end, owners of property within the Village, working with the utilities servicing the Village shall, in all new development

and major additions, make provision for underground service. This shall be accomplished during building development and construction. Sanitary sewer and water utility services shall comply with Village Standard Specifications.

- (6) *Building design.* Buildings shall meet the following requirements:
- a. Materials shall be of a durable, low-maintenance type. The colors shall be harmonious with other buildings in the neighborhood.
  - b. Mechanical elements on the roof or ground shall be screened from the view of adjacent properties and roadways.
  - c. Buildings shall be designed with an architectural flavor that will complement and enrich the character of the Village.
  - d. The overall design of the building shall be of high quality, considering the importance of the particular zoning district.
  - e. With the exception of the M-IC Zoning District, the front, sides, and rear of all commercial and industrial buildings shall be entirely faced with nonmetallic or wood material. In the M-IC District, a minimum of 15 vertical feet of the front of all buildings shall be faced with nonmetallic or wood material extending across the full front of the building, and also extending a distance of not less than 20 feet on each side of the building. The portion of any building facing or backing onto public streets, or abutting a Residential Zoning District, shall be held to the same requirements as that of the front. These requirements may be waived in whole or in part by the Plan Commission.
  - f. An addition shall relate to the existing building in terms of scale, materials and color.
  - g. Structures should be designed to be compatible with the structures that are adjacent to them.
  - h. Unbroken exterior facades exceeding 70 feet in length shall be avoided.
  - i. All building elevations are of importance and should be carefully designed. Building should avoid blank facades.
- (f) *Recommendation of Village Plan Commission.* The Village Plan Commission may, during the site/design review process, suggest features of site/design, and construction, building and structural design, that are not a part of site/design standards but that, in the opinion of the Village Plan Commission, would be desirable to make the development a positive asset to the visual appearance of the community and a positive contribution to the growth and stability of the community tax base. Compliance with such recommendations shall not be required of the developer.
- (g) *Validity of site/design approval.* Where the Plan Commission has approved or conditionally approved an application for site/design approval, such approval shall become null and void within 12 months of the date of the Plan Commission's action unless construction is commenced or the current owner possesses a valid building permit under which construction is commenced within six months of the date of

issuance and which shall not be renewed unless construction has commenced and is diligently pursued. No sooner than 60 days nor less than 45 days prior to the automatic revocation of such site/design approval, the Zoning Administrator shall notify the property owner by certified mail of such revocation. Extensions of up to one year each may be granted by the Plan Commission for just cause, if application is made to the Village at least 30 days before the expiration of said permit.

(h) *Fees.* The fee for review of a site/design review application shall be the fee established by the Village Board from time to time and provided in Appendix A to this Code, to be paid at the time of submission of the application. The applicant shall also pay all costs incurred by the Village in notifying the public and property owners pursuant to Section 62-310(d)(3).

(i) *Penalties.* Violations of this Section shall be subject to Section 62-311, except that each day a violation continues shall not be deemed a separate violation until the 30 day notice period expires. Nothing herein shall preclude the Village from maintaining a separate action to prevent or abate or remove violations.

(Ord. No. 2011-06, § 1, 5-23-2011)

**Editor's note(s)**—Section 1 of Ord. No. 2011-06, adopted May 23, 2011, repealed the former § 62-310, and enacted a new § 62-310 as set out herein. The former § 62-310 pertained to similar subject matter, and derived from the Code of 1998, § 13-1-224; Ord. No. 2003-03, § 1(13-1-224), adopted March 24, 2003; Ord. No. 2006-11, § 1, adopted June 26, 2006; and Ord. No. 2008-03, § 2, adopted Feb. 25, 2008.

**SECTION 16:            AMENDMENT** “62-343 Procedure For Changes Or Amendments” of the Village of McFarland Municipal Code is hereby *amended* as follows:

#### AMENDMENT

##### 62-343 Procedure For Changes Or Amendments

(a) *Request for changes.* Petitions for any change to the district boundaries and maps or amendments to the text regulations shall be addressed to the Village Board and shall be filed with the Zoning Administrator, describe the premises to be rezoned or the portions of text of regulations to be amended, list the reasons justifying the petition, specify the proposed use, if applicable, and have attached the following, if petition be for change of district boundaries:

(1) Plot plan, drawn to a scale of one inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within 300 feet of the area proposed to be rezoned.

(2) Owners' names and addresses of all properties lying within ~~100~~300 feet of the area proposed to be rezoned.

- (3) Together with additional information as may be required by the Plan Commission or Village Board.
- (b) *Plan Commission review and recommendations.*
- (1) Preapplication procedures. Applicants are encouraged to seek preapplication, conceptual review of proposed rezoning petitions by the Plan Commission. 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. Notice of the time, place and purpose of a preapplication meeting shall also be sent to the applicant and the owners of record as listed in the office of the Village Assessor who are owners of the property in whole or part situated within 300 feet of the boundaries of the properties affected, said notice to be sent at least ten (10) days prior to the date of such preapplication meeting. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.
- (2) The Zoning Administrator shall cause the petition to be forwarded to the Plan Commission for its consideration and recommendation. Following receipt of the petition, the Plan Commission shall hold a public hearing upon each proposed change or amendment, giving notice of the time, place and the change or amendment proposed by publication of a class 2 notice, pursuant to Wis. Stats. Ch. 985. At least ten days prior, written notice shall also be given to the clerk of any municipality within 1,000 feet of any land that would be affected by the proposed change or amendment. The ~~Plan Commission~~Village Clerk shall also notify the owners of all properties lying within ~~100-300~~feet of the land proposed to be rezoned said notice to be sent at least ten (10) days prior to the date of which such public hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.
- (3) Following such hearing, the Plan Commission shall review all proposed amendments to the text and Zoning Map within the corporate limits of the Village, and shall recommend, in writing, that the petition be granted as requested, modified or denied. A recording of the recommendation in the Plan Commission's official minutes shall constitute the required written recommendation.
- (c) *Village Board action.*
- (1) Following receipt and consideration of the Plan Commission's recommendation, the Village Board shall take action on the proposed ordinance implementing the proposed change or amendment. Approval of the proposed ordinance requires a simple majority of a quorum of the Village Board, except the Village Board may not enact a down zoning ordinance

unless at least two-thirds of the members-elect approve the ordinance. If the down zoning ordinance is requested, or agreed to, by the person who owns the land affected by the proposed ordinance, the ordinance may be enacted by a simple majority of the members-elect.

(2) The Village Board shall hold an additional public hearing, preceded by the same notice required for the Plan Commission public hearing, upon the written request of the petitioner or any of the parties identified in Section 62-342. In addition, the Village Board may, on its own volition, conduct its own public hearing on the proposed amendment.

(d) *Fee.* The application fee for processing a petition for a zoning change or amendment shall be the fee established by the Village Board from time to time and provided in Appendix A to this Code. The applicant shall also pay all costs incurred by the Village in notifying the public and affected property owners pursuant to Subsections (b)(2) and (c) of this Section.

(Code 1998, § 13-1-242; Ord. No. 2003-03, § 1(13-1-242), 3-24-2003)

**SECTION 17:            AMENDMENT** “62-363 Applications For Hearings” of the Village of McFarland Municipal Code is hereby *amended* as follows:

#### AMENDMENT

##### 62-363 Applications For Hearings

- (a) *Time of appeal.* Appeals shall be filed within 30 days after the receipt of the written decision or order from which the appeal is taken by filing in duplicate a notice of appeal with the Village Clerk. The date of receipt of the decision shall not be counted in determining the time for filing of the appeal. Sundays and holidays shall be counted, except if the last day falls on a Saturday, Sunday or legal holiday, the time for filing shall be extended to the next secular day.
- (b) *Who may appeal.* Appeals or applications to the Board of Zoning Appeals may be made by:
- (1) The owner, mortgagee, purchaser under a land contract, optionee or occupant under a written lease for one year or more of the property for which relief is sought.
  - (2) Any officer (other than the Zoning Administrator), department, board or bureau affected by a decision or order of the Zoning Administrator.
  - (3) Any person aggrieved and whose use and enjoyment of property within the Village is directly and adversely affected by a decision or order of the Building Inspector, Zoning Administrator or the requested Board of Zoning Appeals action.
- (c) *Appeal and application forms.* Every appeal or application shall be made upon forms

furnished by the Village Clerk which have been approved by the Board of Zoning Appeals. A scale drawing shall accompany each form showing the location and size of the property, existing improvements, all abutting properties and improvements thereon and change or addition requested. The applicant or appellant shall provide all information requested on the form and any additional information requested in writing by the chair or Clerk of the Board of Zoning Appeals, which is necessary to inform the Board of Zoning Appeals of the facts of the appeal. Failure to supply such information shall be grounds for dismissal of the appeal or application.

- (d) *Filing appeal or application.* The appellant or applicant shall file the required appeal form in duplicate with the Village Clerk. The Village Clerk shall deliver one copy to the Zoning Administrator or other officer or body from whose decision an appeal is taken. Upon receipt of an appeal, the Zoning Administrator or other officer or body responsible for the original determination shall transmit to the Clerk of the Board of Zoning Appeals all notes or papers relating to the order or decision from which the appeal is being taken.
- (e) *Fee.* All appeals and applications filed with the Village Clerk shall be accompanied by payment of a required fee as established by the Village Board from time to time and provided in Appendix A to this Code. If the appellant or applicant elects the contested case method, the appellant or applicant shall also pay the amount determined by the Board of Zoning Appeals to cover the additional administrative costs involved.
- (f) *Insufficient notice.* No appeal or application shall be considered by the Board of Zoning Appeals unless it is made on the required form. Upon receipt of any communication purporting to be an appeal or application, the Village Clerk shall supply the applicant with the proper forms which must be filed within ten days, in addition to the 30 days specified in Subsection (a) of this Section, in order to be considered by the Board of Zoning Appeals.

(Code 1998, § 13-1-261; Ord. No. 2003-03, § 1(13-1-261), 3-24-2003; Ord. No. 2006-04, § 2, 2-13-2006; Ord. No. 2006-08, §§ 1, 2, 4-24-2006)

**State law reference(s)**—Board of appeals, Wis. Stats. § 62.23(7)(e).

**SECTION 18:**            **AMENDMENT** “62-364 Hearings” of the Village of McFarland Municipal Code is hereby *amended* as follows:

#### AMENDMENT

##### 62-364 Hearings

- (a) *Notice of hearing.* Notice of time, date and place of the hearing of an appeal or application shall be given in the following manner:
  - (1) By certified mail or personal service to the appellant or applicant and to the Zoning Administrator or other administrative official or body from whose

decision an appeal is taken and the Village Clerk on behalf of the Plan Commission not less than ten days prior to the date of the hearing.

- (2) In every case involving a variance, conditional use, exception, planned unit development or public utility exception, the Village Clerk shall mail notice to the owners of record of all land within the area included in the application and within ~~100~~ 300 feet of any part of the building or premises affected not less than ten days prior to the hearing. Names and last-known addresses of such owners shall be furnished by the applicant at the time of filing the appeal or application. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the application.
  - (3) By publication of a class 2 notice under Wis. Stats. Ch. 985.
  - (4) Notice of an application for construction of a building in the bed of a future street, highway or parkway shall be published in the official newspaper not less than 15 days prior to the hearing.
  - (5) Notice of an application for a proposed special exception in a Shoreland-Wetland District shall be mailed to the district office of the Wisconsin Department of Natural Resources at least ten days prior to the hearing.
- (b) *Time of hearing, docketing.* Each appeal or application properly filed shall be numbered serially, docketed in a special book provided therefor and placed upon the calendar by the Clerk of the Board of Zoning Appeals. Cases docketed more than 15 days preceding a regular meeting shall be set for hearing at such meeting. Cases docketed seven days or less prior to a regular meeting shall be scheduled by the Clerk of the Board of Zoning Appeals, or designee, for a hearing on the second regular meeting day thereafter unless otherwise directed by the chair.
- (c) *Appearances.* The appellant or applicant may appear in person or by agent or attorney. In the absence of an appearance for or against an appeal or application, the Board of Zoning Appeals may dismiss the appeal or application or may dispose of the matter on the record before it.
- (d) *Oath.* Unless waived by the appellant or applicant and the chair, or as otherwise specifically provided in this Section, all witnesses shall be sworn before testifying by the chair or presiding officer.
- (e) *Compelling attendance of witnesses.* The chair, or, in the absence of the chair, the presiding officer, may compel the attendance of witnesses by subpoena. Written request for subpoenas shall be filed with the Clerk of the Board of Zoning Appeals not less than two days prior to the hearing except by special permission of the chair.
- (f) *Order of hearing.* Appeals and applications shall be heard in numerical order except for good cause shown.
- (g) *Hearing procedure.* All hearings shall be conducted in accordance with the following procedure unless otherwise stipulated by the parties and approved by the chair:
- (1) The chair shall call each hearing to order.
  - (2) Opening statements may be delivered by the appellant or applicant followed by any opening statement from the Zoning Administrator or Village representative.

- (3) The appellant or applicant shall first present its case followed by the Zoning Administrator or Village representative. Each witness shall be subject to cross-examination followed by the opportunity for re-direct testimony. Members of the Board of Zoning Appeals shall also be permitted to examine witnesses the timing of which shall be subject to the discretion of the chair.
- (4) Rebuttal testimony shall be allowed subject to the scope of the matters raised by adverse parties.
- (5) Evidence from any other aggrieved or interested parties, if any, shall be presented after the Zoning Administrator or Village representative's case in chief.
- (6) The Board of Zoning Appeals may accept opinion testimony and written testimony from interested parties, which shall not be subject to cross-examination, however, any party may introduce any rebuttal testimony addressing any factual issues raised.
- (7) Closing statements shall be heard after all evidence is taken.
- (8) The Board of Zoning Appeals shall deliberate and decide the matter in accordance with Section 62-365.
- (h) *Evidence.* The Board of Zoning Appeals shall not be bound by common-law or statutory rules of evidence except for rules of privilege. The Board of Zoning Appeals shall admit all testimony having reasonable probative value, but shall exclude immaterial, irrelevant or unduly repetitious testimony. Basic principles of relevancy, materiality and probative force shall govern the proof of all questions of fact. Objections to evidentiary offers and offers of proof of evidence not admitted may be made and shall be noted in the record.

(Code 1998, § 13-1-262; Ord. No. 2003-03, § 1(13-1-262), 3-24-2003; Ord. No. 2006-08, § 3, 4-24-2006; Ord. No. 2006-08, §§ 4, 5, 4-24-2006)

**State law reference(s)**—Board of appeals, Wis. Stats. § 62.23(7)(e).

**SECTION 19:            AMENDMENT** “62-401 Historic Designation Procedures” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

62-401 Historic Designation Procedures

- (a) *Recommendations; notice; public hearing; independent investigation; designation.*  
The Landmarks Commission may, after notice and public hearing, recommend that the Village Board establish historic structures, sites and historic districts. At least ten days prior to such hearing, the Landmarks Commission shall give written notice to the owners of record, listed in the Village Assessor's records, of the affected property and other property situated within ~~200~~300 feet of the affected property. Failure to comply

with this provision shall not, however, invalidate any previous or subsequent action on the application. The Landmarks Commission shall also give notice of such hearing to the Director of Public Works, Parks and Recreation Committee, Fire and Emergency Medical Services Department, Police Department, Building Inspector and Plan Commission. Each may respond to the proposed designation in writing or by appearance at the hearing. The Landmarks Commission shall then conduct such public hearing and may hear expert witnesses and may subpoena such witnesses and records as it deems necessary. The Landmarks Commission may conduct an independent investigation into the proposed designation. Within ten days after the public hearing, the Landmarks Commission may recommend to the Village Board the designation of the property as an historic structure, an historic site, or recommend to the Village Board the designation of the property as an historic structure, an historic site, or recommend its inclusion in an historic district. The Village Board may hold a separate public hearing on the owner's or its own request before designation. After the designation has occurred, notification shall be sent to the property owner and to the persons who appeared at the public hearing. The Landmarks Commission shall cause the designation to be recorded, at Village expense, in the Dane County Register of Deeds.

- (b) *Voluntary restrictive covenants.* The owner of any historic structure or site may, at any time following such designation, enter into restrictive covenants on the subject property after negotiation with the Landmarks Commission. The Landmarks Commission may assist the owner in preparing such covenants in the interest of preserving the historic property. The owner shall record such covenants in the Dane County Register of Deeds, and shall notify the Village Assessor of such covenants and the conditions thereof.
- (c) *Creation of Historic District.*
  - (1) The Landmarks Commission may select geographically defined areas within the Village for designation by the Village Board as Historic Districts and shall prepare a historic preservation and land use plan in ordinance form for each area. An Historic District may be designated for any geographic area of particular historic, architectural or cultural significance to the Village that:
    - a. Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community;
    - b. Is identified with historic persons or with important events in national, state or local history; or
    - c. Embodies the distinguishing characteristics of architectural type specimens inherently valuable for study of a period, style, method, or construction, indigenous materials or craftsmanship; or
    - d. Is representative of the notable works of master builders, designers, or architects who influenced their age.
  - (2) Each historic preservation plan prepared for by the Landmarks Commission shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development and a statement of preservation objectives.

(d) *Criteria for the review of alterations in Historic Districts.*

- (1) *Height.* All additions shall be no higher than the existing structure.
- (2) *Second exit platforms.* Second exit platforms shall not be added to the front or sides of a structure unless not visible from the street.
- (3) *Solar collectors.* Passive and active solar collectors will be allowed only if they do not detract from the architectural integrity of the structure and are as unobtrusive as possible. Solar collectors will not be permitted if they hide from street view significant architectural features of the building or neighboring buildings, if their installation requires the loss of significant architectural features, or if they are of such a large scale that they become a major feature of the design.
- (4) *Repairs.* Repairs in materials that exactly duplicate the original in composition, texture and appearance are encouraged. Repairs in new materials that duplicate the original in texture and appearance are also permitted. Repairs in materials that do not duplicate the original in appearance will be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are prohibitively expensive.
- (5) *Restoration.* Projects that will return the appearance of the building to an earlier appearance are encouraged and will be permitted if such projects are documented by photographs, architectural or archeological research, or other suitable evidence.
- (6) *Aluminum or vinyl siding.*
  - a. Residing with aluminum or vinyl that replaces clapboards will be permitted, only if the new siding imitates the width of the original siding within one inch, and provided that all architectural details (such as window trim, wood cornices, and ornament) either remain uncovered or are duplicated exactly in appearance.
  - b. Siding that imitates wood graining will not be permitted.
  - c. If the alteration adds additional layers of siding or insulation on the building, the new siding may be applied over it if the trim is also built up to project from the siding as in the original.
- (7) *Storm windows, screens and storm doors.* The repair and retention of original storm windows, screens and storm doors, or their replacement with new units that duplicate the original in materials and appearance is encouraged. Replacements with nonoriginal materials, such as combination metal components, may also be permitted. Painting of raw aluminum storm windows after a year of weathering of the finish is encouraged. Storm doors that imitate a specific style shall be permitted only if the style matches the style of the house.
- (8) *Additions and alterations to street facades.* The appearance of all street facades of a structure shall not be altered unless the design is sensitive to the historic character of the building. Specifically, the design shall be compatible with the existing building in scale, color, texture and the proportion of solids to

voids. Materials and architectural details used in such alterations and additions shall either match those on the existing building or shall be materials and details used for the original construction of other buildings in the historic district of similar materials, age, and architectural style.

(9) *Additions and alterations not visible from the street.* Additions and alterations not visible from streets contiguous to the lot lines are permitted if their design is compatible with the scale of the existing building and, the materials used are compatible with the existing materials in texture, color and architectural details. Alterations shall harmonize with the architectural design of the building, rather than contrast with it.

(10) *Side additions.* Side additions shall be set back from the front wall of the structure.

(11) *Roof alterations.*

- a. Roof alterations creating increased building volume, additional windows, headroom, or area are not permitted unless approved as a variance by the Plan Commission. In addition, the roof shape of the front of the building shall remain the same unless the owner wishes to restore an earlier, documentable appearance.
- b. If the existing roofing material is the same as the original, changes in the appearance of roofing materials (excluding color) are prohibited except when the repair of the existing roof is unfeasible and the cost of replacing it in kind is prohibitive. The new roof shall match the original in appearance (excluding color), as closely as is economically feasible.
- c. If the existing roofing material is not original to the house, the new roofing materials shall harmonize in color with the house. Thick wood shakes, rolled roofing and hexagonal shingles are prohibited. Restoration to a documentable earlier appearance is encouraged.

(e) *Criteria for the review of new construction in Historic Districts.*

(1) *Primary buildings.*

- a. *Height.* The maximum height for new buildings in the R-1, R-1A, R-1B, R-2 and R-3 zoning districts shall be 35 feet. Conditional use permits may be granted by the Plan Commission for three story buildings of exceptional design in the R-3 zoning district. The maximum height for new buildings in the C-G zoning district shall be 40 feet, and the C-P, C-H, C-L and C-C zoning districts shall have a 35 foot height limit. Maximum heights for buildings for all commercial districts may be increased upon issuance of a conditional use permit by the Plan Commission.
- b. *Roofs.* The following roof shapes are encouraged: hipped, gable, gambrel, shed. Roof shapes will be considered on an individual basis, but must be compatible with the building in the visually related area.
- c. *Materials.* Materials for the exterior walls of new buildings shall be the same or similar to the materials prevalent in the district. The

following materials will be permitted: brick, narrow gauge horizontal clapboards under four inches in exposed width, stone, stucco, smooth shingles, or any combination of the above. The following materials are prohibited: concrete block, asbestos, wide clapboards over four inches in exposed width, diagonal boards, vertical boards, rough sawn wood, rough split shingles, shakes, and sheet metal. Other materials will be considered on an individual basis.

d. *Visual size.* The gross area of the front facade (all walls facing the street) of a single-family, two unit or commercial building shall be no greater than 125 percent of the gross area of the front facades of buildings in the visually related area. The gross area of the front facade of a multiple-family building should be no more than 125 percent of the average gross area of the front facades of all buildings within the visually related area. If this is not possible, changes in the setback should be designed in the front facade of the building to repeat the rhythm and proportions of buildings verses space between them within the visually related area.

e. *Solar collectors.* Solar collectors will be permitted on new buildings, including the front facades. Solar collectors are prohibited if such devices hide from street view significant architectural features of neighboring buildings, or are of such a large scale that they become a major feature of the design.

f. *Parking lots.* No new surface parking lots will be allowed in the R-1, R-1A or R-2 districts. In the other zoning districts, no new parking lots will be allowed unless accessory to and on the same zoning lot as a multiple unit residential building.

(2) *Accessory buildings.* Accessory buildings shall be compatible with the design of the existing buildings on the zoning lot and as unobtrusive as possible. Exterior wall materials permitted are the same as for construction of new primary buildings, but should be the same as the exterior materials of existing buildings on the same zoning lot wherever possible.

(Code 1998, § 13-1-288; Ord. No. 2003-03, § 1(13-1-288), 3-24-2003; Ord. No. 2013-14, § 71, 11-11-2013)

**SECTION 20:**            **AMENDMENT** “62-402 Historic District Review And Adoption Procedures” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

62-402 Historic District Review And Adoption Procedures

- (a) The Landmarks Commission shall hold a public hearing when considering the plan for an Historic District. Notice of the time, place, and purpose of such hearing shall be made by First Class Mail to the owners of the places, structures or objects of the determination, and as otherwise provided by law. Notice of the time, place and purpose of the public hearing shall also be sent by the Village Clerk to the owners of record, as listed in the assessment records, who are owners of property situated within the district or within ~~200~~ 300 feet of the boundaries of the proposed district at least ten days prior to the date of the hearing. Following the public hearing, the Landmarks Commission shall vote to recommend, reject or withhold action on the plan. The recommendation, if any, shall be forwarded to the Village Board.
- (b) Upon receipt of the recommendations of the Landmarks Commission, the Village Board shall hold a public hearing, notice to be given as noted in Subsection (a) of this Section, and shall, following the public hearing, either designate or reject the Historic District. Designation of the Historic District shall constitute adoption of the plan in Article form prepared for that district directing implementation of said plan.

(Code 1998, § 13-1-289; Ord. No. 2003-03, § 1(13-1-289), 3-24-2003)

**SECTION 21:**            AMENDMENT “62-679 Board Of Zoning Appeals” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

62-679 Board Of Zoning Appeals

- (a) *Appointment.* The Village President shall appoint a Board of Zoning Appeals under Chapter 2, Article IV, and Wis. Stats. § 62.23(7)(e), consisting of five members subject to confirmation by the Village Board. The Board of Zoning Appeals shall adopt rules for the conduct of the business of the Board of Zoning Appeals as required by Wis. Stats. § 62.23(7)(e)3.
- (b) *Powers and duties.* The Board of Zoning Appeals:
  - (1) Shall hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement or administration of this Chapter.
  - (2) May authorize, upon appeal, a variance from the dimensional standards of this Chapter where an applicant convincingly demonstrates:
    - a. That literal enforcement of the terms of the Chapter will result in unnecessary hardship for the applicant;
    - b. That the hardship is due to special conditions unique to the property and is not self-created or based solely on economic gain or loss;
    - c. That such variance is not contrary to the public interest as expressed by the purpose of this Chapter; and

- d. That such variance will not grant or increase any use of property that is prohibited in the zoning district.
- (c) *Appeals to the Board of Zoning Appeals.* Appeals to the Board of Zoning Appeals may be taken by any person aggrieved or by an officer, department, board or bureau of the community affected by any order, requirement, decision or determination of the Zoning Administrator or other administrative official. Such appeals shall be taken within a reasonable time, as provided by the rules of the Board of Zoning Appeals, by filing with the official from whom the appeal is taken and with the Board of Zoning Appeals, a notice of appeal specifying the reasons therefor. The Zoning Administrator or other official from whom the appeal is taken shall transmit to the Board of Zoning Appeals all the papers constituting the record on which the appeal action was taken.
- (d) *Public hearings.*
- (1) Before making a decision on an appeal, the Board of Zoning Appeals shall, within a reasonable period of time, hold a public hearing. The Board of Zoning Appeals shall give public notice of the hearing by publishing a class 2 notice under Wis. Stats. Ch. 985, specifying the date, time and place of the hearing and the matters to come before the Board of Zoning Appeals. Property owners within 300 feet of the proposed location of petition shall receive written notice of the public hearing. Failure to comply with this provision shall not, however, invalidate any previous or subsequent action on the appeal. At the public hearing, any party may appear in person, by agent or by attorney and present testimony.
  - (2) A copy of such notice shall be mailed to the parties in interest and the appropriate district office of the Department at least ten days prior to all public hearings on issues involving shoreland-wetland zoning.
- (e) *Decisions.*
- (1) The final disposition of an appeal, or application for a variance, to the Board of Zoning Appeals shall be in the form of a written decision, made within a reasonable time after the public hearing, signed by the Board of Zoning Appeals chair. Such decision shall state the specific facts, which are the basis of the Board of Zoning Appeals' determination and shall either affirm, reverse or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or prosecution, or grant the application for a variance.
  - (2) A copy of such decision shall be mailed to the parties in interest and the appropriate district office of the Wisconsin Department of Natural Resources within ten days after the decision is issued.

(Code 1998, § 13-3-35; Ord. No. 2003-03, § 1(13-3-35), 3-24-2003)

**State law reference(s)**—Board of appeals, Wis. Stats. § 62.23(7)(e).

**SECTION 22:** AMENDMENT “CHAPTER 2 - ADMINISTRATION FEES” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

CHAPTER 2 - ADMINISTRATION FEES

Section	Description	Fee
2-313(a)(3)	Application to the Plan Commission to amend the Comprehensive Plan	\$500.00 plus actual <u>legal and engineering costs, including publication and notification charges incurred by the Village</u>
2-875(f)	Public records per-page fee for copies, certified or otherwise, of any document	\$0.25

**SECTION 23:** AMENDMENT “CHAPTER 62 - ZONING FEES” of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

CHAPTER 62 - ZONING FEES

Section	Description	Fee
62-17	Escrow deposits:	
	R-E, R-3 General Residence and PD Planned Development Districts up to 50 acres	\$5,000.00
	R-E, R-3 General Residence and PD Planned Development Districts greater than 50 acres	\$10,000.00
	Site/design review for new buildings/additions less than 2,000 square feet and requiring site/design review under Section 62-310(b)	\$1,000.00
	Site/design review for new buildings/additions 2,000 or more square feet and requiring site/design review under Section 62-310(b)	\$2,000.00

	Staff and consultant review costs	Consultant costs shall be the actual costs as billed
62-64	Where no previous fee has been collected (fees in lieu of parkland dedication)	\$4,115.00 per dwelling unit
62-69(d)	Chickens Annual Permit Fee	\$20.00
62-108(a)(5)	Conditional use permit application and issuance fee	\$425.00, plus actual legal and engineering costs, including publication and notification charges incurred by the Village
62-117(d)(2)d.	Permit application fee for bed and breakfast establishments	\$100.00
62-206(d)	Application for signal receiving antenna permit where a conditional use permit is required	Same as fee for conditional use permit and site design plus actual legal and engineering cost by a Telecommunications and safety consultant <u>incurred by the Village</u>
62-309(b)(5)	Occupancy permit fees:	
	One-family residences	\$50.00
	All other uses	\$75.00
	Multifamily residences (per dwelling unit)	\$50.00
62-310(g)	Site/design review	\$400.00 plus actual legal and engineering costs, <u>including publication and notification charges incurred by the Village</u>
62-343(d)	Fee for processing a petition for a zoning change or amendment:	
	Text amendment	\$475.00 plus actual legal <u>and engineering costs</u> , including publication and notification charges
	Map amendment	\$475.00 plus <u>actual legal and engineering costs, including publication and notification</u>

		charges <u>incurred by the Village</u>
62-363(e)	Application for hearing before Board of Zoning Appeals	\$450.00, plus actual legal and engineering costs, including publication and notification charges incurred by the Village
62-676(b)	Fee for issuance of certificate of compliance	Fee included with occupancy permit

**SECTION 24: AMENDMENT “CHAPTER 56 - SUBDIVISIONS FEES”**  
of the Village of McFarland Municipal Code is hereby *amended* as follows:

AMENDMENT

CHAPTER 56 - SUBDIVISIONS FEES

Section	Description	Fee
56-238(b)	Engineering fee	Engineering fee shall be equal to the actual cost as billed to the Village including inspections
56-238(c) (1)a.	Preliminary Plat review:	
	Preliminary Plat review fee	\$500.00, plus actual legal, financial and engineering costs, including publication and notification charges <u>incurred by the Village</u>
	Additional fee, per lot \$50.00	\$50.00, plus actual legal and engineering costs, including publication and notification charges <u>incurred by the Village</u>
56-238(c) (1)b.	Preliminary Plat Reapplication fee if submitted within 36 months of original preliminary plat	\$500.00, plus actual legal, financial and engineering costs, including publication and notification charges <u>incurred by the Village</u>
	Final Plat review:	

56-238(c)(2)a.	Final Plat review fee	\$500.00, plus actual legal, financial and engineering costs, <u>including publication and notification charges</u> incurred by the Village
	Additional fee, per lot \$50.00	\$50.00, plus actual legal and engineering costs incurred by the Village
56-238(c)(2)b.	Final Plat Reapplication fee if submitted within 36 months of original final plat	\$400.00, plus actual legal, financial and engineering costs, <u>including publication and notification charges incurred by the Village</u>
56-238(c)(2)c.	Review of the development agreement including addendums for each phase of a plat	\$400.00, plus actual legal, financial and engineering costs incurred by the Village
56-238(c)(3)	Certified Survey Map review fee	\$300.00, plus actual legal, financial and engineering costs, including publication and notification charges <u>incurred by the Village</u>
56-238(d)	Condominium development review:	
	Condominium review fee	\$300.00, plus actual legal, financial and engineering costs, including publication and notification charges <u>incurred by the Village</u>
	Additional fee, per unit shown on a condominium plat, less \$20.00 for each lot shown on a Preliminary Plat or CSM for the same project	\$40.00, per lot plus publication and notification charges <u>incurred by the Village</u>
56-238(f)	Digitizing the mapping of the approved land division, plat or condominium	Cost
56-238(g)(1)	Escrow deposits for plats	\$5,000.00

PASSED AND ADOPTED BY THE VILLAGE OF MCFARLAND VILLAGE BOARD

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Annen	_____	_____	_____	_____
Boyd	_____	_____	_____	_____
Brassington	_____	_____	_____	_____
Fessler	_____	_____	_____	_____
Leamy	_____	_____	_____	_____
Peña	_____	_____	_____	_____
Prill	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Stephanie Brassington, Village  
President, Village of McFarland

\_\_\_\_\_  
Cassandra Suettinger, Deputy  
Administrator/Clerk, Village of  
McFarland