

Tuesday, January 20, 2026

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/83189708596>

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

Webinar ID: 831 8970 8596

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 attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees 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 public comment. Please adhere to the 3-minute time limit. Written comments will not be read into the record during the meeting but may be sent to community.development@mcfarland.wi.us to be included with the agenda materials.

3. APPROVAL OF MINUTES.

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

4. BUSINESS.

- a. Discussion and action on an extension of a Site Design Review Permit requested by Matt Wingrove to renovate an existing barn into a 3-unit apartment building located at 5306 Paulson Road.
- b. Discussion and action 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.
- c. Discussion and action to make a recommendation to the Village Board regarding 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.
- d. Discussion and action on a Certified Survey Map requested by Ezra Properties, LLC Ryan Quam for property located 4008, 4012, and 4016 Terminal Drive, including parcel #0710-273-8620-1.
- e. Discussion on a preapplication concept plan submitted by Ryan Quam for a commercial indoor children's playground located on portions of parcels 0710-273-8620-1, 0710-273-8640-1 and 0710-273-8665-1 in the vicinity of 4012-4020 Terminal Drive.

- f. Discussion and action to make a recommendation to the Village Board regarding 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.
- g. Discussion regarding a preapplication conceptual site plan for the potential Bliffert Lumber relocation, 3408 and 3418 Elvehjem Road.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, February 17, 2026 at 6:00 p.m. (possible joint meeting with the Plan Commission)
- b. Tuesday, February 17, 2025 at 7:00 PM.

6. ADJOURNMENT.

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

Plan Commission Minutes December 16, 2025, at 7:00 P.M.

Members Present: Stephanie Brassington, Luke Fessler, Karen Pominville, Scott Peters, Chris Reynolds

Members Absent: Austen Conrad, Eric Johnson

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

Chair Brassington called the meeting to order at 7:02 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 November 16, 2025 Plan Commission meeting.

Brassington motioned to approve the minutes of the November 16, 2025 Plan Commission meeting. Pominville seconded the motion. Motion passed 5-0.

4. PUBLIC HEARING.

- 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.

Brassington opened the public hearing at 7:03 PM. Thao provided summary of the agenda item highlighting the applicant's intended use, on-site parking, staff recommendation for a condition of approval for a fence, and the Village Fire Chief's letter of review regarding State plan review and sprinkler/fire alarm system. The applicant attended via zoom and was available for questions. No additional discussion from the Commission. No comments were received from the public. Brassington closed the public hearing at 7:09 PM.

- 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.

Brassington opened the public hearing at 7:10 PM. Thao provided summary of the agenda item highlighting the parcels being rezoned, a summary of the applicant's

preapplication concept presented at the Joint Community Development Authority and Plan Commission meeting from October 21, 2025, and permitted use of the property. Ryan Quam, Quam Engineering and applicant, was present to provide additional comments. No additional discussion from the Commission. No comments were received from the public. Brassington closed the public hearing at 7:16 PM.

- 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.

Brassington opened the public hearing at 7:17 PM. Thao provided summary of the agenda item highlighting the connection with item 4b. from the meeting's agenda. Thao commented on the notes provided on the draft certified survey map, including Staff's recommended condition of approval for the removal of the existing storage structure. Ryan Quam, Quam Engineering and applicant, provided additional background on the purchase of the properties and proposed schedule. No additional discussion from the Commission. No comments were received from the public. Brassington closed the public hearing at 7:20 PM.

- 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.

Brassington opened the public hearing at 7:20 PM. Thao provided summary on the agenda item highlighting the discussion from the Joint Community Development Authority and Plan Commission meeting from October 21, 2025, changes being made from offices to multifamily residential, and the proposed built-out summary from all phases. No comments were received from the public. Brassington closed the public hearing at 7:26 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.

Bremer provided a summary of the November 25 Village Board discussion and their decision to refer the agenda item back to the Plan Commission. Bremer's summary included an alternative to the statements and language proposed and three potential options for the notice radius. In discussion of the ordinance language, Fessler stated having a different perspective from his original statements and was now in support of the proposed language used. The Commission concurred the original proposed statement was preferred, citing it as more concise.

The Commission discussed with Bremer the pros and cons of each notice radius option presented. The discussion included interpretation of application types, examples for potential oversight, increased complication for mailings, burden of costs, and alternative methods of information dissemination. The Commission concluded that the option for a uniform approach for all notices would be preferred, should include all properties within 400 feet of the requested subject location.

Fessler motioned to recommend to the Village Board approval of Ordinance 2025-08 with amended change to all references to 300-foot radius to 400-foot. Brassington seconded the motion. Motion passed 5-0.

6. SCHEDULE NEXT MEETING DATE.
 - a. Tuesday, January 20, 2025, at 7:00 PM

7. ADJOURNMENT.

Reynolds motioned to adjourn. Pominville seconded the motion. Motion passed 5-0. Meeting adjourned at 7:59 PM.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 20, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on an extension of a Site Design Review Permit requested by Matt Wingrove to renovate an existing barn into a 3-unit apartment building located at 5306 Paulson Road.

PREVIOUS ACTION:

[January 21, 2025](#) - The Plan Commission approved a site design review permit to renovate an existing barn into a 3-unit apartment.

ISSUE SUMMARY:

Matt Wingrove, Applicant and Property Owner, is requesting a one-year extension to his previously approved Site Design Review Permit to renovate an existing barn on his property into a 3-unit apartment building. The three proposed units all include 2 bedrooms and 1 bath with private entrances. Units 1 and 2 are accessible from the north facing wall and include interior spiral staircase used to access the second floor with private decks. Unit 2's deck is shortened compared to Unit 1 to accommodate for the required 25-foot front yard setback from Paulson Road. Unit 3's entrance is located facing the south lot line while also being the only unit without access to the second floor and decks. Note, within the packet is an updated Site Plan dated January 16, 2025 (Rev. 02). The applicant submitted an updated site plan prior to publication of the meeting packet to address several Department comments. The recommended conditions of approval are based on the updated site plan.

EXISTING CONDITIONS

The property is 1.6 acres and zoned R-3 General Residence. Multi-family dwellings up to 8 dwelling units per acre are a permitted use. The proposed density is 2.5 dwelling units per acre. The existing property includes a detached single-family home, a shed, a barn, a tennis court, and additional accessory structures. Portions of the existing barn is are legal nonconforming located within the minimum front yard setback area. Section 62-150(b) of the Zoning Code allows repairs and alterations, including structural alterations, to a nonconforming building if the use is permitted. The existing barn is 28 feet tall, approximately 936.7 square feet and includes a blue metal roof. To the north is a single story 6-unit multi-family building zoned R-3 General Residence. This property includes the shared private driveway. To the east is the Paulson Road Condominiums which includes four duplex buildings. This parcel is also zoned R-3 General Residence. To the south is 5350 Paulson Road, US Vet General Contracting, a privately owned business. The property is zoned M-IC Manufactured Intensive Commercial. To the west is US Highway 51.



Sec 62-310 Site Design Review

- **Grading.** The proposed project adds approximately 2,917.2 square feet of new paved area. This includes a new pathway from the parking lot to Unit 3 (lower unit) connecting around along the west facing wall to the entrance in the rear. The majority of the new impervious area is for expansion of the existing parking lot and driveway to accommodate three additional parking stalls. This will be installed with new pavers. The proposed additions do not appear to significantly alter the existing grading plan of the property. The amount of new impervious area does not require stormwater management.
- **Landscaping.** The proposed project includes four additional junipers along the existing barn's west facing wall. Staff's site inspection of the property showed adequate mature trees and evergreens on the property along with mature medium evergreens screening the property adjacent to Paulson Road. Per Sec. 62-70, 29 landscaping points are required for the additional paved area. The four proposed junipers will meet this requirement.
- **Building Relationship.** The new dwelling units will be located within an existing building on the property. A portion of the existing barn is located in the 25-foot front yard setback. Additions to the building, such as the decks in the rear and front porch meet setback minimums. Existing vegetation and trees provide adequate screening to all adjacent properties and along adjacent right-of-way. Although the driveway will be widened for addition vehicle access, there remains an adequate amount of screening with vehicle stalls pointed away from the adjacent condominium property to the north. The nearest structure to the barn is an existing shed. Both buildings include similar color themes and exterior building materials (white siding and blue metal roofs).
- **Off-Street Parking.** Per Sec. 62-172(j) Parking Spaces required, the proposed project requires a minimum of nine parking stalls on the property. The existing single-family home requires 2.5 parking stalls. The proposed site plan adds three additional units (two-bedroom each) requiring a minimum of six additional parking stalls. Rounding up, that makes the required minimum parking nine for the site. All proposed parking and existing parking are identified in the site plan. In staff's opinion, this standard has been met.
- **Lighting.** The proposed project will not add or alter the existing lighting plan on the property. The site plan includes one external flood light at the northwest corner of the existing barn. This light is used to illuminate the parking area. The mentioned flood light does not appear to be pointed directly at adjacent properties and do not extend beyond the boundaries of the property. This coverage of this light also includes portions of the proposed pathway for the lower unit.
- **Utility Service.** The proposed project will require utility connections for water, sewer, and gas to the renovated barn. The Director of Public Works recommended a water lateral connection larger than 1.5-inch for fire protection needs for a multi-family building. The water lateral connection would also serve fire safety measures. The Village Fire Chief commented the new building will require a sprinkler system and accessways to meet fire code standards. A emergency personnel accessway opening is recommended between the existing tree line in front of the barn along Paulson Road to be used in the event personnel need to pull hoses from a fire truck parked on Paulson



Road. The packet includes photos along Paulson Road.

- **Building Design.** The proposed location for the multifamily units is within an existing structure on the property. The proposed project does not include substantial modifications to the exterior of the building, this includes additions (excluding decks) or siding material. The existing building includes a blue metal roof and vinyl siding. The proposed multifamily building includes three levels, a lower level, first level and second level. Units 1 and 2 are on the first level with private access to the second level. Units 1 and 2 are two-bedroom units with 1.5 baths. Unit 3 is located only in the lower level and is a two-bedroom 1 bath. Mechanical elements for the building are located in the front between Unit 1 and Unit 2's front entrances. A new pathway will be provided for Unit 3's access to their entrance.

DEPARTMENT HEAD COMMENTS

The packet includes Department letters on the original proposed site design review permit. Below is a summary of the comments from Department Heads.

- The Village Engineer and Director of Public Works comments include the need for a separate water lateral and meter connection greater than 1.5-inch for the fire suppression system.
- The Village Fire Chief's comments include requirement of automatic sprinkler system complying with NFPA 13R; maintained access to the building from Paulson Road, Knox box key box to be included on property.
- No additional comments from the Police Chief.

Staff recommend approving the one-year extension with the same conditions of approval from the January 21, 2025 Plan Commission meeting.

PUBLIC COMMENTS

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

FINANCIAL/BUDGET IMPACT:

The applicant will incur all costs associated with the request. The following is an estimated summary of applicable impact fees for the multiple family dwelling units payable at the time a building permit is issued. Note, the final amount of any impact fees will be determined at the time a building permit is submitted according to the current impact fee types and rates established by the Village Board under Appendix A Fees, of the McFarland Municipal Code of Ordinances. The water lateral connections assume 2-inches per the Village Engineer and Director of Public Works comments.

- Public Well = \$8,936 (assuming one new 2 inch meter)
- Public Water Tower = \$2,984 (assuming one new 2 inch meter)
- Park Improvement Impact Fee = \$2,179.27 per DU*
- Fees in Lieu of Parkland Dedication = \$3,317.15 per DU*



- Library Impact Fee = \$431 per DU
- Public Safety Center = \$1,673 per unit

Estimated fee total = \$34,721.26

*Park impact fees are subject to final 2024 inflationary adjustment per Ordinance 2024-27, approved December 10, 2024.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017. Map 6, Future Land Use, identifies the property for Mixed Use/Flex Commercial. Figure 4.1 provides a General Description of Land Uses Allowed which states, "*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.*"

The identified Typical Implementing Zoning Districts included, "*Appropriate traditional zoning districts (e.g. C-H, C-P, R-3) or PD or PD-I Planned Development zoning.*" The current zoning for the property is R-3 and is not requested to be changed with this request. This applicant's request would be an appropriate use for the property.

ORDINANCE REFERENCE:

Sec. 62-172 Required Off-Street Parking Facilities

Sec. 62-310 Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

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

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

ATTACHMENTS:

1. 5306 Paulson Road Site Design Extension App_12.12.2025
2. 5306 Paulson Road Site Design Review Permit_12.09.24



3. 5306 Paulson Road Updated Site Design Plan_01.16.25
4. 5306 Paulson Road Site Photos- 1.21.2025
5. McFarland Future Land Use Map_04.25.2023

December 12, 2025

Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee St.
McFarland, WI 53558

Re: Request for One-Year Extension - Site Design Review Permit
Property: 5306 Paulson Road, McFarland, WI

Dear Mr. Bremer:

Pursuant to Section 62-310(g) of the Village's Zoning Code, I respectfully request a one-year extension of the site design review permit approved by the Plan Commission on January 21, 2025, for the conversion of an existing barn into a 3-unit apartment at 5306 Paulson Road.

Justification for Extension Request:

Despite our best efforts to advance this project, we have encountered significant delays beyond our control:

1. **Engineering Firm Challenges:** Our initially contracted engineering firm strung us along for four months before ultimately abandoning the project, leaving us without the critical structural and sprinkler system designs required for the building permit. This setback significantly impacted our timeline and forced us to restart the engineering process.
2. **Current Engineering Status:** We have now secured a reputable local engineering firm committed to seeing this project through completion. However, due to industry-wide capacity constraints, they are currently running four weeks behind schedule. While frustrating, we believe having the right team in place is worth the additional time investment.
3. **Fire Protection System Design Modification:** Through consultation with our new engineering team and fire protection specialists, we are proposing to modify the sprinkler system design from NFPA 13R (as referenced in the Fire Chief's January 9, 2025 letter) to NFPA 13D standards and apply for variance. This proposed change would:
 - Still meet all life safety requirements for the 3-unit residential conversion
 - Potentially simplify installation and maintenance requirements
 - Require review and approval from the Fire Chief and building department
 - Need additional time for proper engineering and coordination with Village officials

4. **Contractor Coordination:** We had framing contractors lined up and ready to proceed, but the engineering delays have pushed us outside their availability window. Securing quality contractors for 2026 requires maintaining our permit approval status.
5. **Commitment to Compliance:** We remain fully committed to meeting all conditions of approval, including:
 - Trash and recycling coordination with Public Works
 - Individual water lateral and meter installation per sprinkler requirements
 - Fire department access pathway maintenance
 - Knox box installation
 - Village impact fee payment

Proposed Next Steps During Extension Period:

- Complete engineering drawings with NFPA 13D sprinkler design
- Schedule meeting with Fire Chief Dennis to review proposed sprinkler system modification
- Submit revised plans for Village review and approval
- Obtain building permit upon approval of all modifications

We are actively working on this project and are not requesting this extension due to lack of interest or commitment. Rather, we need additional time to ensure the project is executed properly with qualified professionals who can deliver the quality and safety standards the Village requires.

I am prepared to provide any additional documentation, including correspondence showing our ongoing efforts with engineering firms, and would be happy to attend a Plan Commission meeting if required to discuss our progress, timeline, and proposed modifications.

Thank you for your consideration and understanding of these industry-wide challenges affecting construction projects.

Sincerely,

Matthew Wingrove

Matt Wingrove
5306 Paulson Rd, McFarland, WI 53558
608-443-6889

Cc:

Chris Dennis, McFarland Fire & Rescue Chief
Jim Trebian, Building Inspector

VILLAGE OF McFarland

Community & Economic Development

Plan Commission Application – 2024

~Application must be completed in full~

Applicant	Matt Wingrove	Applicant's Agent	
Property Owner (if different)		Name	
Address	5306 Paulson Rd, McFarland WI	Address	
Email	mwingrove@allservicespecialists.com	Email	
Phone #	608.443.6889	Phone #	

Parcel No(s). 154/0710-343-9535-7

Type of Proposal – Please check boxes below that apply

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

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

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

Converting existing barn into 3 unit apartment building at 5306 Paulson Rd, McFarland WI that is zoned R3

Legal Description is on site map.

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☐ YES ☒ NO (If "yes" state the nature and the date(s) of the previous application.)

Submittal Requirements: One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, community.development@mcfarland.wi.us), with fees included with submittal **by *NOON of the deadline day**, according to the schedule below.

Village of McFarland Plan Commission 2024 Schedule

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

***Submittal Deadline Noon on:**

For Scheduled 2024 Meeting date of:

December 5 (2023)-----	January 16
January 9-----	February 20
February 6-----	March 19
March 5-----	April 16
April 9-----	May 21
May 7-----	June 18
June 4-----	July 16
July 9-----	August 20
August 6-----	September 17
September 3-----	October 15
October 8-----	November 19
November 5-----	December 17 (Pending)
December 10-----	January 21, 2025 (Pending)

Applications requiring a public hearing will be scheduled for a hearing according to the schedule above. If there is written or verbal public opposition submitted as part of the public hearing the Plan Commission will postpone action on the application to a subsequent meeting so that concerns can be analyzed. If there is no public opposition and no unresolved issues by Village Staff or Plan Commission members, the Plan Commission may take action on the application at the same meeting as the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Acknowledgements:

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

X



Signature of Applicant/Agent

12-9-24

Date

Site and Design Plans

Check List

Date received: 12/9/24

Subject property address: 5306 Paulson Rd
McFarland, WI 53558

Landowner's name: Matthew Wingrove

Landowner's address: 5306 Paulson Rd
McFarland, WI 53558

Landowner's phone/fax: 608.443.6889

Agent's name:	<u>Matt Wingrove</u>
Agent's address:	<u>5306 Paulson rd</u> <u>McFarland, WI 53558</u>
Agent's phone/fax:	<u>608-443-6889</u>
Agent's email:	<u>mwingrove@allservicespecialists.com</u>

Landowner's email: mwingrove@allservicespecialists.com

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

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

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

(1) Lot area

(2) Building area

(3) Paved area

(4) Total impervious area

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

(5) Building height

(6) Existing zoning, proposed zoning

(7) Number of parking stalls provided and required.

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

NA S. Hydrant locations and Fire Department Connection.

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

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

✓ V. Existing or proposed easements.

✓ W. A legal description of the subject property.

General Comments: This is an existing building, not much needs to be done around the building.

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.

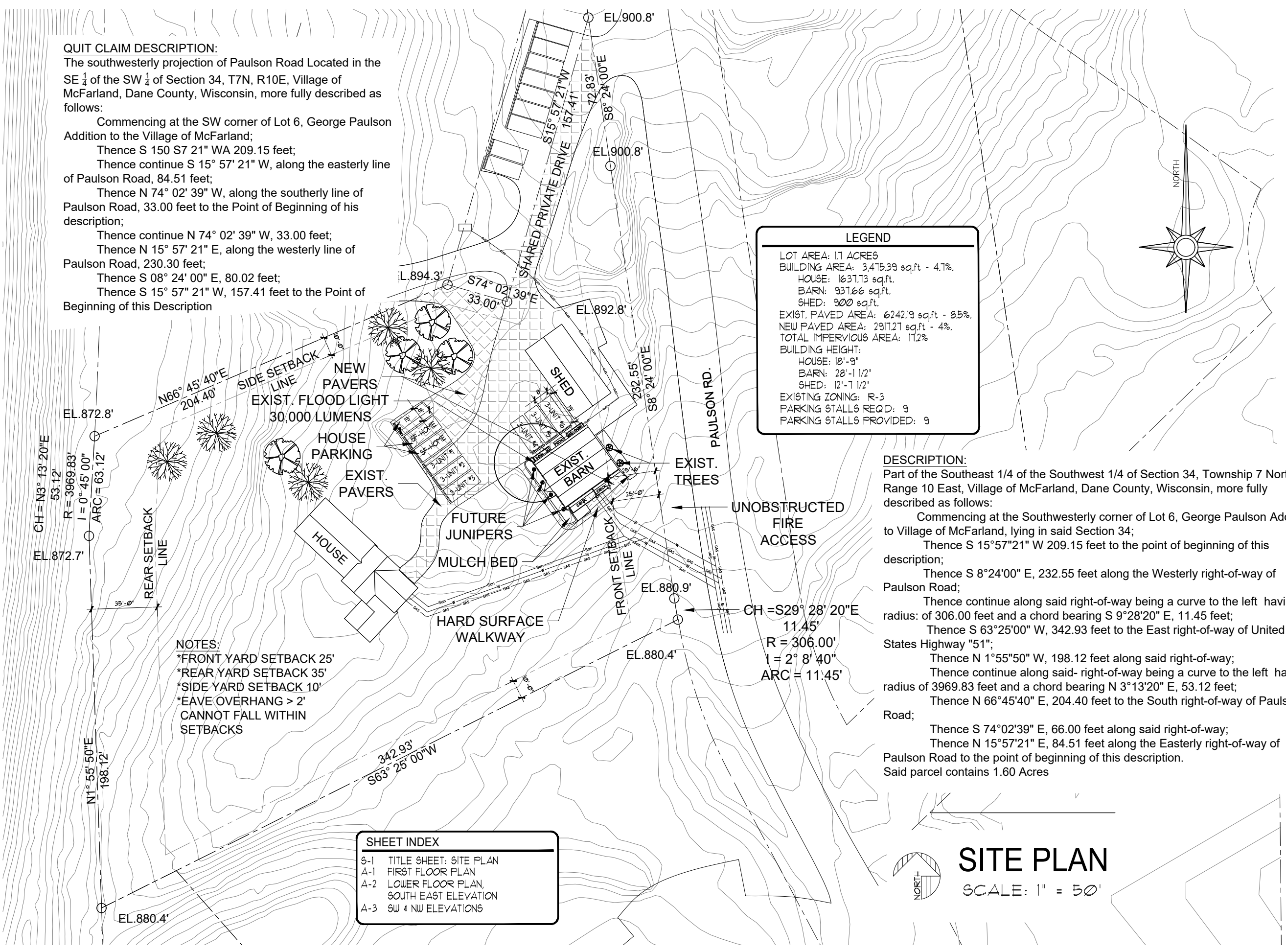


QUIT CLAIM DESCRIPTION:
The southwesterly projection of Paulson Road Located in the SE 1/4 of the SW 1/4 of Section 34, T7N, R10E, Village of McFarland, Dane County, Wisconsin, more fully described as follows:
Commencing at the SW corner of Lot 6, George Paulson Addition to the Village of McFarland;
Thence S 150 S7 21" WA 209.15 feet;
Thence continue S 15° 57' 21" W, along the easterly line of Paulson Road, 84.51 feet;
Thence N 74° 02' 39" W, along the southerly line of Paulson Road, 33.00 feet to the Point of Beginning of his description;
Thence continue N 74° 02' 39" W, 33.00 feet;
Thence N 15° 57' 21" E, along the westerly line of Paulson Road, 230.30 feet;
Thence S 08° 24' 00" E, 80.02 feet;
Thence S 15° 57' 21" W, 157.41 feet to the Point of Beginning of this Description

LEGEND

LOT AREA: 1.1 ACRES
BUILDING AREA: 3,415.39 sq.ft - 4.1%.
HOUSE: 1631.13 sq.ft.
BARN: 931.66 sq.ft.
SHED: 900 sq.ft.
EXIST. PAVED AREA: 6242.19 sq.ft - 8.5%.
NEW PAVED AREA: 2911.21 sq.ft - 4%.
TOTAL IMPERVIOUS AREA: 11.2%
BUILDING HEIGHT:
HOUSE: 18'-9"
BARN: 28'-1 1/2"
SHED: 12'-1 1/2"
EXISTING ZONING: R-3
PARKING STALLS REQ'D: 9
PARKING STALLS PROVIDED: 9

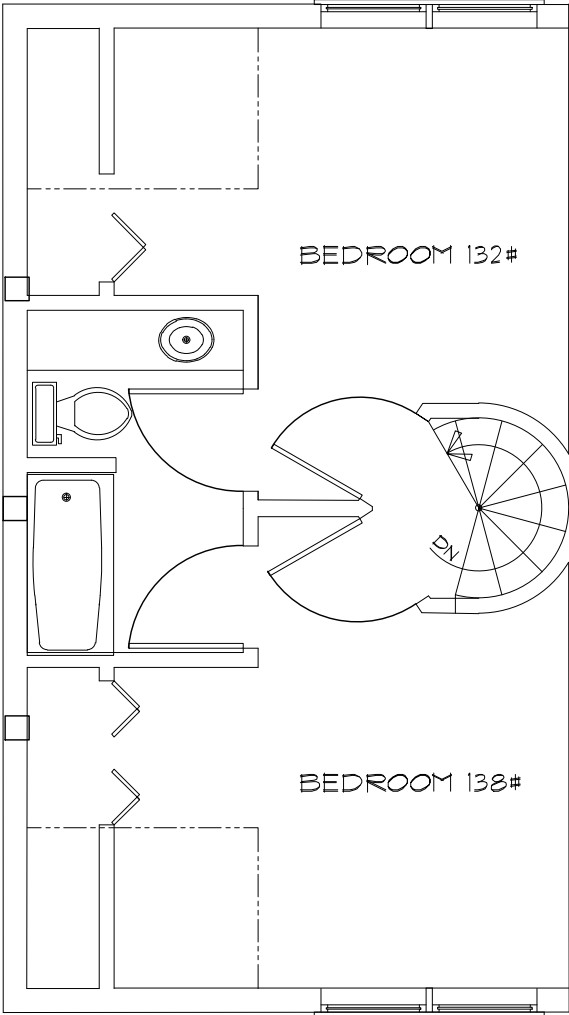
DESCRIPTION:
Part of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, more fully described as follows:
Commencing at the Southwesterly corner of Lot 6, George Paulson Addition to Village of McFarland, lying in said Section 34;
Thence S 15°57'21" W 209.15 feet to the point of beginning of this description;
Thence S 8°24'00" E, 232.55 feet along the Westerly right-of-way of Paulson Road;
Thence continue along said right-of-way being a curve to the left having a radius: of 306.00 feet and a chord bearing S 9°28'20" E, 11.45 feet;
Thence S 63°25'00" W, 342.93 feet to the East right-of-way of United States Highway "51";
Thence N 1°55'50" W, 198.12 feet along said right-of-way;
Thence continue along said- right-of-way being a curve to the left having a radius of 3969.83 feet and a chord bearing N 3°13'20" E, 53.12 feet;
Thence N 66°45'40" E, 204.40 feet to the South right-of-way of Paulson Road;
Thence S 74°02'39" E, 66.00 feet along said right-of-way;
Thence N 15°57'21" E, 84.51 feet along the Easterly right-of-way of Paulson Road to the point of beginning of this description.
Said parcel contains 1.60 Acres



NOTES:
*FRONT YARD SETBACK 25'
*REAR YARD SETBACK 35'
*SIDE YARD SETBACK 10'
*EAVE OVERHANG > 2'
CANNOT FALL WITHIN SETBACKS

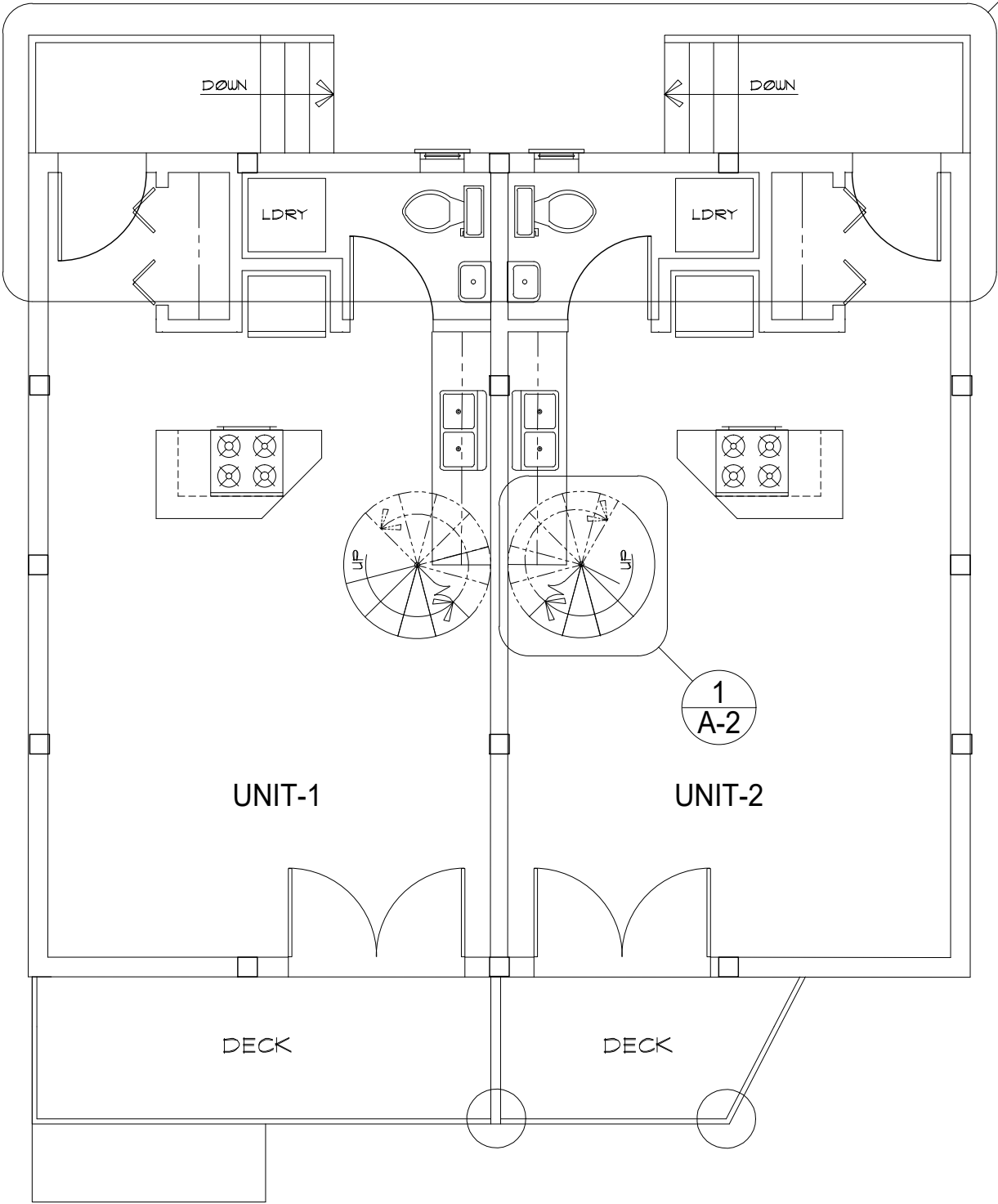
SHEET INDEX	
S-1	TITLE SHEET: SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	LOWER FLOOR PLAN, SOUTH EAST ELEVATION
A-3	SW & NW ELEVATIONS

SITE PLAN
SCALE: 1" = 50'



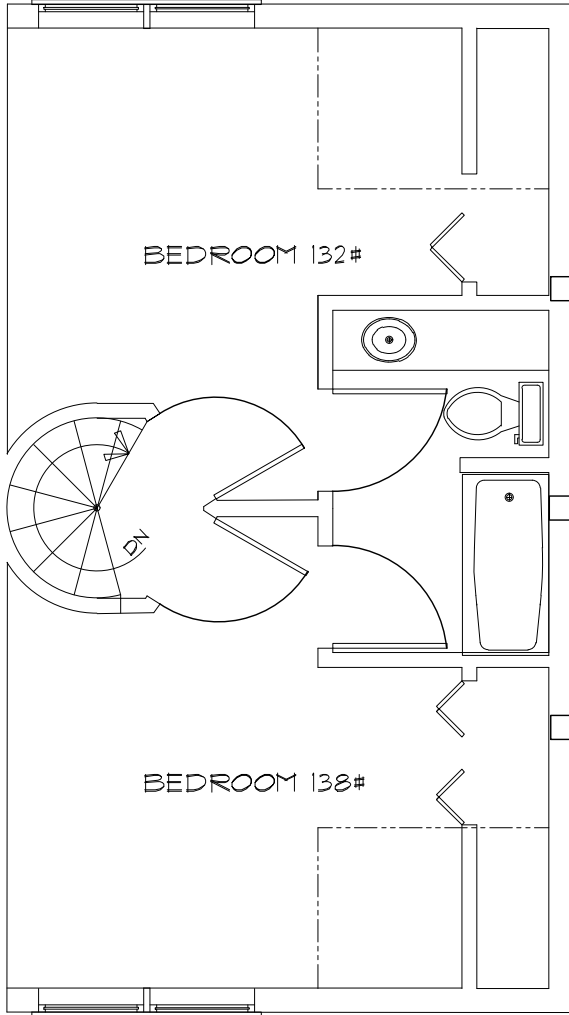
SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



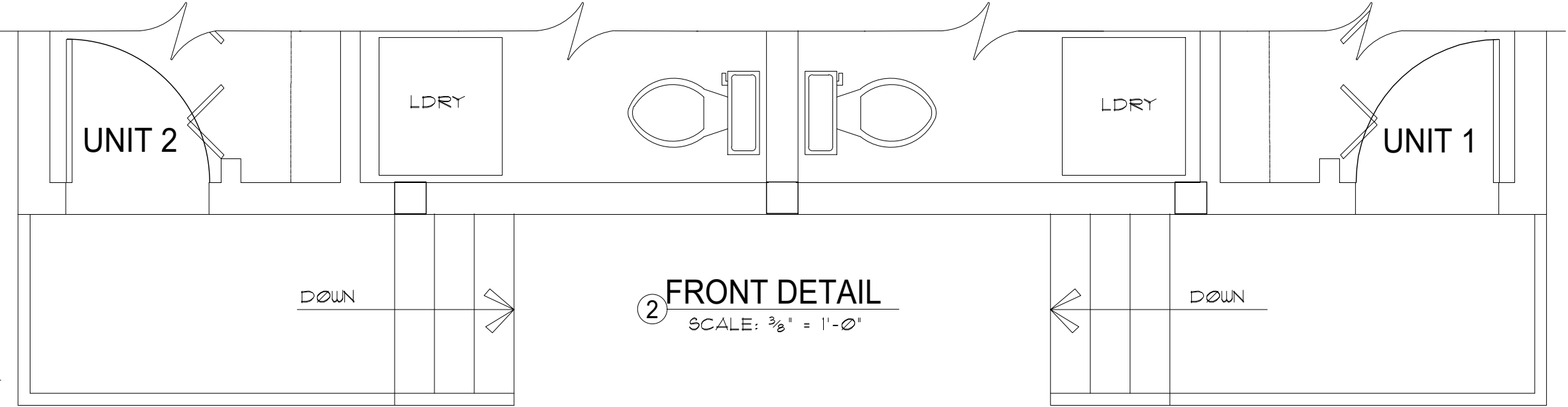
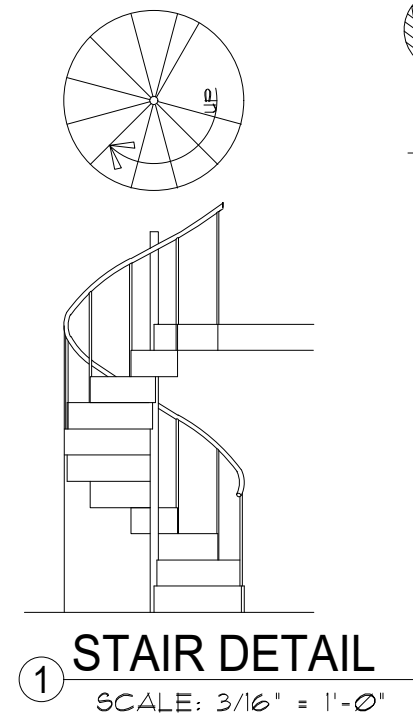
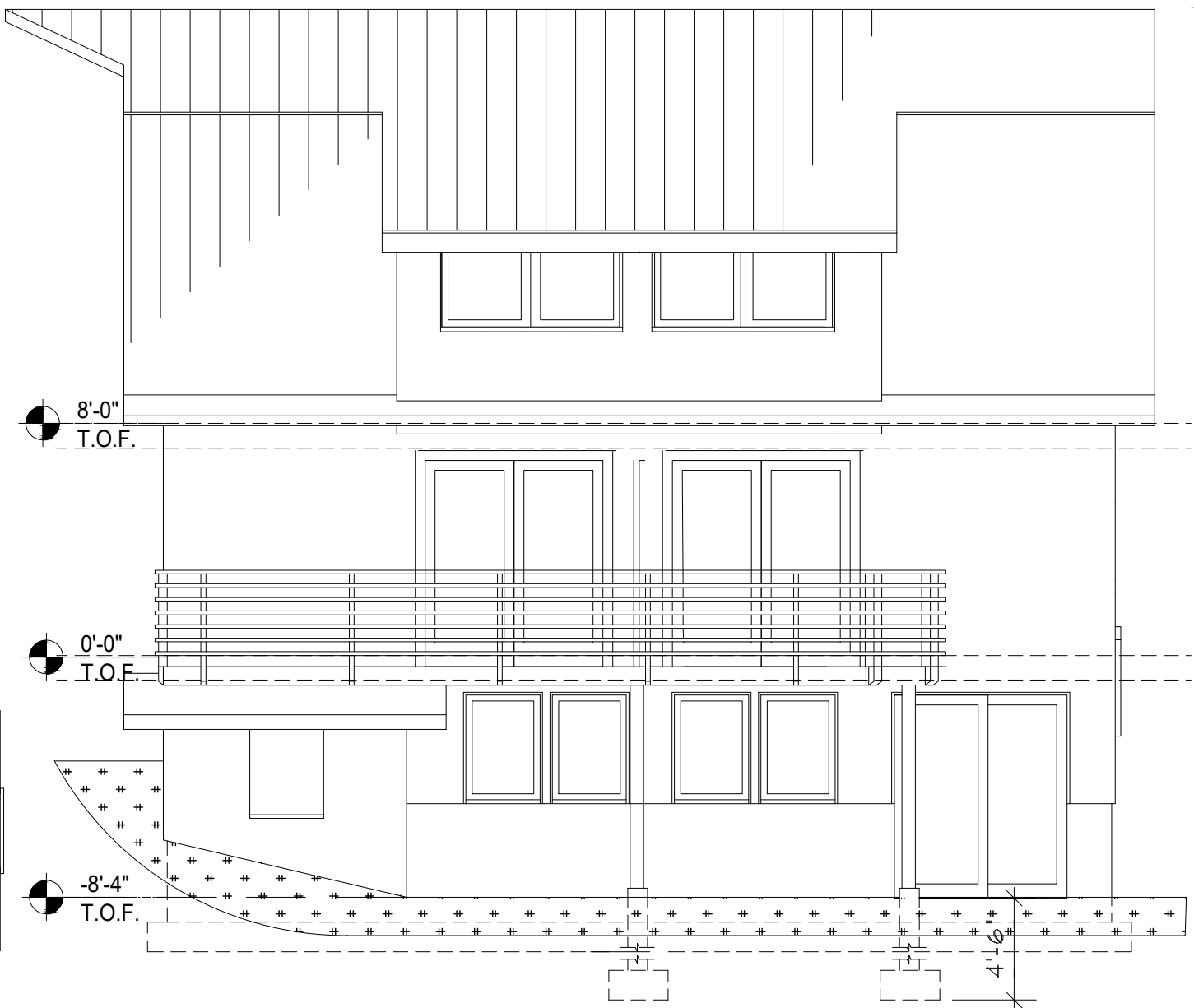
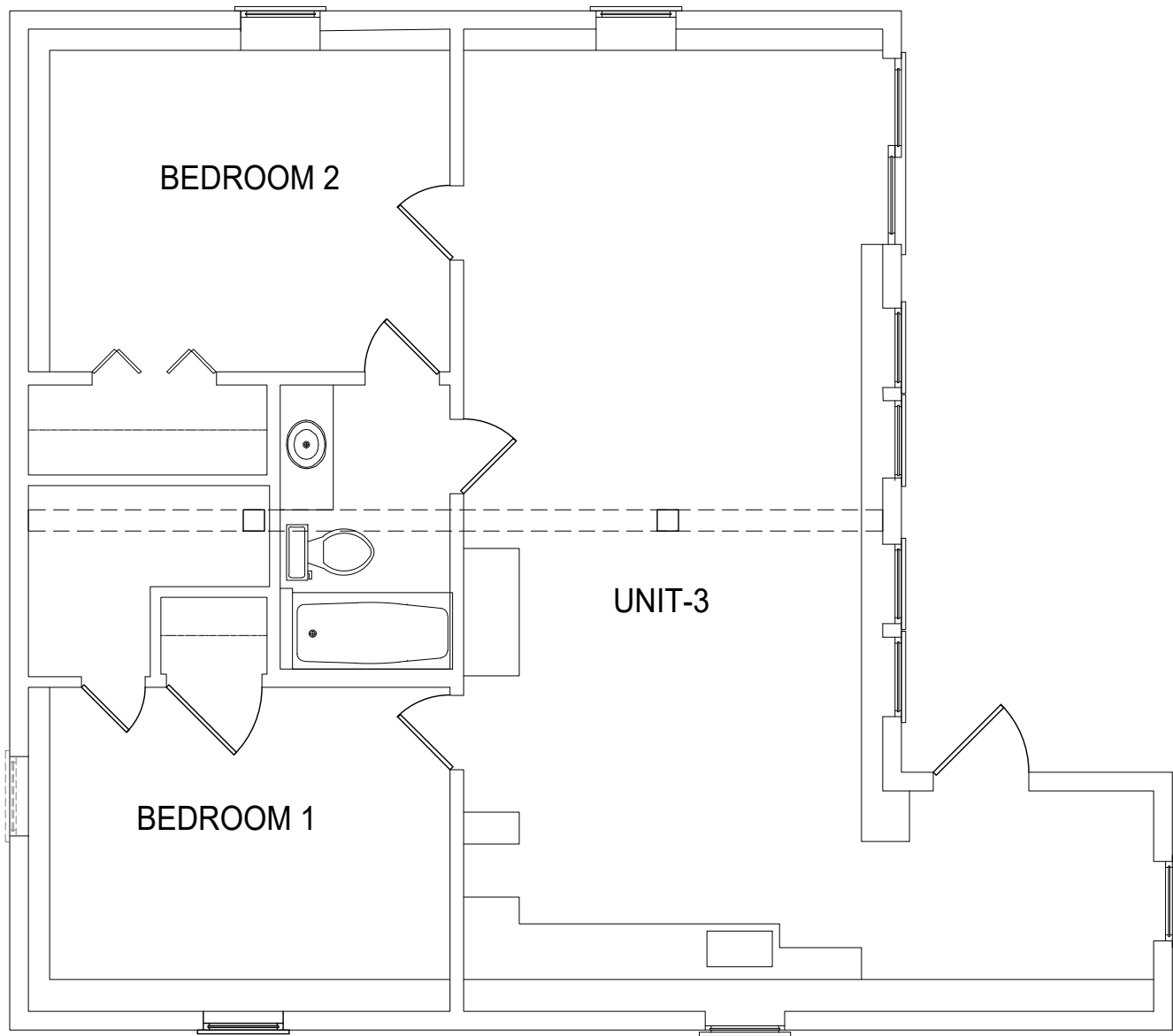
FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



DESIGN PROS
 KERWIN VINCENT



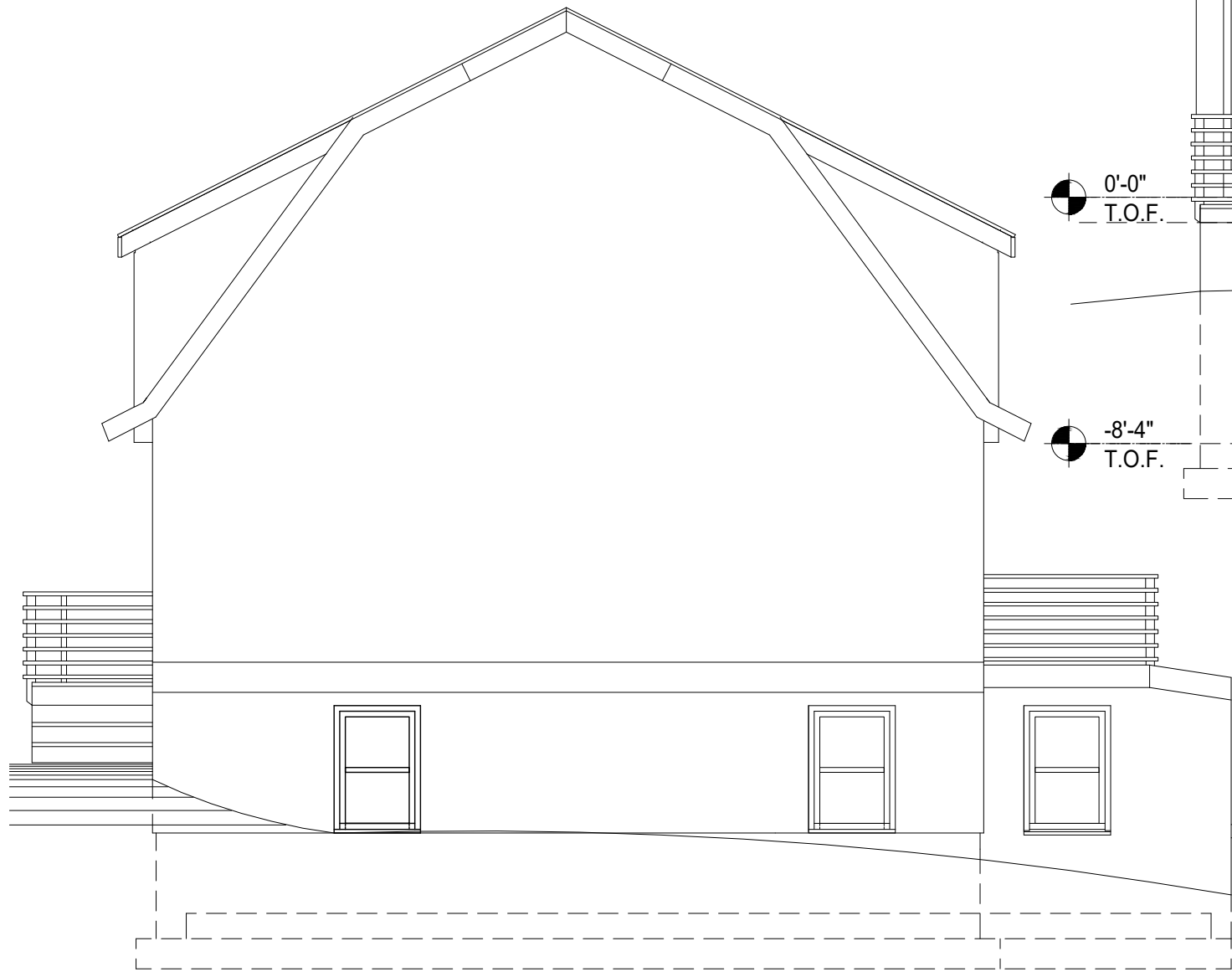
CLIENT
 MATT WINGROVE

ISSUE
 11/13/2024
 RE-ISSUE
 12/31/2024

PROJECT NO.
 0013
 PROJECT
 5306 PAULSON RD
 MCFARLAND, WI 53588

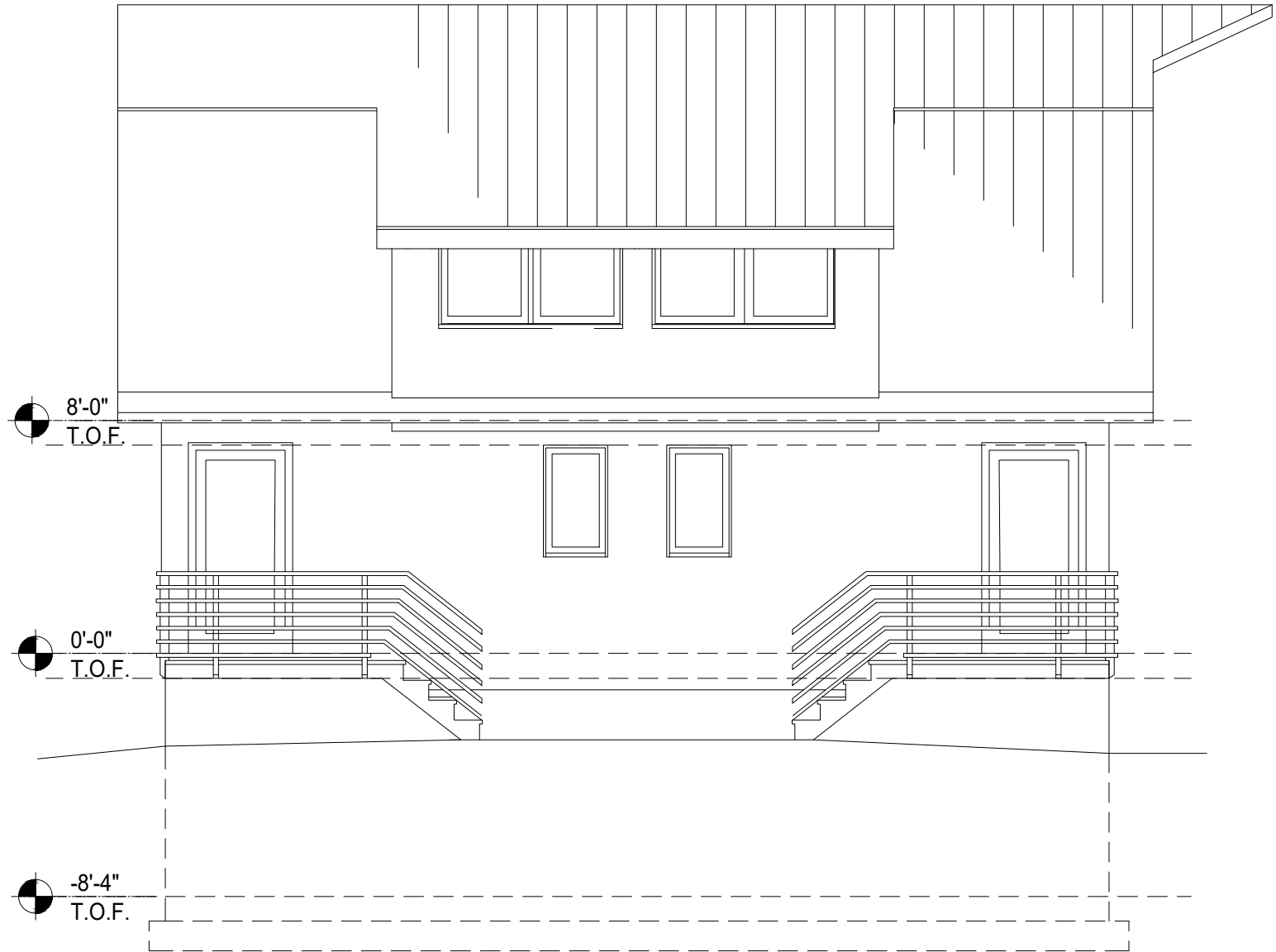
DRAWN BY
 K.V.
 DESCRIPTION
 LOWER FLOOR PLAN
 SE ELEVATION

A
 02



SOUTH WEST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH WEST ELEVATION

SCALE: 3/16" = 1'-0"

DESIGN PROS
KERWIN VINCENT



CLIENT
MATT WINGROVE

ISSUE
11/13/2024
RE-ISSUE
12/31/2024

PROJECT NO.
0013
PROJECT
5306 PALLISON RD
MCFARLAND, WI 53588

DRAWN BY
KV
DESCRIPTION
SW & NW
ELEVATIONS



03

VILLAGE OF McFarland

Community & Economic Development

Plan Commission Application – 2024

~Application must be completed in full~

Applicant	Matt Wingrove	Applicant's Agent	
Property Owner (if different)		Name	
Address	5306 Paulson Rd, McFarland WI	Address	
Email	mwingrove@allservicespecialists.com	Email	
Phone #	608.443.6889	Phone #	

Parcel No(s). 154/0710-343-9535-7

Type of Proposal – Please check boxes below that apply

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

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

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

Converting existing barn into 3 unit apartment building at 5306 Paulson Rd, McFarland WI that is zoned R3

Legal Description is on site map.

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☐ YES ☒ NO (If "yes" state the nature and the date(s) of the previous application.)

Submittal Requirements: One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, community.development@mcfarland.wi.us), with fees included with submittal **by *NOON of the deadline day**, according to the schedule below.

Village of McFarland Plan Commission 2024 Schedule

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

***Submittal Deadline Noon on:**

For Scheduled 2024 Meeting date of:

December 5 (2023)-----	January 16
January 9-----	February 20
February 6-----	March 19
March 5-----	April 16
April 9-----	May 21
May 7-----	June 18
June 4-----	July 16
July 9-----	August 20
August 6-----	September 17
September 3-----	October 15
October 8-----	November 19
November 5-----	December 17 (Pending)
December 10-----	January 21, 2025 (Pending)

Applications requiring a public hearing will be scheduled for a hearing according to the schedule above. If there is written or verbal public opposition submitted as part of the public hearing the Plan Commission will postpone action on the application to a subsequent meeting so that concerns can be analyzed. If there is no public opposition and no unresolved issues by Village Staff or Plan Commission members, the Plan Commission may take action on the application at the same meeting as the public hearing. Applicants are encouraged to contact the Community & Economic Development Director for a pre-application meeting to review the project and submittal requirements prior to submitting an official application.

Acknowledgements:

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

X



Signature of Applicant/Agent

12-9-24

Date

Site and Design Plans

Check List

Date received: 12/9/24

Subject property address: 5306 Paulson Rd
McFarland, WI 53558

Landowner's name: Matthew Wingrove

Landowner's address: 5306 Paulson Rd
McFarland, WI 53558

Landowner's phone/fax: 608.443.6889

Agent's name:	<u>Matt Wingrove</u>
Agent's address:	<u>5306 Paulson rd</u> <u>McFarland, WI 53558</u>
Agent's phone/fax:	<u>608-443-6889</u>
Agent's email:	<u>mwingrove@allservicespecialists.com</u>

Landowner's email: mwingrove@allservicespecialists.com

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

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

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

(1) Lot area

(2) Building area

(3) Paved area

(4) Total impervious area

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

(5) Building height

(6) Existing zoning, proposed zoning

(7) Number of parking stalls provided and required.

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

NA S. Hydrant locations and Fire Department Connection.

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

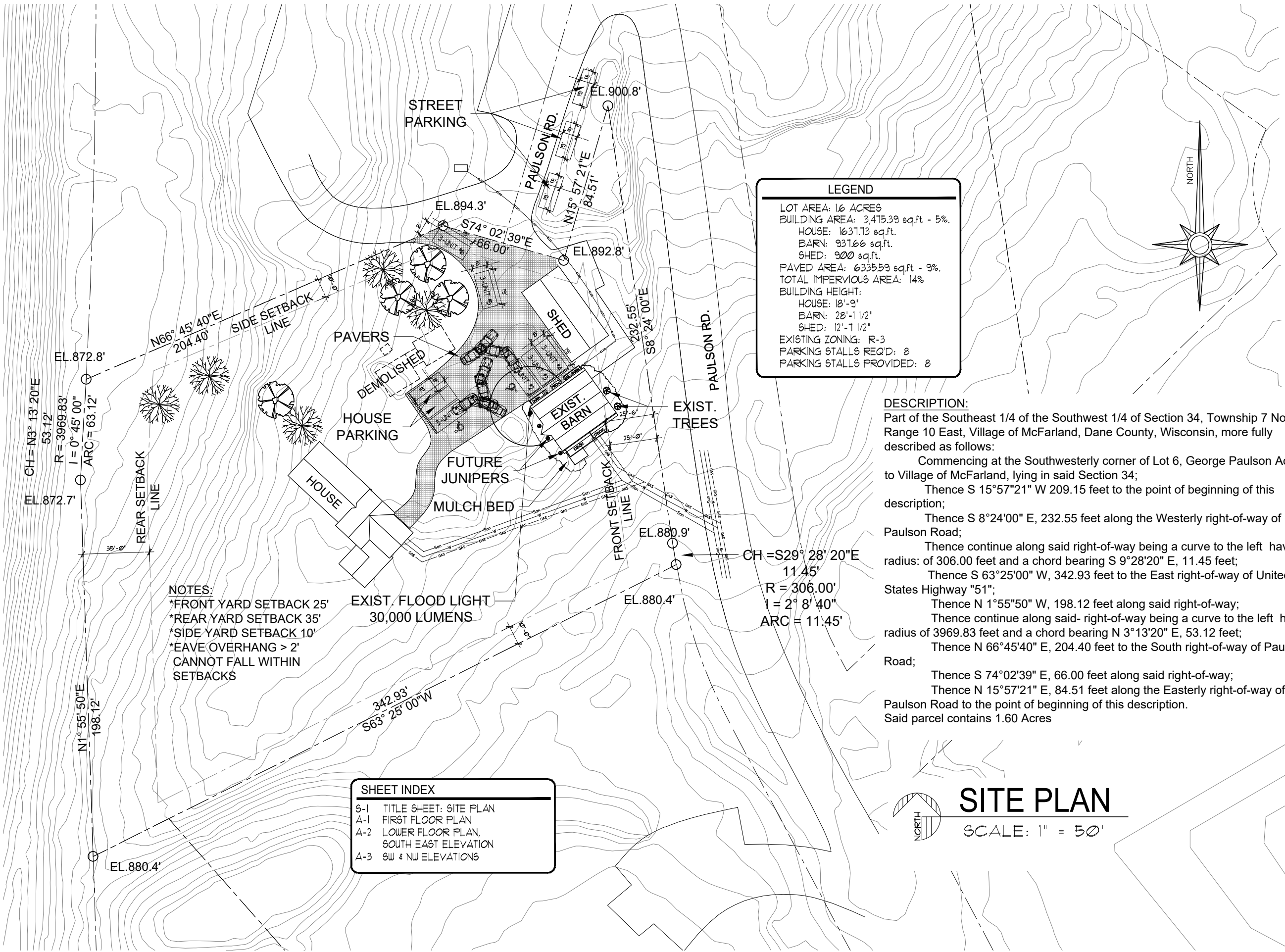
✓ U. Utility plans, including the location of existing and proposed overhead or underground site utilities, including piping and meter sizes and associate appurtenances.

✓ V. Existing or proposed easements.

✓ W. A legal description of the subject property.

General Comments: This is an existing building, not much needs to be done around the building.

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.



LEGEND

LOT AREA: 1.6 ACRES
 BUILDING AREA: 3,415.39 sq.ft - 5%
 HOUSE: 1631.13 sq.ft.
 BARN: 931.66 sq.ft.
 SHED: 900 sq.ft.
 PAVED AREA: 6335.59 sq.ft - 9%
 TOTAL IMPERVIOUS AREA: 14%
 BUILDING HEIGHT:
 HOUSE: 18'-9"
 BARN: 28'-1 1/2"
 SHED: 12'-1 1/2"
 EXISTING ZONING: R-3
 PARKING STALLS REQ'D: 8
 PARKING STALLS PROVIDED: 8

DESCRIPTION:
 Part of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, more fully described as follows:
 Commencing at the Southwesterly corner of Lot 6, George Paulson Addition to Village of McFarland, lying in said Section 34;
 Thence S 15°57'21" W 209.15 feet to the point of beginning of this description;
 Thence S 8°24'00" E, 232.55 feet along the Westerly right-of-way of Paulson Road;
 Thence continue along said right-of-way being a curve to the left having a radius: of 306.00 feet and a chord bearing S 9°28'20" E, 11.45 feet;
 Thence S 63°25'00" W, 342.93 feet to the East right-of-way of United States Highway "51";
 Thence N 1°55'50" W, 198.12 feet along said right-of-way;
 Thence continue along said right-of-way being a curve to the left having a radius of 3969.83 feet and a chord bearing N 3°13'20" E, 53.12 feet;
 Thence N 66°45'40" E, 204.40 feet to the South right-of-way of Paulson Road;
 Thence S 74°02'39" E, 66.00 feet along said right-of-way;
 Thence N 15°57'21" E, 84.51 feet along the Easterly right-of-way of Paulson Road to the point of beginning of this description.
 Said parcel contains 1.60 Acres

- NOTES:**
- *FRONT YARD SETBACK 25'
 - *REAR YARD SETBACK 35'
 - *SIDE YARD SETBACK 10'
 - *EAVE OVERHANG > 2'
 - CANNOT FALL WITHIN SETBACKS

SHEET INDEX

S-1	TITLE SHEET: SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	LOWER FLOOR PLAN, SOUTH EAST ELEVATION
A-3	SW & NW ELEVATIONS

SITE PLAN
 SCALE: 1" = 50'

DESIGN PROS
 KERWIN VINCENT

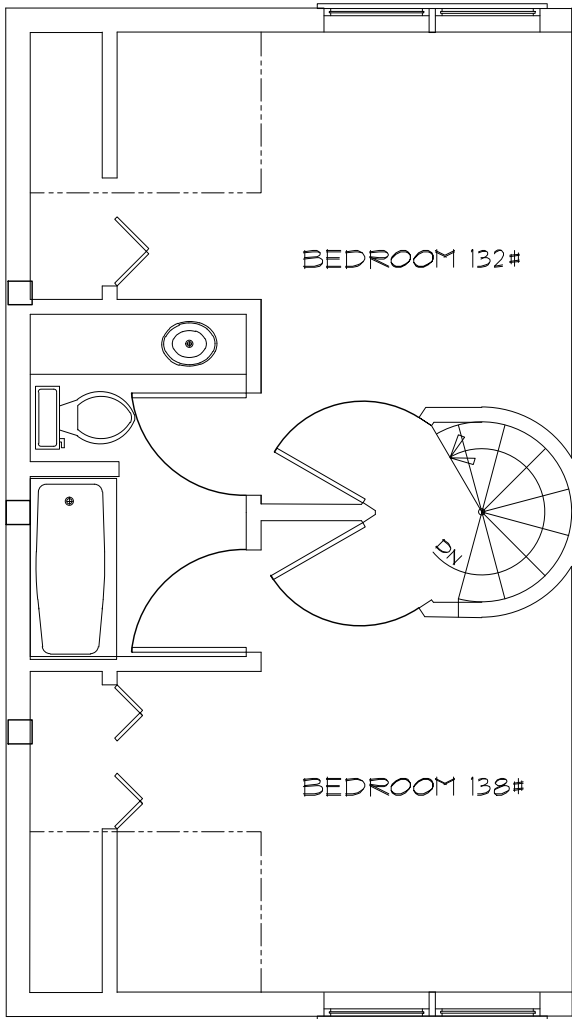
CLIENT: **MATT WILKROVE**

15%
 Nov. 13, 2024
 RE-15%
 Dec. 31, 2024

PROJECT NO. 0013
 PROJECT DESCRIPTION: 5306 PAULSON RD MCFARLAND, WI 53588

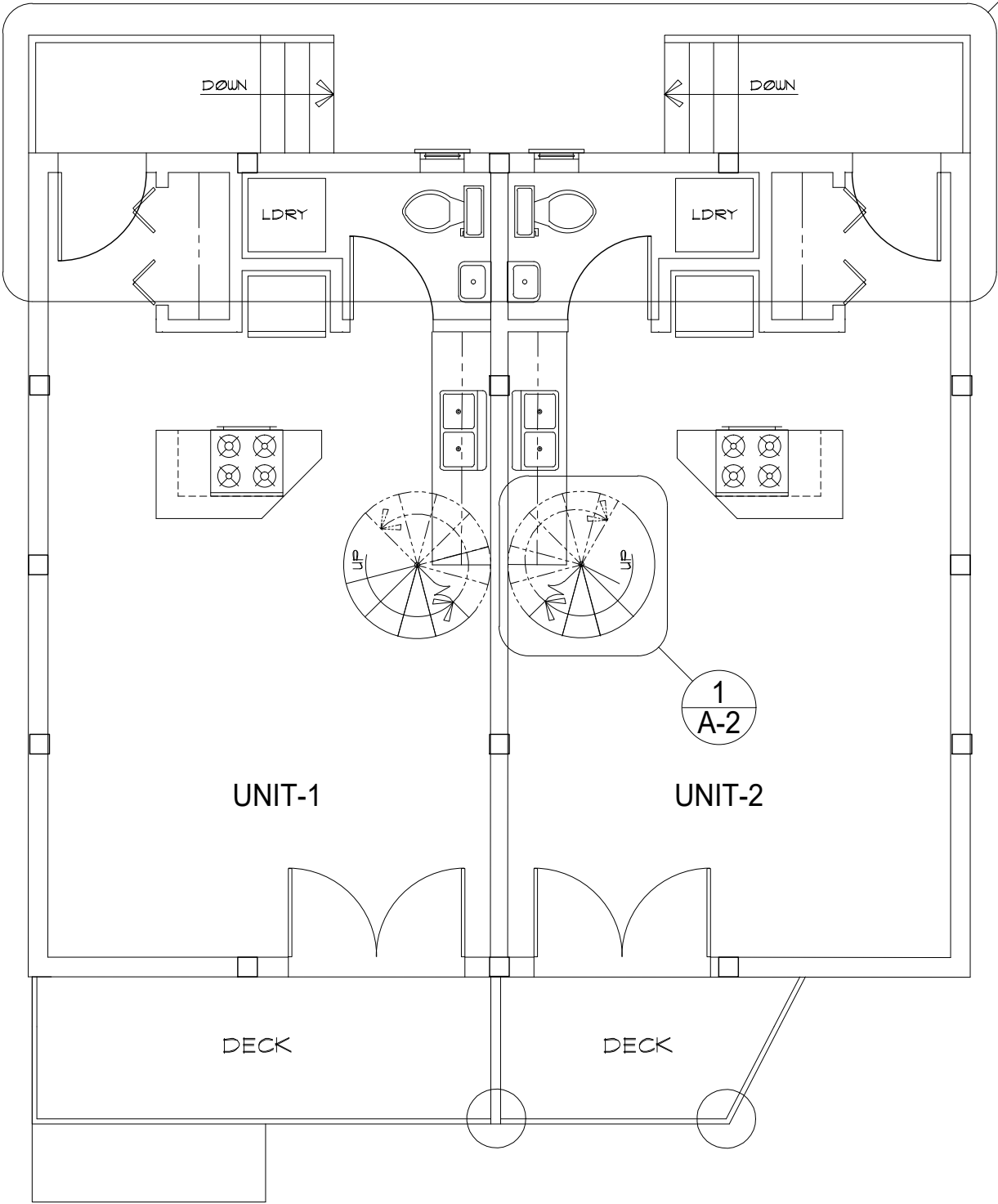
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 DESCRIPTION: SITE PLAN

S
01



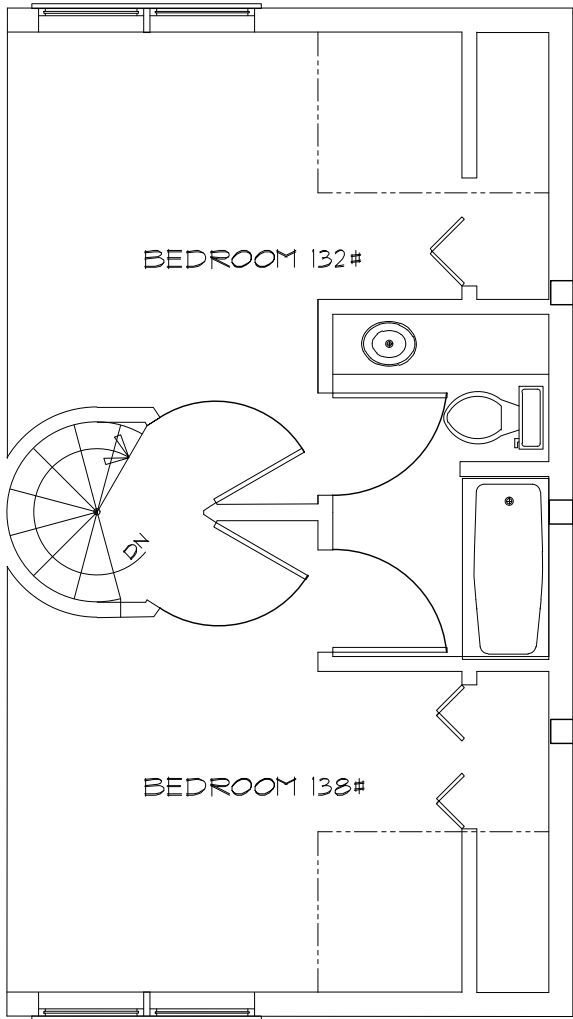
SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

DESIGN PROS
KERWIN VINCENT



CLIENT
MATT WINGROVE

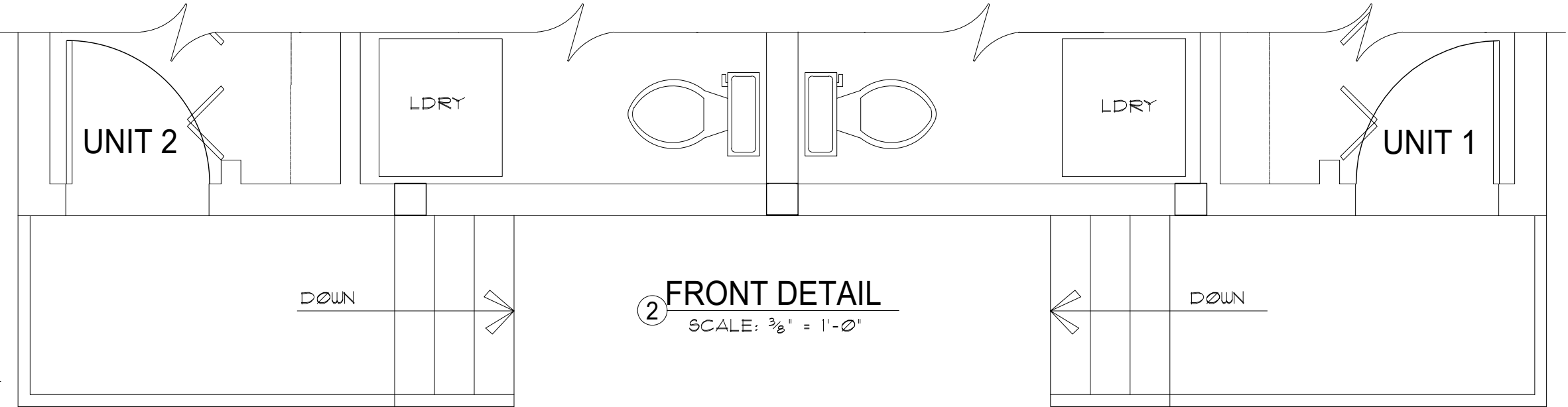
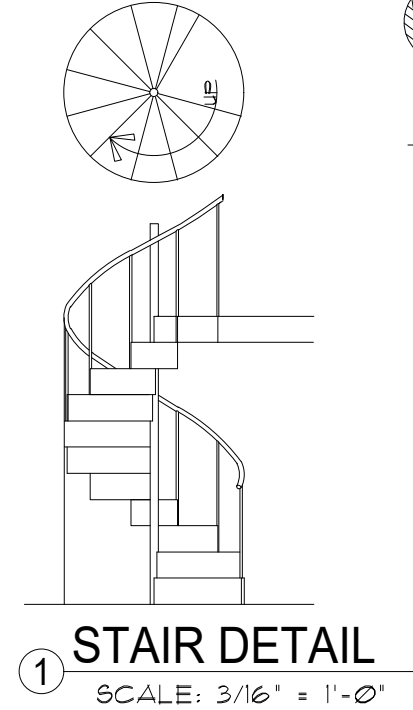
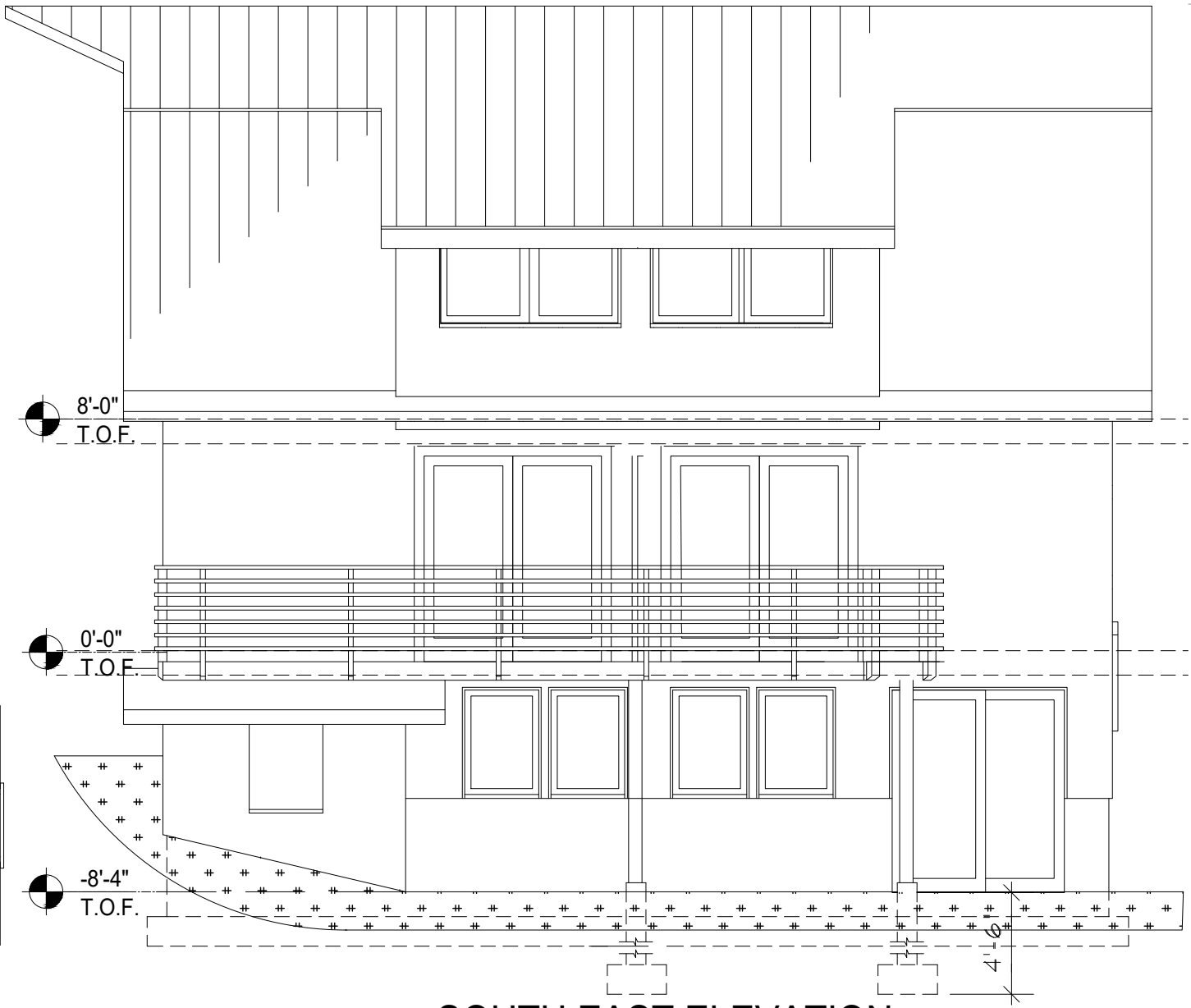
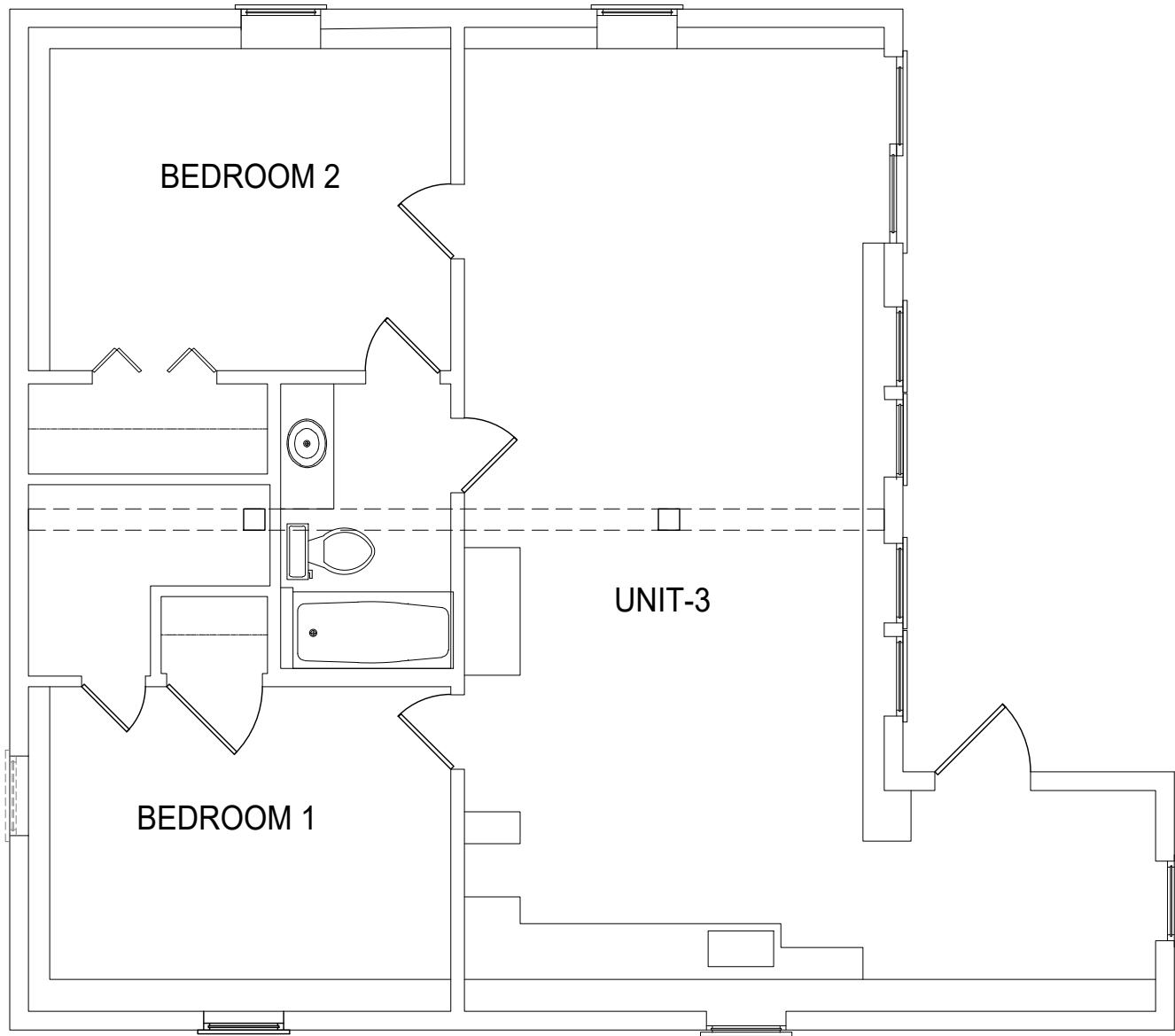
ISSUE
11/13/2024
RE-1541E
12/31/2024

PROJECT NO.
0013
PROJECT
5306 PAULSON RD
MC FARLAND, WI 53588

DRAWN BY
K.V.
DESCRIPTION
FIRST FLOOR PLAN

A

01



DESIGNPROS
 KERWIN VINCENT



CLIENT
 MATT WINGROVE

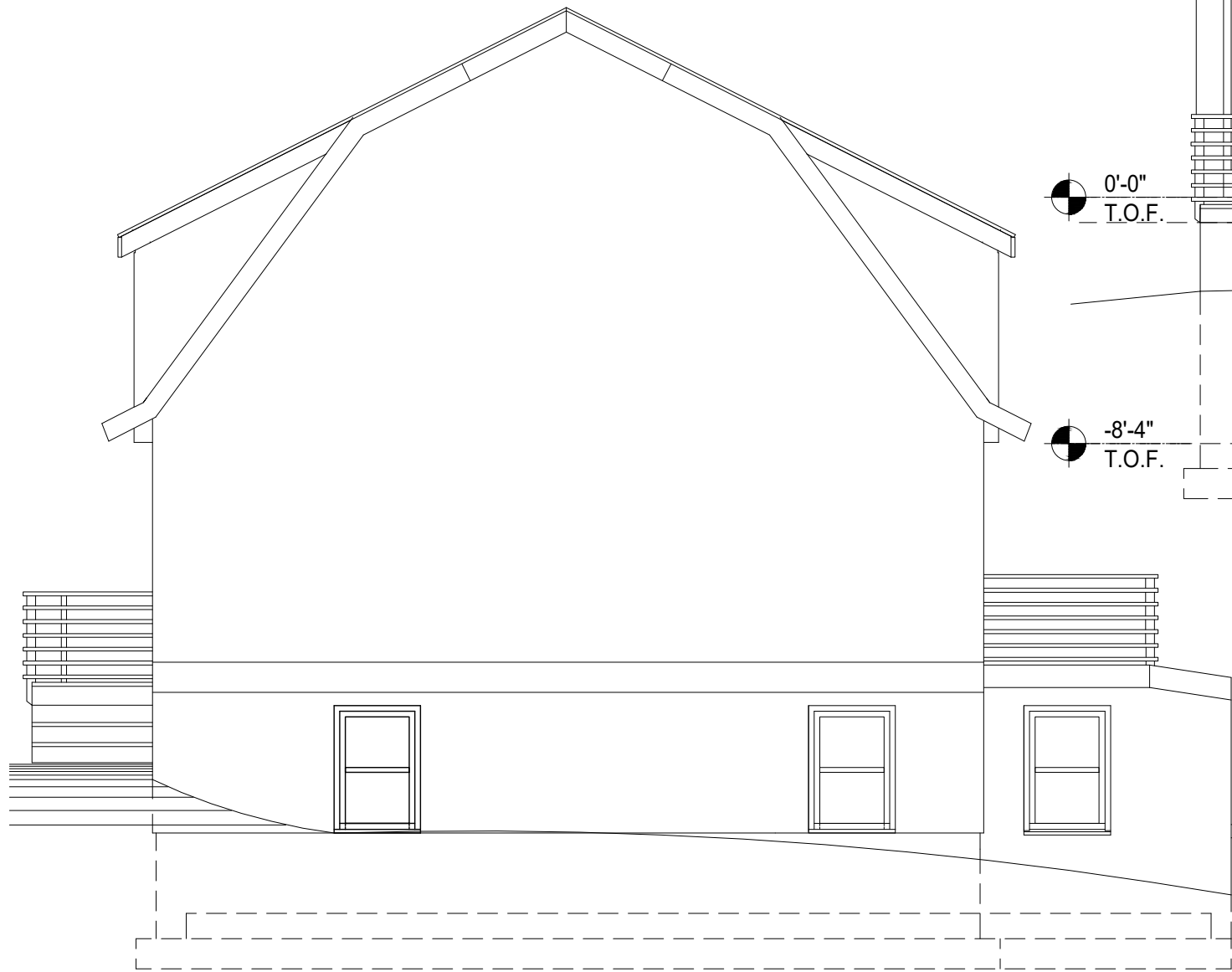
ISSUE
 11/13/2024
 RE-ISSUE
 12/31/2024

PROJECT NO.
 0013
 PROJECT
 5306 PAULSON RD
 MCFARLAND, WI 53588

DRAWN BY
 K.V.
 DESCRIPTION
 LOWER FLOOR PLAN
 SE ELEVATION

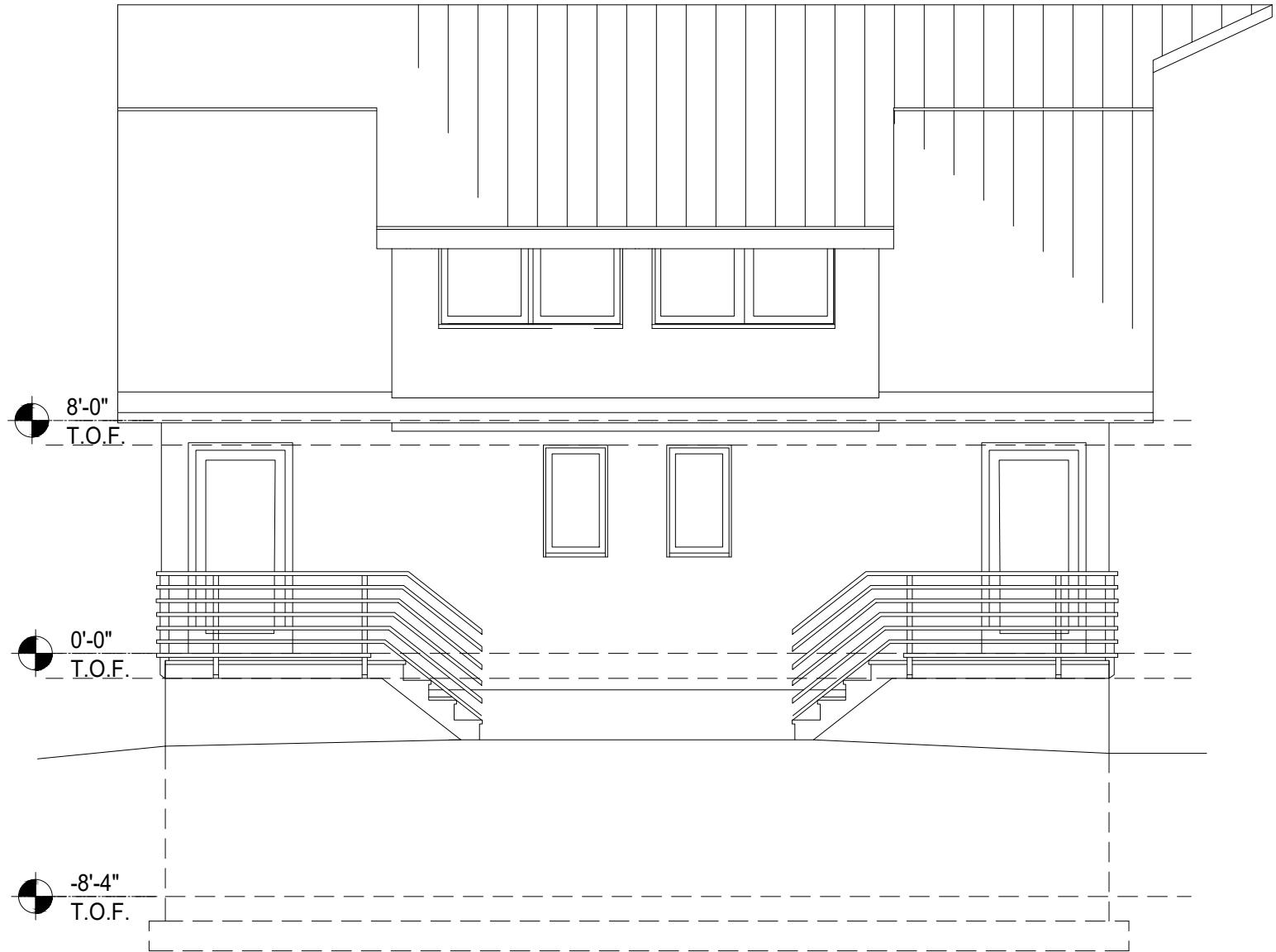


02



SOUTH WEST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH WEST ELEVATION

SCALE: 3/16" = 1'-0"

DESIGN PROS
KERWIN VINCENT



CLIENT
MATT WINGROVE

ISSUE
11/13/2024
RE-ISSUE
12/31/2024

PROJECT NO.
0013
PROJECT
5306 PALLSON RD
MCFARLAND, WI 53588

DRAWN BY
KV
DESCRIPTION
SW & NW
ELEVATIONS



03

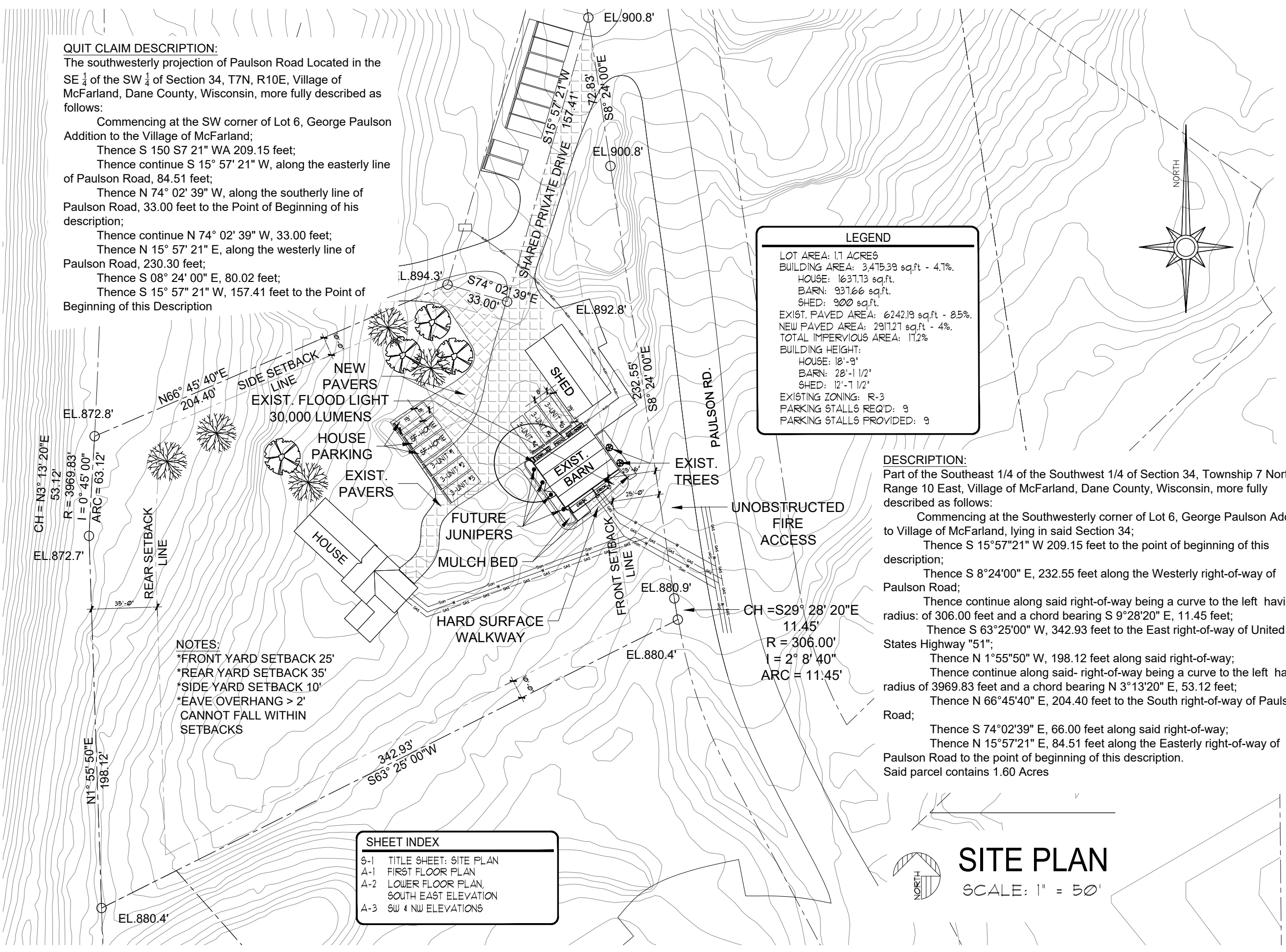


QUIT CLAIM DESCRIPTION:
The southwesterly projection of Paulson Road Located in the SE 1/4 of the SW 1/4 of Section 34, T7N, R10E, Village of McFarland, Dane County, Wisconsin, more fully described as follows:
Commencing at the SW corner of Lot 6, George Paulson Addition to the Village of McFarland;
Thence S 150 S7 21" WA 209.15 feet;
Thence continue S 15° 57' 21" W, along the easterly line of Paulson Road, 84.51 feet;
Thence N 74° 02' 39" W, along the southerly line of Paulson Road, 33.00 feet to the Point of Beginning of his description;
Thence continue N 74° 02' 39" W, 33.00 feet;
Thence N 15° 57' 21" E, along the westerly line of Paulson Road, 230.30 feet;
Thence S 08° 24' 00" E, 80.02 feet;
Thence S 15° 57' 21" W, 157.41 feet to the Point of Beginning of this Description

LEGEND

LOT AREA: 1.1 ACRES
BUILDING AREA: 3,415.39 sq.ft - 4.1%.
HOUSE: 1631.13 sq.ft.
BARN: 931.66 sq.ft.
SHED: 900 sq.ft.
EXIST. PAVED AREA: 6242.19 sq.ft - 8.5%.
NEW PAVED AREA: 2911.21 sq.ft - 4%.
TOTAL IMPERVIOUS AREA: 11.2%
BUILDING HEIGHT:
HOUSE: 18'-9"
BARN: 28'-1 1/2"
SHED: 12'-1 1/2"
EXISTING ZONING: R-3
PARKING STALLS REQ'D: 9
PARKING STALLS PROVIDED: 9

DESCRIPTION:
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Thence S 63°25'00" W, 342.93 feet to the East right-of-way of United States Highway "51";
Thence N 1°55'50" W, 198.12 feet along said right-of-way;
Thence continue along said- right-of-way being a curve to the left having a radius of 3969.83 feet and a chord bearing N 3°13'20" E, 53.12 feet;
Thence N 66°45'40" E, 204.40 feet to the South right-of-way of Paulson Road;
Thence S 74°02'39" E, 66.00 feet along said right-of-way;
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Said parcel contains 1.60 Acres



NOTES:
*FRONT YARD SETBACK 25'
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SITE PLAN
SCALE: 1" = 50'

Presented at the January 21, 2025, Plan Commission Meeting

*Photos were taken on two different days, 12.30.2024 and 01.16.2025

Photo 1: From shared driveway facing southwest



Photo 2: Across from shared driveway facing barn



Photos 3: Facing southwest across Paulson Road



Photo 4: Directly across Paulson Road facing southwest corner of 5306 Paulson Road

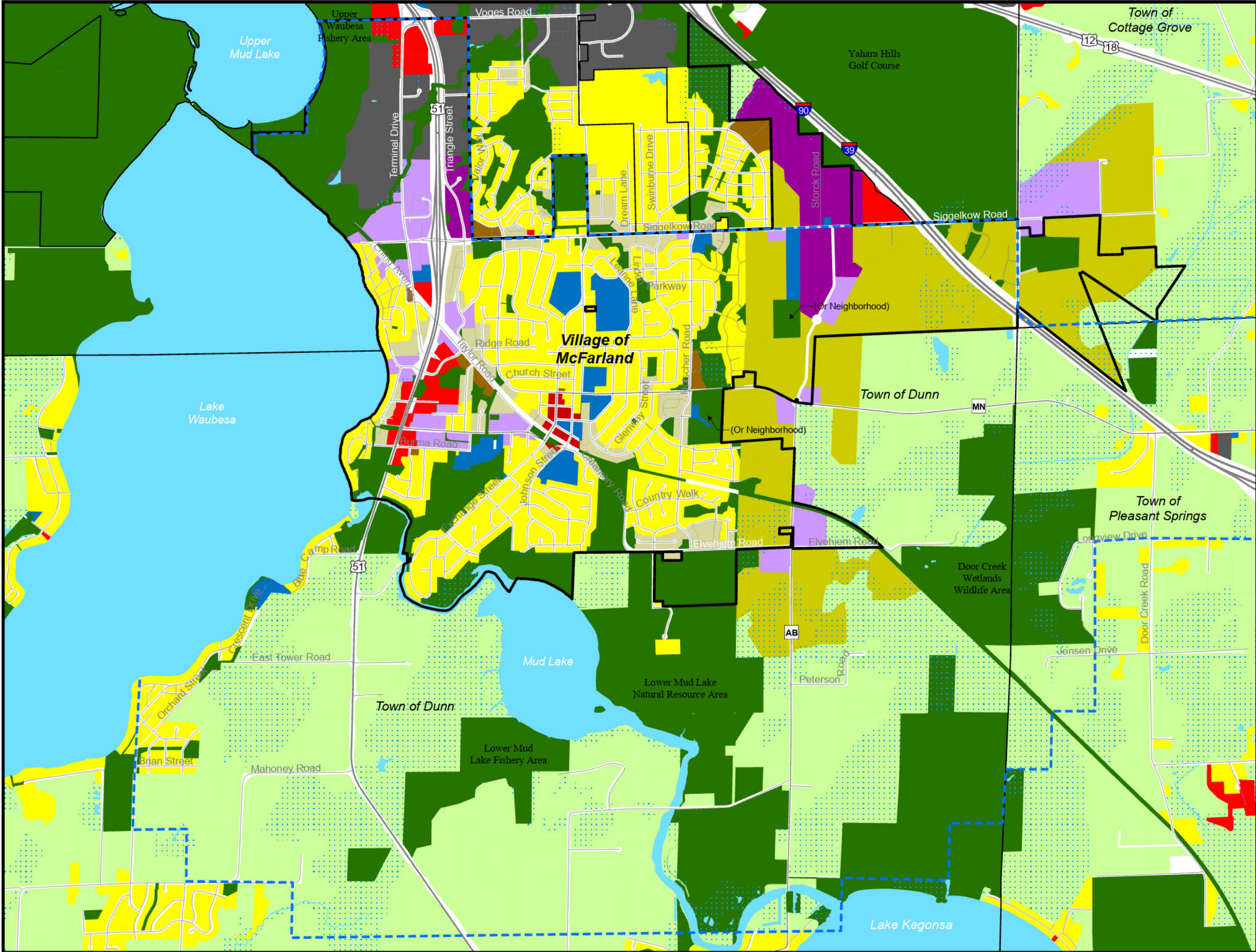


Photo 5: From bike & trail pathway facing northwest



Photo 6: From sidewalk facing barn





MAP 6

FUTURE LAND USE

COMPREHENSIVE PLAN

Legend

Future Land Use

- Single Family Residential
- Two Family and Townhouse Residential
- Multiple Family Residential
- Neighborhood
- Downtown
- Highway and General Commercial
- Commercial Park
- Industrial
- Mixed Use/Flex Commercial
- Institutional and Governmental
- Public Lands, Recreation, and Environmental Corridor
- Agricultural Preservation
- Urban Reserve
- Rights-of-Way
- Water
- DNR Wetlands and Potential
- Wetland Indicators over Undeveloped Lands

Village of McFarland Extraterritorial Jurisdiction Boundary

Village of McFarland Limits (11/2022)

Other Municipal Limits (11/2022)

Shapes on this map represent the Village's vision for future land use within the Village and its extraterritorial jurisdiction. For such lands, this map is not intended to represent existing land use or zoning, or to compel property owners to change the use of their land. For example, owners of agricultural or other rural land may maintain their current land use. Actual boundaries between different future use categories and implementing zoning districts may vary somewhat from representations on this map. This map also identifies the City's Marsh Road Neighborhood Plan west of the Interstate and north of Siggeikow Road, and existing land use elsewhere beyond the Village's extraterritorial jurisdiction.



Date: February 2023

Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC



McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 20, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action 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:

[December 16, 2025](#) - The Plan Commission held public hearing for this item.

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, provided the stalls in the rear yard are not restricted from use due to outdoor play. The front and side yard parking areas still provide 13 stalls, which is adequate for the initial number of stated employees (5) and parent/guest parking.

- 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. No additional comments or concerns were raised during the public hearing on this agenda item.

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:

Recommended motion:

Motion, and second, to approve 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, with the following conditions of approval:

- 1. Applicant to obtain a building permit for a chain-linked fence in the rear of the property, running along a portion of the north lot line and then connecting south to the building's northwest corner.*
- 2. Applicant to submit final revised plans for acceptance by the Fire Chief to address comments raised in the Fire Chief's staff report dated November 26, 2025.*
- 3. Applicant to obtain commercial State plan review approval prior to receiving an occupancy permit.*
- 4. The conditional use permit shall become null and void if the applicant has not acquired the property and received an occupancy permit from the Building Inspector within one year of approval of the conditional use permit.*

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 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 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	Rachel Wright Jones	Applicant's Agent	
Property Owner (if different)		Name	
Address	5509 Glenway St. McFarland, WI 53558	Address	
Email	rachel@progressiveinclusionllc.com	Email	
Phone #	865-567-4715	Phone #	

Parcel No(s). 0710-273-4001-1

Type of Proposal – Please check boxes below that apply

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

☐ R-E, R-3 & PD (up to 50 acres) \$5,000

☐ R-E, R-3 & PD (greater than 50 acres) \$10,000

☐ Site/Design Review (less than 2,000 sq. ft.) \$1,000

☐ Site/Design Review (2,000 sq. ft. or more) \$2,000

☐ All Plats including condominiums \$5,000

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

The applicant requests approval of a Conditional Use Permit to operate an alternative school program for K-12 students with disabilities within the existing commercial building currently used as a church at 4700 McFarland Court.

The purpose of the program is to provide a small, specialized educational environment, with approximately 3-4 staff serving 6-8 students during standard school hours.

No exterior building modifications or expansion of the existing footprint are proposed. Interior updates will be minimal and focused on creating sensory-friendly, accessible learning spaces.

No exterior building modifications or expansion of the existing footprint are proposed. Interior updates will be minimal and focused on creating sensory-friendly, accessible learning spaces.

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☐ YES ☐ NO (If “yes” state the nature and the date(s) of the previous application.)

Submittal Requirements: One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, community.development@mcfarland.wi.gov), with fees included with submittal by *NOON of the deadline day, according to the schedule below.

Village of McFarland Plan Commission 2025 Schedule

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

<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

11/3/2025

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. 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.

Applicant/Owner	Rachel Wright Jones	Applicant's Agent (If applicable)	
Applicant Address	5509 Glenway St. McFarland, WI 53558	Agent Address	
Email	rachel@progressiveinclusionllc.com	Email	
Applicant's Phone #	865-567-4715	Agent's Phone #	
Project Site Address	4700 McFarland Court	Project Site Parcel #	0710-273-4001-1
Current Zoning	Commercial	Proposed Zoning (If applicable)	
Current Lot Size (Square Feet)	33,105.6 (0.76 acres)	Current Building Size (Square Feet)	7,000
Proposed Lot Size (If applicable)	N/A	Proposed Building Size (If applicable)	
Proposed Use	school program for K-12 aged students with disabilities	Number of Residential Units (If applicable)	N/A
Describe the Proposed Operations (hours of operation, number of employees, truck delivery schedules, outdoor storage needs, etc.)	The proposed operation will establish an alternative school program for disabled students in the area. My current business, Progressive Inclusion LLC., specializes in developing inclusive education. The program will operate during standard school hours (approx. 8:00-3:00 Mon-Fri), following district calendars. Enrollment will be limited to a small group of students (6-8) with 3-5 staff members. All activities will take place indoors, with occasional small-group use of outdoor spaces. No evening or weekend programming is planned at this time. The operation will not significantly alter the existing building or site use patterns. Traffic will be limited to daily staff arrivals & student transportation. The program will maintain compliance with all applicable safety, accessibility, & health regulations.		
Describe any Proposed Changes to the Building Interior*	The proposed changes to the building's interior will be minimal and focused on adapting the existing space to meet the functional and safety needs of an educational program. No structural changes, additions, or major renovations are planned at this time.		
Describe any Proposed Change to the Building Exterior or Site**	There are no proposed changes to the building exterior or site at this time.		

* 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.
Not applicable, the conditional use is to be operated as a school program for K-12 students with disabilities.

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.
There are no other similar businesses currently operating in McFarland, and no other businesses in the area will be impacted by a school program operating in this location.

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.
There are no plans to expand or alter the existing property.

Sec. 62-111(d) – Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
There are no plans for construction of any kind.

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.

Traffic in and out of the building parking lot will not exceed current church traffic.

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.

We will conform to all applicable regulations of McFarland.

Sec. 62-111(g) – The proposed use does not violate floodplain regulations governing the site. This property is not located in a floodplain.

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

The 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.

The proposed project will operate within an existing commercial building currently used as a church. No new construction or exterior additions are planned at this time. The existing structure will remain consistent with the intent and purpose of the current 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.

The project will operate within an existing building that meets all applicable local, state, and federal building, fire, & health codes. Prior to opening, the facility will be inspected and approved for occupancy as an educational program serving school-age students.

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

The project will operate within an existing building and will not involve significant land disturbance or construction activities that could contribute to water pollution or sedimentation. All stormwater will continue to be managed through the existing municipal or onsite drainage systems.

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

The proposed project will operate within an existing building and will not involve significant alterations to the site's topography, drainage patterns, or vegetative cover. No grading, excavation, or expansion of impervious surfaces is planned.

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

This property is not located within a floodplain.

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

The site's existing conditions present minimal erosion potential.

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

No new roads or access improvements are required for the proposed project. Daily traffic will be limited to staff arrivals & departures, as well as student drop-off & pick-up by parents or district transportation. The existing access roads are sufficient to support this level of use.

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

The proposed use does not require a shoreland location.

8. Its compatibility with uses on adjacent land.

The proposed use is fully compatible with the surrounding land use. The program will operate during standard school-day hours, generating minimal evening or weekend activity. All programming will occur indoors, with limited use of outdoor spaces for supervised play. These activities will be quiet and contained to nonerty boundaries.

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

The proposed project will generate only minimal liquid waste consistent with normal restroom and cleaning use. No industrial, chemical, or food-service wastewater will be produced.

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): Rachel Wright Jones Date: 11/3/2025

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 12th 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.

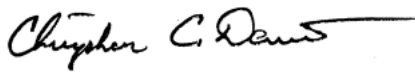
903.2.3 of the IBC states that an automatic sprinkler system shall be provided for Group E occupancies as follows:

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, appearing to read "Christopher C. Dennis", with a long horizontal flourish extending to the right.

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

McFarland Court On-Street Parking Map



January 12, 2023

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

0 30 60 120 Feet

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.

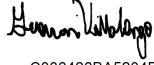
Our organization has used this building as a church, and we have always viewed the space as one intended to serve, support, and uplift the community. Ms. Wright Jones's proposal to establish an educational program for autistic and neurodivergent students aligns closely with our values of compassion, 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

VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 20, 2026

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 2025-14, 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.

[December 16, 2025](#) - The Plan Commission held a public hearing for this item.

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.d. 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. 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> ¹	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 ¹	P or C	NA
Children's Indoor Playground Bldg	<i>Not listed</i> ²	C	NA

¹Sec. 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.

²Sec. 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 4d.). 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. No additional comments or concerns were raised during the public hearing on this agenda item.

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:

Recommended motion:



Motion, second, to recommend to the Village Board approval of 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.

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 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 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:	

McFarland VILLAGE OF

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- **Type of Proposal – Please check boxes below that apply**

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

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

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

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), 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:

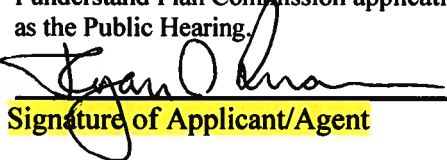
December 10 (2024)-----	January 21
January 7-----	February 18
February 4-----	March 18
March 4-----	April 15
April 8-----	May 20
May 5-----	June 17
June 3-----	July 15
July 8-----	August 19
August 5-----	September 16
September 9-----	October 21
October 7-----	November 18
November 4-----	December 16
December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

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.

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 20, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion and action on a Certified Survey Map requested by Ezra Properties, LLC Ryan Quam for property located 4008, 4012, and 4016 Terminal Drive, including parcel #0710-273-8620-1.

PREVIOUS ACTION:

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

[December 16, 2025](#) - The Plan Commission held a public hearing for this item.

ISSUE SUMMARY:

Ryan Quam, Applicant and owner of Ezra Properties, LLC, is seeking approval of a Certified Survey map (CSM) for the properties 4008, 4012 and 4016 Terminal Drive, including Parcel 0710-273-8620-1. Quam has an option to purchase ~11,880 sq. ft. of the western portions of 4016 Terminal Drive. The remaining properties he already owns. In total, the land 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 future 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. No additional comments or concerns were raised during the public hearing on this agenda item.

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:

Recommended motion:

Motion, and second, to approve a Certified Survey Map requested by Ezra Properties, LLC Ryan Quam for properties located at 4008, 4012, and 4016 Terminal Drive including parcel #0710-273-8620-1 with the following condition of approval.

- 1. Applicant to completely raze the existing mini-warehouse building on 4012 and 4016 Terminal Drive prior to the construction of any new building on Lot 1 of the proposed CSM.*
- 2. Village Board approval of Ordinance 2025-14 prior to recording the CSM.*

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 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 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- **Type of Proposal – Please check boxes below that apply**

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

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

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

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

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.)

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)

Submittal Requirements: One (1) hard copy 8 ½ x 11, except site plan sheets which should be 11 x 17, and one (1) electronic (pdf) copy. A completed in full application can be submitted to the Community Development Department (5915 Milwaukee Street, McFarland, WI 53558, community.development@mcfarland.wi.gov), with fees included with submittal **by *NOON of the deadline day**, according to the schedule below.

Village of McFarland Plan Commission 2025 Schedule

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

<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

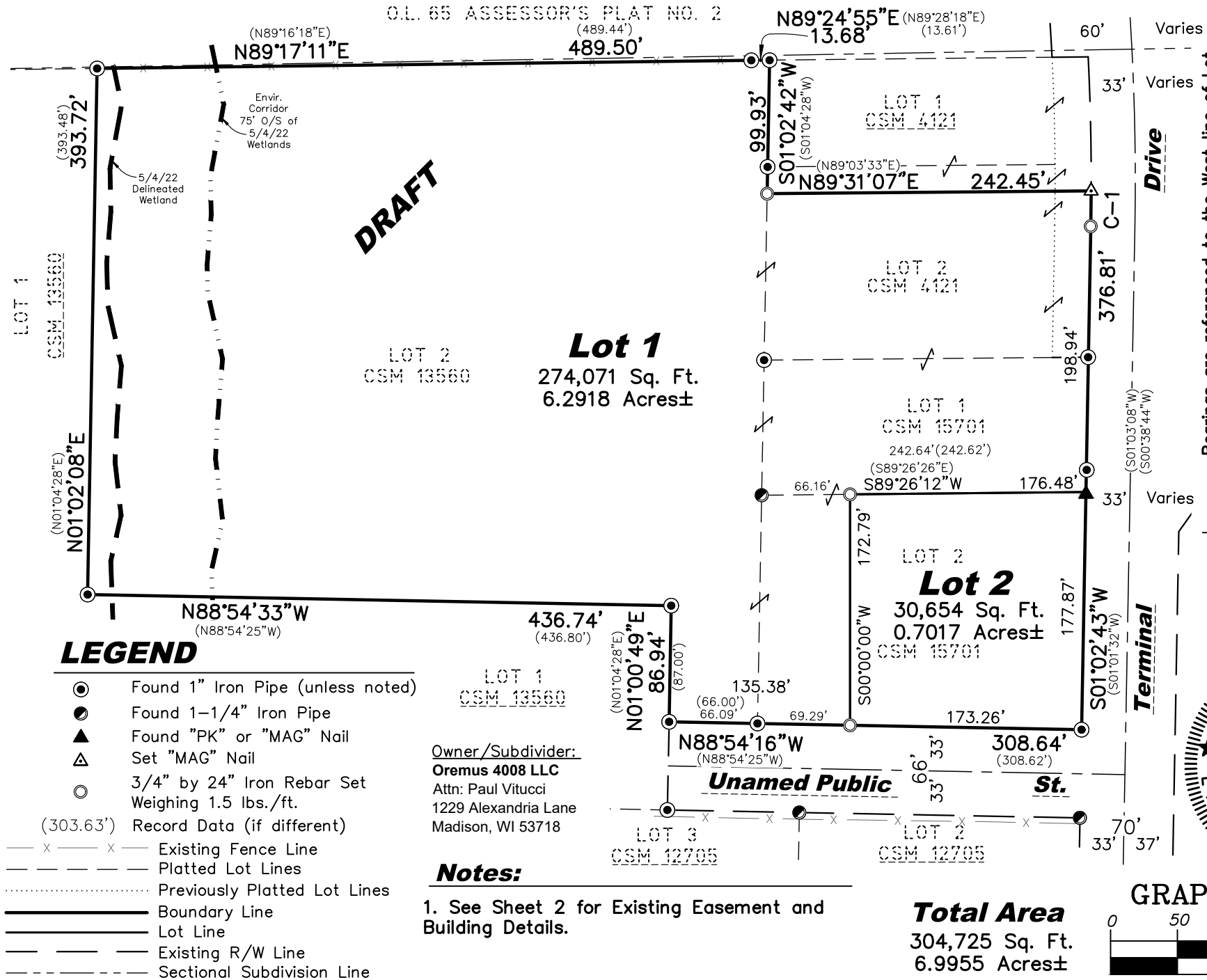

Signature of Applicant/Agent

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

SHEET 1 OF 8

DANE COUNTY
CERTIFIED SURVEY MAP #

C.S.M. No. _____

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.

Doc. No. _____

Vol. _____ Page _____

EASEMENT & BUILDING DETAILS

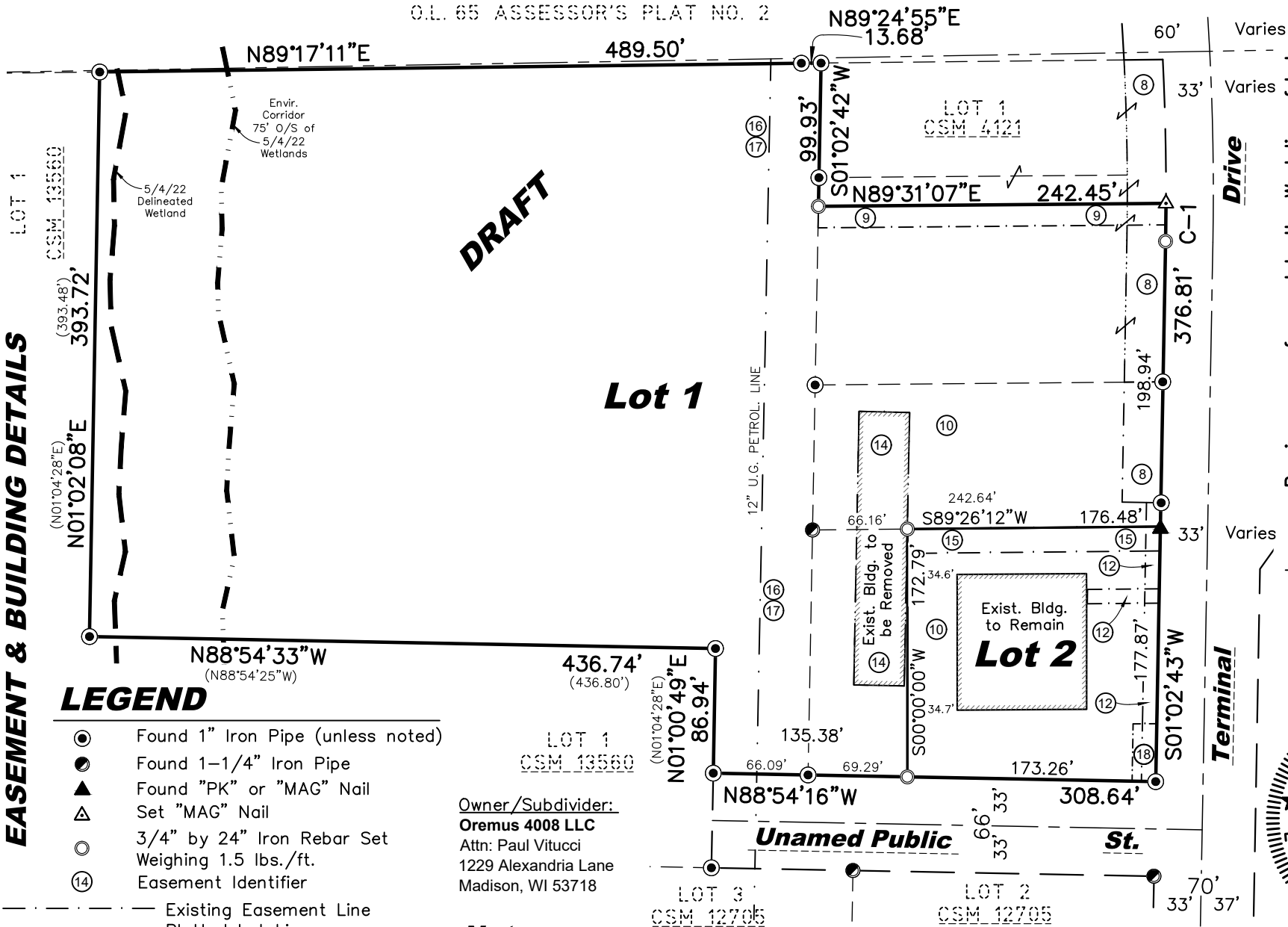
LEGEND

- 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.
- 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:

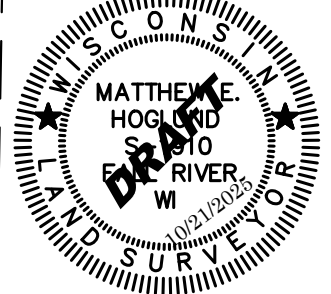
- See Sheet 3 for Existing Easement Notes.



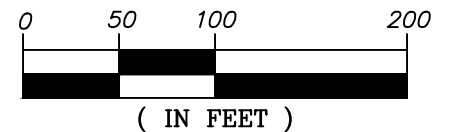
Bearings are referenced to the West line of Lot 2 of CSM 13560, which bears North 01°02'08" East on the Dane County Coordinate System.

Curve Data:

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



GRAPHIC SCALE



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

SHEET 2 OF 8

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.

C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

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:

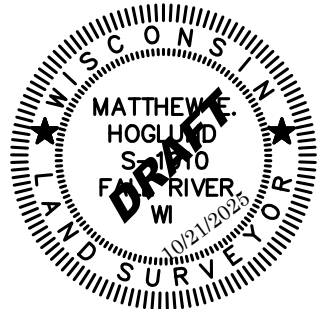
3. Lots 3 and 4 of this CSM are subject to apparent cross-access easements for vehicular and pedestrian traffic serving Lots 3 and 4 of this CSM as well as Lot 2, CSM 4121. Lot 3 is also subject to and benefits from an apparent easement for drainage purposes. {blanket in nature and therefore not shown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



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;

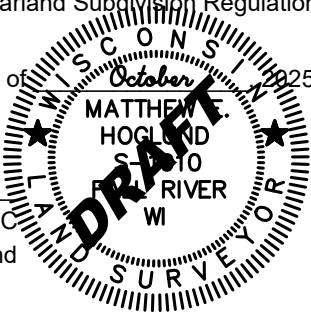
thence, continuing along the boundary of last said Lot 2, North 88°54'33" West, 436.74 feet to a corner of last said Lot 2;

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__.

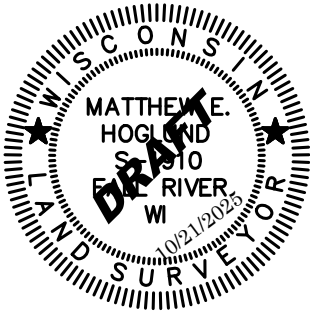
In the presence of: _____
David Bisbee Paul Vitucci

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)

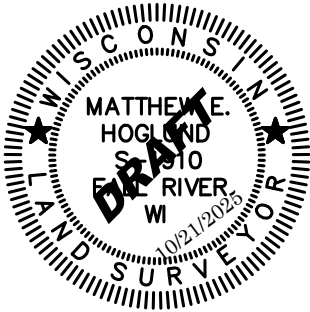
_____, Date: _____
By: _____ Title: _____
(Print Name)

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 # _____

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, 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__.

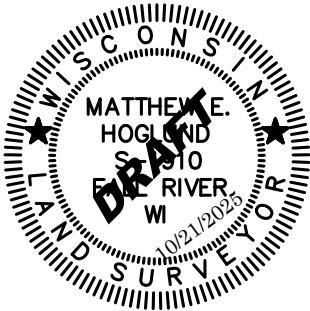
In the presence of: _____

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, January 20, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion on a preapplication concept plan submitted by Ryan Quam for a commercial indoor children's playground located on portions of parcels 0710-273-8620-1, 0710-273-8640-1 and 0710-273-8665-1 in the vicinity of 4012-4020 Terminal Drive.

PREVIOUS ACTION:

[October 21, 2025](#) - Joint CDA and Plan Commission preapplication meeting for a mixed-use commercial development at 4008-4012 Terminal Drive and parcel 0710-273-8620-1.

December 16, 2025 - Plan Commission held a 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 to C-H Highway Commercial.

December 16, 2025 - Plan Commission held a public hearing on a CSM for properties located at 4008, 4012, and 4016 Terminal Drive including parcel #0710-273-8620-1.

January 14, 2025 - CDA held a preapplication meeting on the TIF request and concept plan.

ISSUE SUMMARY:

Ryan Quam and Nicole Bice have requested to appear before the Plan Commission for a voluntary preapplication meeting to discuss preliminary concepts for a Children's Indoor Playground Building ("Well Played", owner Nicole Bice) located at parcels 0710-273-8260-1, 0710-273-8640-1, and 0710-273-8665-1, in the vicinity of 4012-4020 Terminal Drive.

Previously, the indoor playground was included in [Concept B](#) from the Joint CDA and Plan Commission October 21, 2025 preapplication meeting for a mixed-use commercial development located at 4008-4012 Terminal Drive and adjacent lands in parcel 0710-273-8620-1. Based on public feedback provided at the October 21st preapplication meeting, Quam has updated the concept plan for the entire development site to remove the proposed interior access driveway connecting to 4004 Terminal Drive (Citgo) adjacent to the quick service retail (QSR) building.

The concept has also been updated to include six private parking stalls in the right-of-way south of the proposed indoor playground building. Well Played would be owned by another entity that would lease the facility from Quam. The business desires to start construction later this Spring and obtain occupancy by the end of 2026. The development of Well Played would constitute Phase 1 of development of the property. There is no timeline for the development of future phases of the property shown in the concept plan.

Purpose of a Preapplication Meeting

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



Preapplication meetings are voluntary and provide an opportunity for the developer to share their initial concept plans for a property to receive non-binding feedback from the Plan Commission and interested residents. Pre-application meetings are encouraged within the Village's Comprehensive Plan (Figure 4.2) and within the Village's Zoning Ordinance. The preapplication meeting provides an opportunity for the Plan Commission to ask questions of the development team and to provide non-binding feedback regarding the proposed use of the property, permitting requirements, conceptual site and building designs including parking and vehicle circulation, roadway improvements, park dedication, pedestrian and bicycle amenities, site amenities, stormwater management, erosion control, sewer and water utilities, building orientation, building massing, building setbacks, building materials, lighting, and landscaping. Per Sec. 62-67(c), the Plan Commission is under no obligation to give a response to such submittals at the same meeting as they are presented. The Plan Commission is entitled to seek outside assistance and sources of critique. No responses by the Plan Commission or by individual Plan Commissioners shall bind the Plan Commission or the Village unless the response is on behalf of the Plan Commission, is in writing and is expressed as a binding response. Similarly, under the Village's TIF Development Incentives Policy Manual, preapplication meetings with the CDA are encouraged but not required. Feedback from the CDA is also non-binding.

Proposed Phase 1 Development Characteristics

The proposed indoor playground building is approximately 10,000 square feet, and includes a portion of the building as separate rooms serving a various event along with a large open play area, approximately 5,000 sq. ft. The tenant will operate a supervised, family-focused indoor playground offering active, age-appropriate recreational play for children approximately ages 0–14. Activities will include open play within a custom-designed indoor play structure (e.g., climbing elements, netted play, slides, balance features), as well as structured and semi-structured programming such as birthday parties, group visits, and scheduled enrichment or movement-based activities. The space is designed for physical activity, imaginative play, and social interaction rather than arcade-style entertainment or high-impact sports. During peak hours, the tenant expects approximately 100–150 children onsite at one time, with capacity controlled through timed entry, staffing ratios, and pre-booked activities. Hours of operations are expected to be 9AM-8PM seven days a week with occasional special events between 8PM-10PM. The number of employees is expected to be 2-5. The tenant will offer a limited selection of ancillary retail items related to safe participation, guest convenience, and brand engagement. These may include no-slip grip socks, basic children's hygiene or comfort items (e.g., wipes), small branded apparel (such as t-shirts or sweatshirts), and modest branded gift items. Retail sales will be incidental to the primary recreational use and will occupy a minimal footprint within the facility. Prepackaged snacks will be available but the tenant is not planning on a commercial kitchen or food preparation area.

The concept shows 30 off-street parking stalls with 6 stalls located in the right-of-way along the south lot line. Traditionally, private improvements are not permitted in the right-of-way unless the property owner has approval by the Village Board. Typically, such approval is contingent on entering into a development agreement, encroachment easement, or limited liability agreement in which the property owner agrees to assume the responsibility for the cost to construct and maintain the improvements at no cost to the Village. Quam has indicated he is



willing to enter into an agreement to assume those responsibilities if the Village is willing to allow the private improvements in the right-of-way. In staff's opinion the right-of-way in this location is otherwise underutilized, and the additional parking would benefit the business without detriment to the Village's long-term needs to utilize that right-of-way for other purposes.

With minimal changes to the overall layout of parking lot space, the Village Engineer/Director of Public Works letter is the same attached from the October 21, 2025 Plan Commission meeting. A new letter of review will be provided for their official application.

Quam intends to submit an application to rezone the property from C-H Highway Commercial to PD - Planned Development General Plan Approved and Detailed Plan for Phase 1 to be on the March Plan Commission agenda for public hearing. Previously, from the October 21, 2025 Joint CDA and Plan Commission meeting, Staff provided a table summarizing the proposed uses of the entire location's concepts. The Children's Indoor Playground was not listed as a use under Sec. 62-71; however, similar uses such as Bowling Centers (NAICS 713950) and Sports and Recreational Instruction (NAICS 611620) were included as a conditional use in the C-H district. However, a rezone from the C-H district to the PD district is required as the proposed building location does not meet the minimum front yard setback requirements (35 feet) of the C-H district per Sec. 62-72 of the Zoning Code. PD zoning is also necessary in order to consider deviations in minimum parking space requirements shown in the table below.

Proposed Development Characteristics

Assuming Quam submits an application to rezone to PD - Planned Development General Plan Approved and Detailed Plan for Phase 1, the proposed development includes a mix of commercial uses for the concept. Included in the packet is the most recent concept which includes a four-story office building, a bar/restaurant with indoor sports facility and a quick-service restaurant (i.e. fast food service), conceptual landscaping, preliminary utilities layouts, onsite stormwater retention, and parking. The site plan is estimated to add 162,869 sq. ft. of impervious area over a combined lot of ~274,041 sq. ft., a ratio of 0.594. The following table below summarizes estimated building footprints:

Building Type	Concept (sq. ft.)
Office/Headquarters	68,210
Bar/Restaurant	14,500
Indoor Sports Facility	13,200
Quick Service Restaurant, QSR	3,670
Garage Condominiums	0
Retail	8,500
Children's Indoor Playground	10,004
Total Gross Floor Area (sq. ft.)	118,084



Estimated Minimum Total Parking Stalls Using Traditional Zoning	251
--	------------

Sec. 62-172(j) of the Zoning Code does not provide a standard minimum parking requirement for "indoor children's playgrounds". Similar uses listed in Sec. 62-172(j) include "pool hall, dance hall, pools, skating rinks, etc." spaces equal to 30% capacity in persons. Stated above, the tenant will have 3-5 employees and expects approximately 100-150 children onsite at one time. The concept shows 30 parking stalls, not including potential shared stalls with future phases of development on the property. Staff is currently reviewing publications from the American Planning Association to determine potential applicable parking requirements to apply to the proposed use. Given that it is the developer's intent that long-term the indoor playground facility will have access to shared use parking spaces adjacent to the bar/restaurant, the Plan Commission may want to give consideration to requiring the developer to construct a temporary overflow gravel parking lot during Phase 1, if the proposed 30 parking spaces are deemed insufficient. In Staff's opinion, the parking requirements under Sec. 62-172(c) are severely outdated and the shared counting/use of parking spaces should be encouraged, particularly when the proposed peak uses of the buildings will operate at different times of the day. However, the development of subsequent phases utilizing the larger adjacent parking lot is unknown, but some temporary gravel parking in this area may be warranted as part of construction of Phase 1. This requires further evaluation.

Existing Property & Neighborhood Conditions

- **Property Size:**
 - 4012 Terminal Drive is 24,474.18 square feet or 0.56 acres
 - 4016 Terminal Drive a portion of approximately 11,880 sq. ft. of land was purchased by the applicant.
 - Parcel #0710-273-8620-1 is 207,516.67 square feet or 4.76 acres
 - Grand total for all three parcels is 243,870.85 square feet 5.60 acres
- **Current Use:**
 - 4012 Terminal Drive - The property includes one-half of a mini-warehouse storage building, with the other half located on 4016 Terminal Drive. As a condition of approval for the CSM in item 4.c., the entire mini-warehouse storage building will be razed.
 - 4016 Terminal Drive - The property is currently used as a commercial retail for trucking accessories and the second half of the mini-warehouse storage building located on 4012 Terminal Drive. The same condition of approval from the CSM in item 5.c. applies.
 - Parcel #0710-273-8620-1 - Undeveloped land. There is an existing easement running north-south through this property that includes a 12" underground petroleum line.
- **Natural Features:** Upper Mud Lake is adjacent to the west, by over over 1,100 feet. The DNR owns 4020 Terminal Drive, a property that include marsh and prairie land. The concept includes a wetland delineation running north and south along the west lot line of the undeveloped parcel. A 75-foot wetland setback line is also shown on both concepts.



Future CSM by the applicant must maintain the presence of this setback line while adhering to Dane County Natural Resources' standards on allowable improvements within this space.

- Adjacent Uses & Zoning:
 - North - Lands adjacent to the north include the following:
 - 4004 Terminal Drive, a Citgo Gas Station. Zoned C-H Highway Commercial.
 - 4008 Terminal Drive, a vacant lot, previously used as a church.
 - 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 Kwik Trip Gas station and US Highway 51. Zoned C-H Highway Commercial.
 - West/South - 4020 Terminal Drive is a 4.64 acre of Dane County parkland that includes seasonal off-street parking for lake access to Upper Mud Lake. A private gate is located near the Terminal Drive driveway within Village property. Zoned C-H Highway Commercial.
 - South - Beyond 4020 Terminal Drive, which also borders to the south, is 4306 Terminal Drive and 4110 Terminal Drive. 4306 Terminal Drive operates as a petroleum distribution and storage facility, while 4110 Terminal Drive only includes a truck terminal. Both parcels are zoned M-IC Manufactured Intensive Commercial.

Preliminary Department Head Comments

Included in the packet are initial review comments from the Village Engineer/Director of Public Works and Fire & Rescue Chief. The Fire Chief's commented on the proposed building's height, if over 30' would require aerial access and the parking lot access to be 26'. The Police Chief did not have any concerns at this time.

Public Comments

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

Permit Requirements & Next Steps

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

1. Rezone. The lands from the approved CSM from item 4.d. would be rezoned to PD District. Presumably, this would give the most flexibility of the proposed improvements. Submission of an application to meet standards in Sec. 62-67 PD Planned Development District for a one-stage or two-stage approach if the property is rezoned to PDD Planned Development District. Within the GDP, the plan should address shared parking uses.
2. Condominium Plat. Only needed if the applicant desires to be able to sell portions of the development site, a condominium plat could be created to allow for this.



3. Limited Liability Agreement. Assuming the Village Engineer, Director of Public Works and Fire Chief are in consensus regarding the proposed parking stalls in the right-of-way, a drafted agreement should address details on maintenance and responsibilities of the improvements.
4. Site Design Review Permit. The process for a site design review permit will be included in the review of the applicant's request for a single or two-stage Planned Development Plan General Plan and Detailed Plan when submitted.
5. Tax Increment Financing. The applicant has indicated interest in submission of a TIF development incentive application for the proposed project. The request will be reviewed and recommended by the CDA to the Village Board.

FINANCIAL/BUDGET IMPACT:

Quam has provided an initial construction estimate of \$4,050,000, of which, he estimated \$414,641 in potential TID eligible expenditures. However, Quam estimates that his future TIF development incentives request may be in the range of \$220,000 to \$270,000 depending on final design and construction cost estimates, or 5.4%-6.7% of the estimated construction costs.

VILLAGE PLAN REFERENCE:

[Comprehensive Plan](#), Future Land Use Map & Figure 4.1 (page 35)

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

[Terminal and Triangle Street District, 2005](#)

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

Tax Increment Financing Districts

The property is included in Tax Increment District #3 and #6. TIF District #3 was established as an Industrial District type in August 2004 with an expenditure period of 18 years (2022) and



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

ORDINANCE REFERENCE:

[Sec. 56-35 Preliminary Consultation](#)

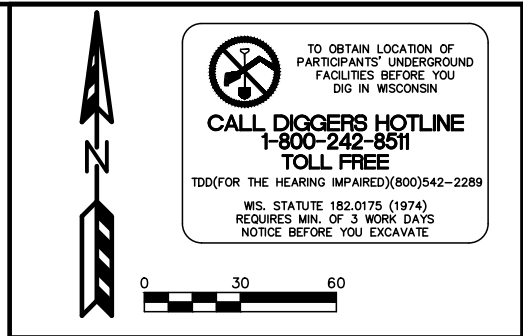
[Sec. 62-172\(j\) Parking spaces required \(Advisory only for C-C District\).](#)

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

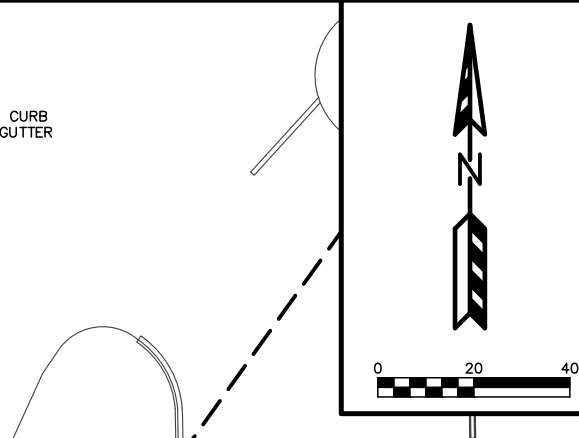
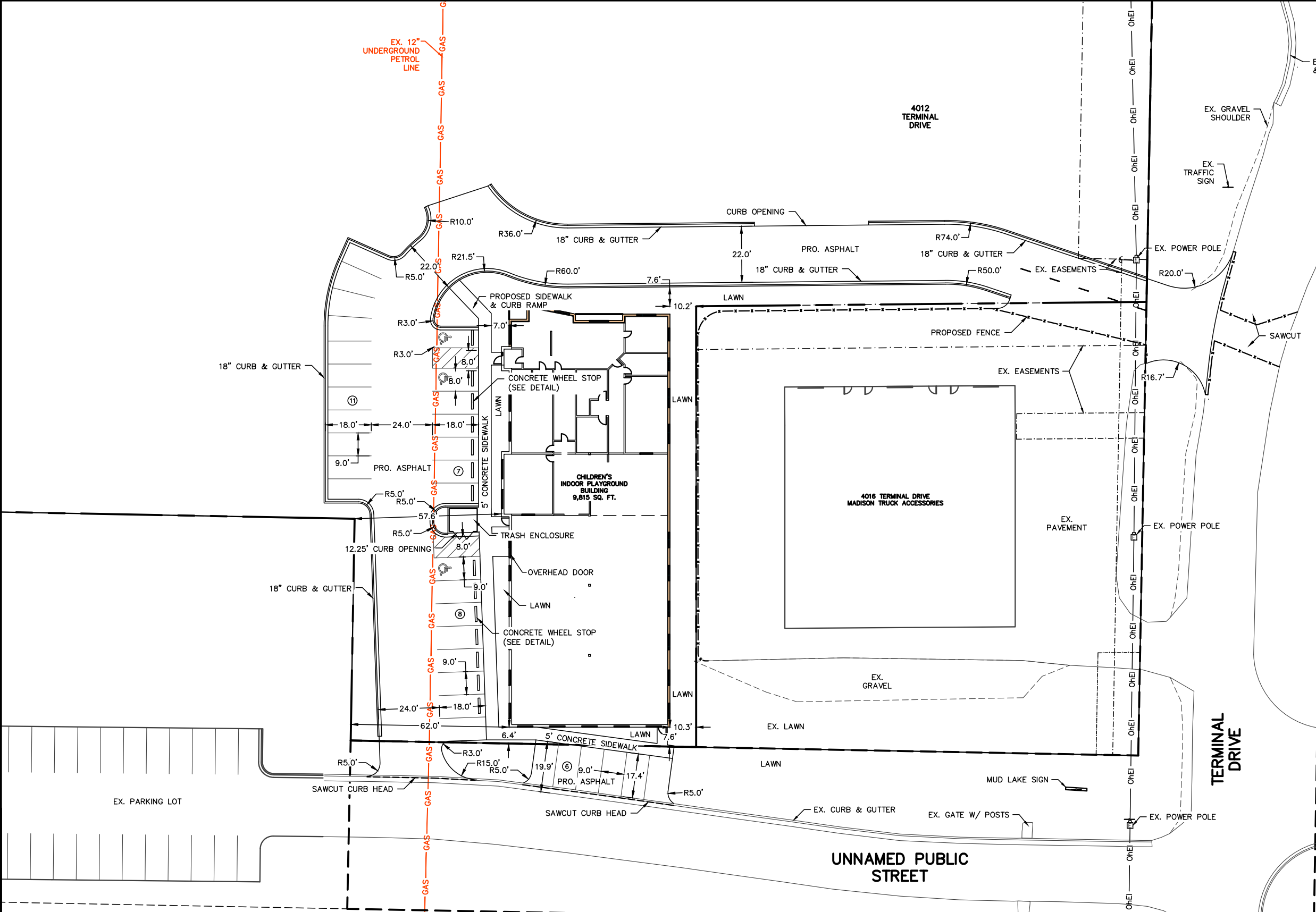
This item is for discussion only.

ATTACHMENTS:

1. 4008-4016 Terminal Drive Concept Plan (Play Gym)_01.14.2026
2. Well Played - Presentation_01.14.2026
3. 4008-12 Terminal Drive Concept Plans A and B_MFR Letter_10.07.2025
4. 4008-12 Terminal Drive Concept Plans A and B_VE Letter_10.06.2025



Page 87 of 214



WELL PLAYED, PLAY GYM
PRELIMINARY SITE PLAN
SHEET: C-2
DATED: JANUARY 2, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

LEGEND FOR COMMON LINES:	
---	856 --- EXISTING MINOR CONTOUR
---	855 --- EXISTING MAJOR CONTOUR
---	--- PROPERTY LINE
---	--- ROAD RIGHT-OF-WAY
---	--- EASEMENT LINE
---	--- EXISTING TREE LINE
---	--- EXISTING FENCE
---	WAT --- EXISTING BURIED WATER MAIN/SERVICE
---	SAN --- EXISTING BURIED SANITARY SEWER/LATERAL
---	GAS --- EXISTING BURIED GAS LINE
---	OhEI --- EXISTING OVERHEAD ELECTRIC LINE
---	BuCom --- EXISTING BURIED COMMUNICATION LINE

2'-0" MIN. FROM SIDEWALK

9"

1 1/2"

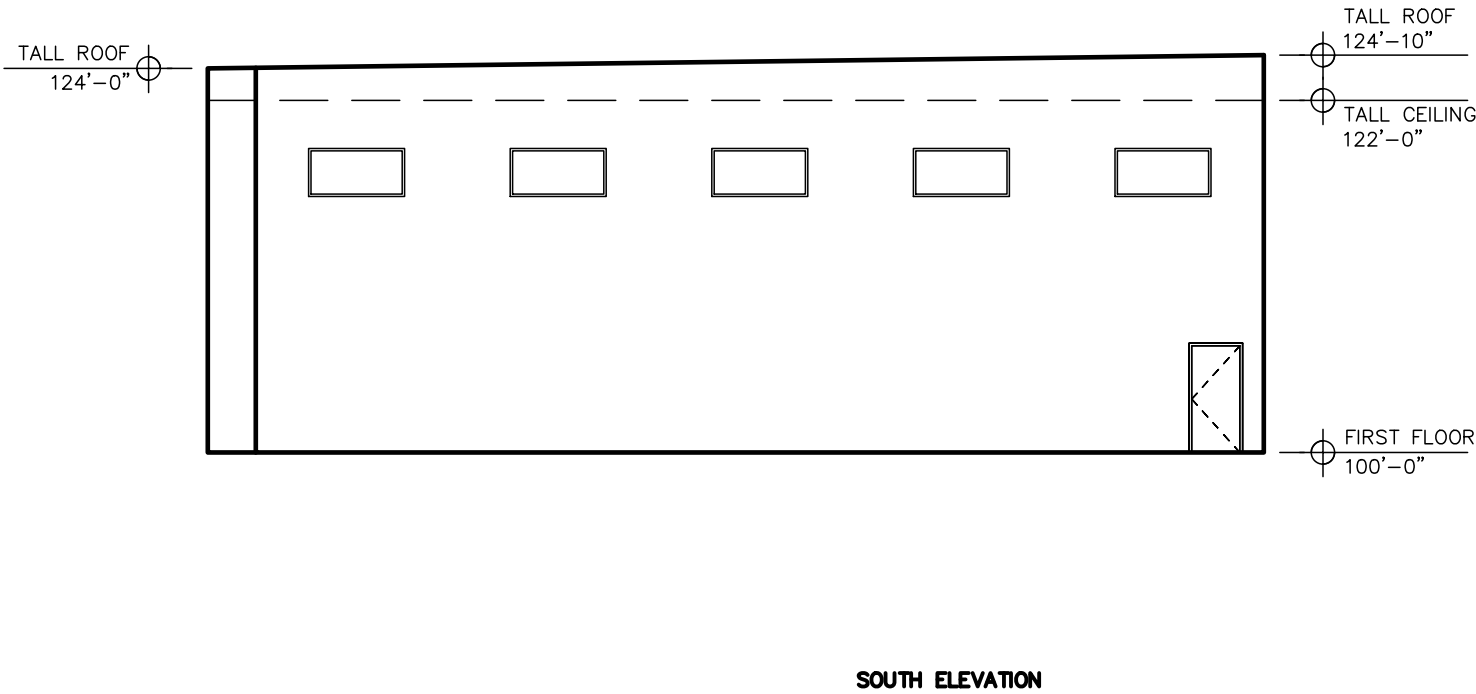
4"

PRECAST WHEEL STOP
6'-0" LONG
W/ (2) 5/8" DIA. HOLES

1/2" DIA. X 1'-6"
LONG STEEL RODS
(2 REQ'D.) FILL WITH EPOXY

NOTES:
SEE PLAN FOR LOCATION AND QUANTITY OF WHEELSTOPS.
WHEELSTOPS TO BE PAINTED SAFETY YELLOW.

DETAIL 1.5: CONCRETE WHEEL STOP DETAIL



WELL PLAYED – PLAY GYM

ELEVATION DRAWINGS

SHEET: A2.0

DATED: JANUARY 11, 2026

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

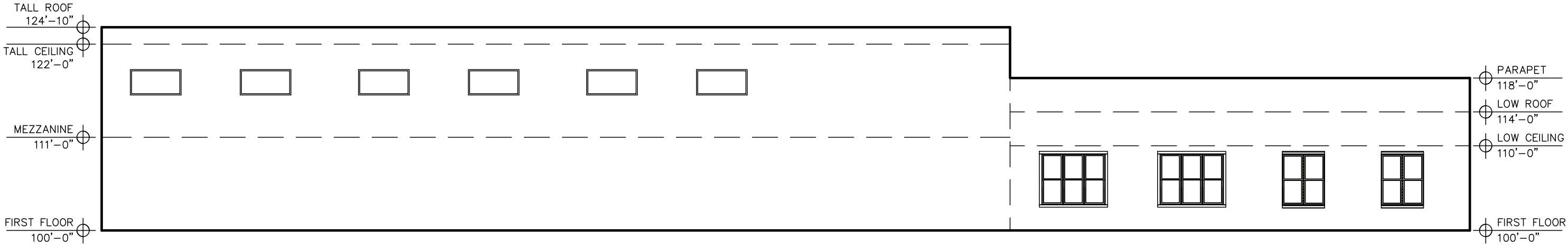
 

www.quamengineering.com

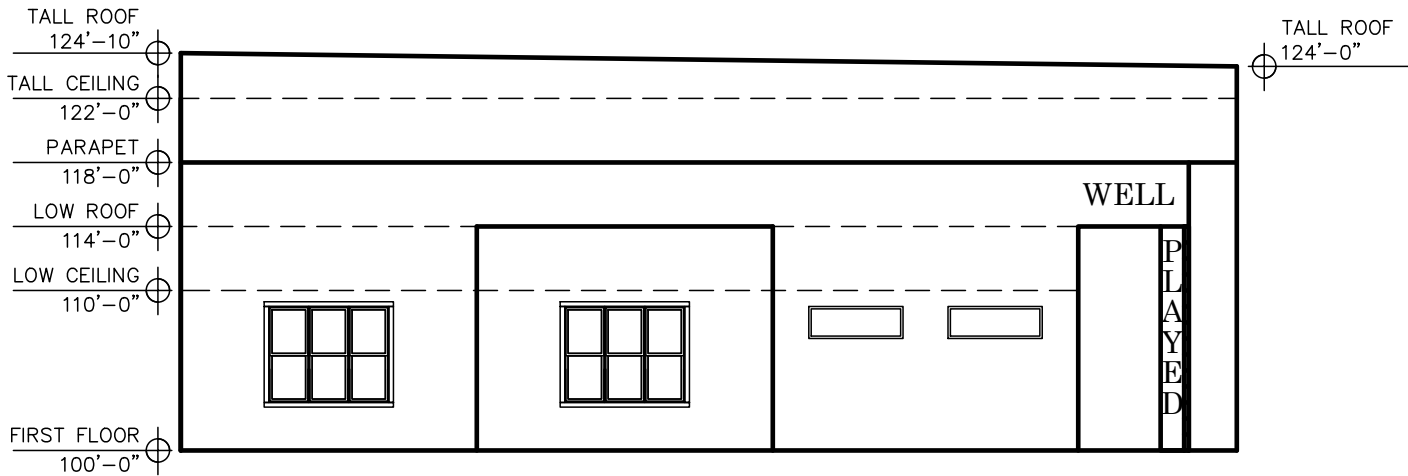
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

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

Page 89 of 214



EAST ELEVATION



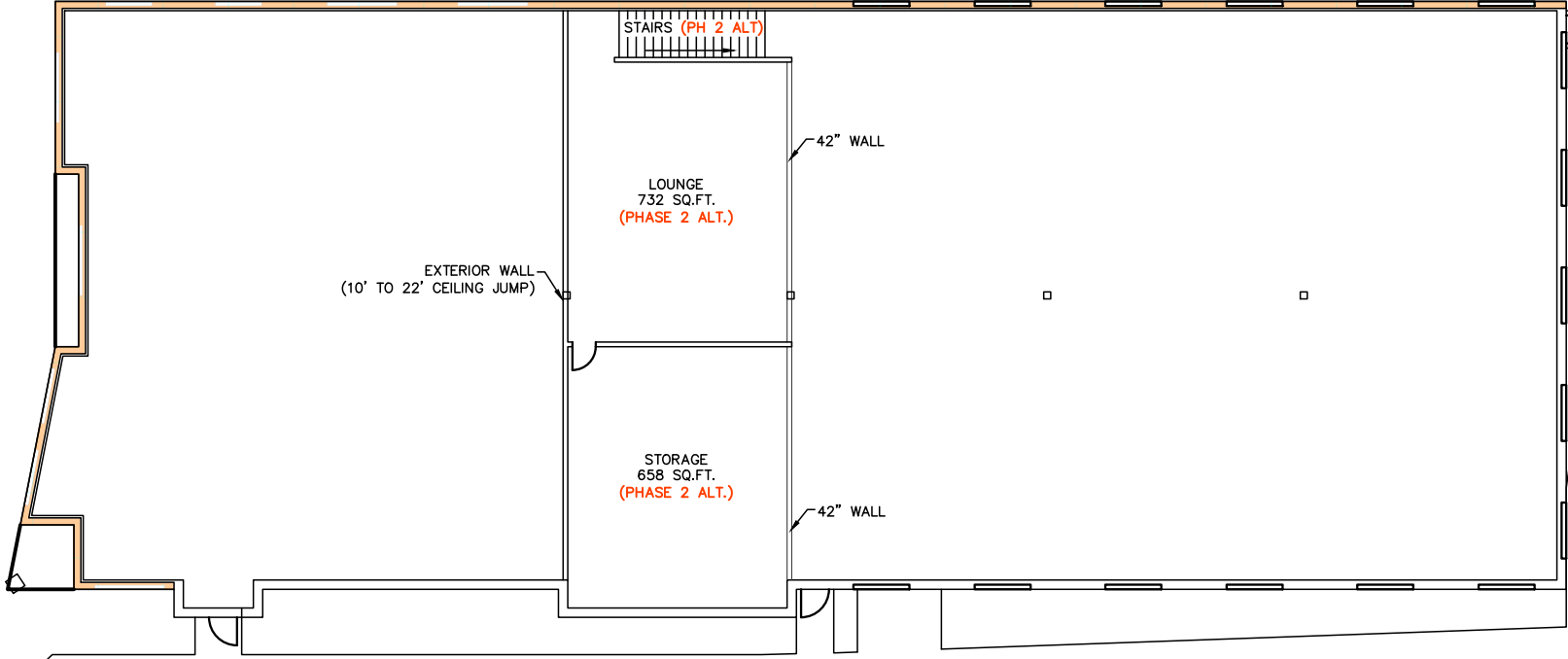
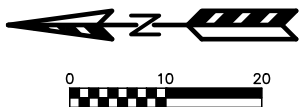
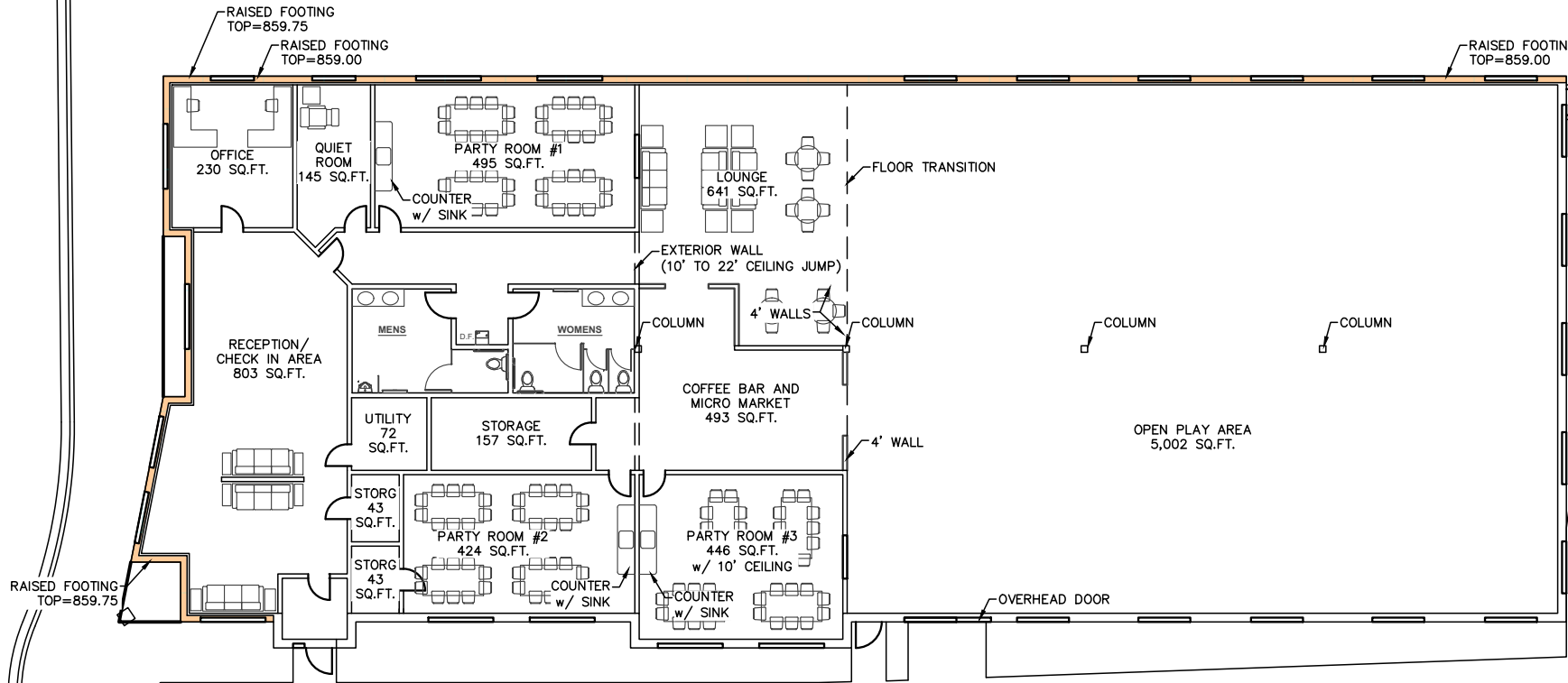
NORTH ELEVATION

WELL PLAYED – PLAY GYM
ELEVATION DRAWINGS

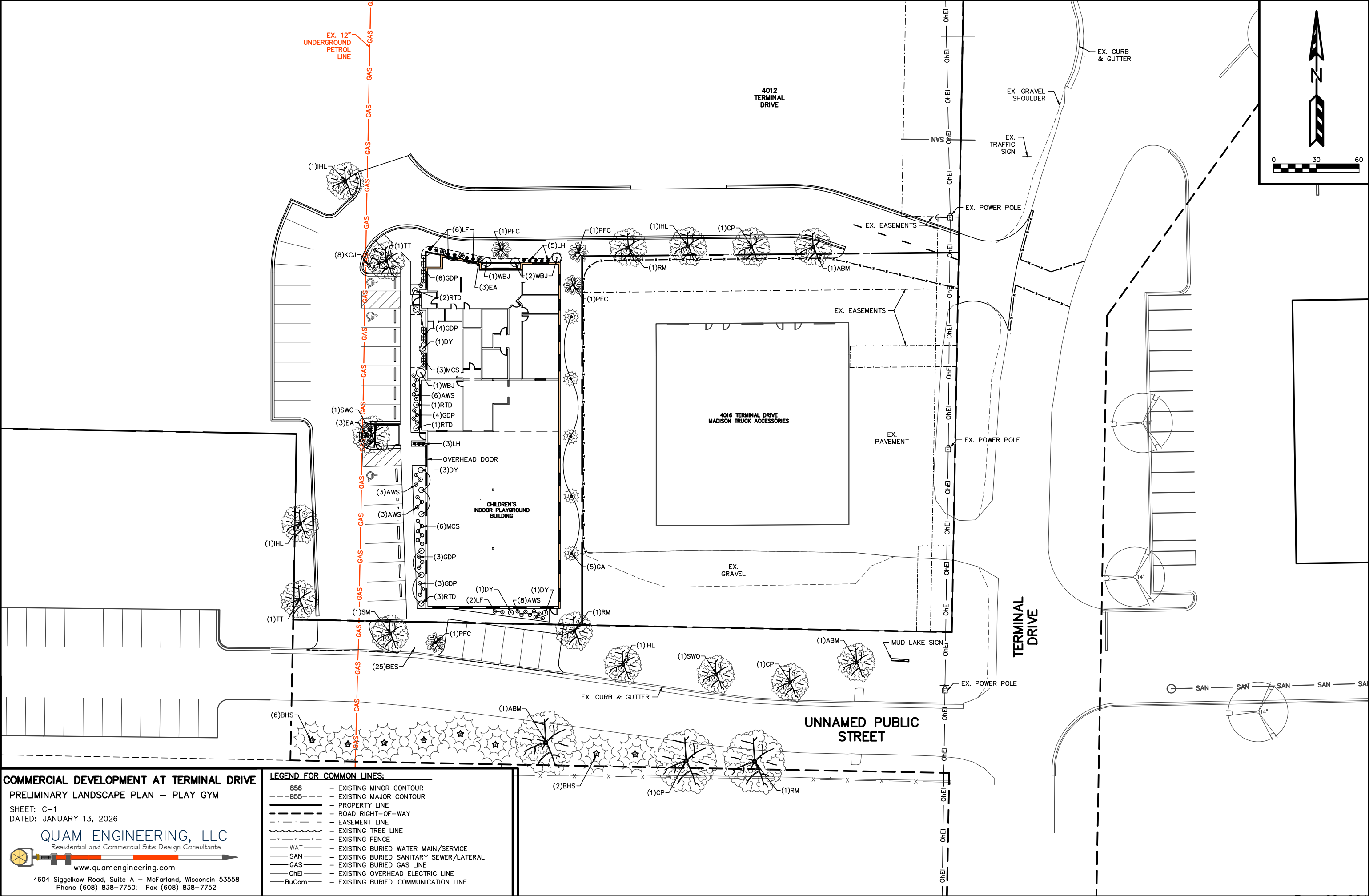
SHEET: A2.1
DATED: JANUARY 12, 2026



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



WELL PLAYED, PLAY GYM
PRELIMINARY FLOOR PLAN WITH PHASE 2 ALT.
SHEET: C-0
DATED: JANUARY 12, 2026
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



COMMERCIAL DEVELOPMENT AT TERMINAL DRIVE
PRELIMINARY LANDSCAPE PLAN – PLAY GYM

SHEET: C-1
DATED: JANUARY 13, 2026

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com

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

LEGEND FOR COMMON LINES:	
---	856 --- EXISTING MINOR CONTOUR
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---	--- PROPERTY LINE
---	--- ROAD RIGHT-OF-WAY
---	--- EASEMENT LINE
---	--- EXISTING TREE LINE
-x-x-x-	--- EXISTING FENCE
---	WAT --- EXISTING BURIED WATER MAIN/SERVICE
---	SAN --- EXISTING BURIED SANITARY SEWER/LATERAL
---	GAS --- EXISTING BURIED GAS LINE
---	OhEI --- EXISTING OVERHEAD ELECTRIC LINE
---	BuCom --- EXISTING BURIED COMMUNICATION LINE



Mood Board



Similar Businesses



Utopia Play and Cafe

Edmonton, Canada



Kidcadia

Franklin, WI



Wonderplay and Cafe

Chicago, IL

big fun,
zero hassle.

October 7, 2025

Re: Concept Drawing Review for 4008-12 Terminal Drive

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

Concept A Comments:

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

Concept B Comments

- Bar/Restaurant and Concept Future 4-Story Office

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

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

Sincerely,

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

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

October 6, 2025

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

Subject: 4010 Terminal Drive – Concept Plan Review

Dear Andrew:

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

Concept Plan A

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

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

Concept Plan B

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

Please feel free to contact us with any questions.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.



Brian R. Berquist, P.E.
President

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

BRB:sai

J:\JOB#S\McFarland\MC-235-M6 4010 Terminal Drive Redevelopment\1. Admin and PM\Fall 2025 Concept Review.docx

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 20, 2026

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 2025-15, 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.
- [December 16, 2025](#) - The Plan Commission held a public hearing for this item.
- January 14, 2026 - CDA recommendation to the Village Board to approve the TIF



Development Incentive Applications for Phase 2 and 3.

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. No additional comments or concerns were raised during the public hearing on this agenda item.

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 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 14, 2026. CDA recommendation to the Village Board of the TIF Development Incentive Applications 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.
- November 1, 2026. Phase 2 estimated occupancy date.
- May 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 or 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 ~ 0.40 ; Phase 3 FAR: $45,240/74,754 = 0.6052$ or ~ 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:

Recommended motion:

Motion, second, to recommend to the Village Board approval of 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 conditioned on the applicant addressing the comments provided in the Fire Chief's staff report



dated November 28, 2025 and the Village Engineer's staff report dated December 3, 2025.

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. 20251128 - Humble Oaks Phase 2-3 PUD MFR Comments
5. 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 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 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, 154/0710-342-8215-2 **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
☐ Preliminary Plat	\$500+AF	☐ Conditional Use	\$425+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	\$500+BF	☒ Rezoning (map)	\$475+F	☐ Dev. Agreement Including Addendums	\$400+F
☐ Certified Survey Map	\$300+FG	☐ Zoning Amendment (text)	\$475+F	☐ Final Plat	\$500+CF
☐ Condominium	\$300+EF	☐ USA/MMSD Annexation	At cost	☐ Final Plat (reapplication)	\$400+DF
☐ Comprehensive Plan Amendment	\$500+F			☒ Site/Design Review	\$400+F

+ = Plus publication and notification charges

A = Plus \$50.00 per lot

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

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

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

E = Plus \$40.00 for each unit shown

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

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

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

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

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

\$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), 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:

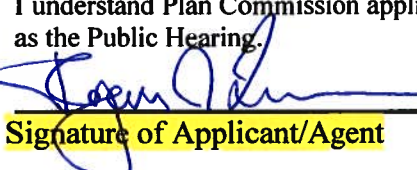
December 10 (2024)-----	January 21
January 7-----	February 18
February 4-----	March 18
March 4-----	April 15
April 8-----	May 20
May 5-----	June 17
June 3-----	July 15
July 8-----	August 19
August 5-----	September 16
September 9-----	October 21
October 7-----	November 18
November 4-----	December 16
December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

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: Ryan Quam

Agent's address: 4604 Siggelkow Rd
Suite A

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

Agent's email: rquam@quamengineering.com

- 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 x no
- 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

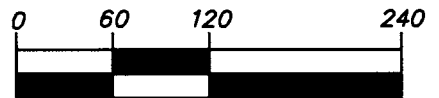
Vol. 107 Page 314

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

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

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

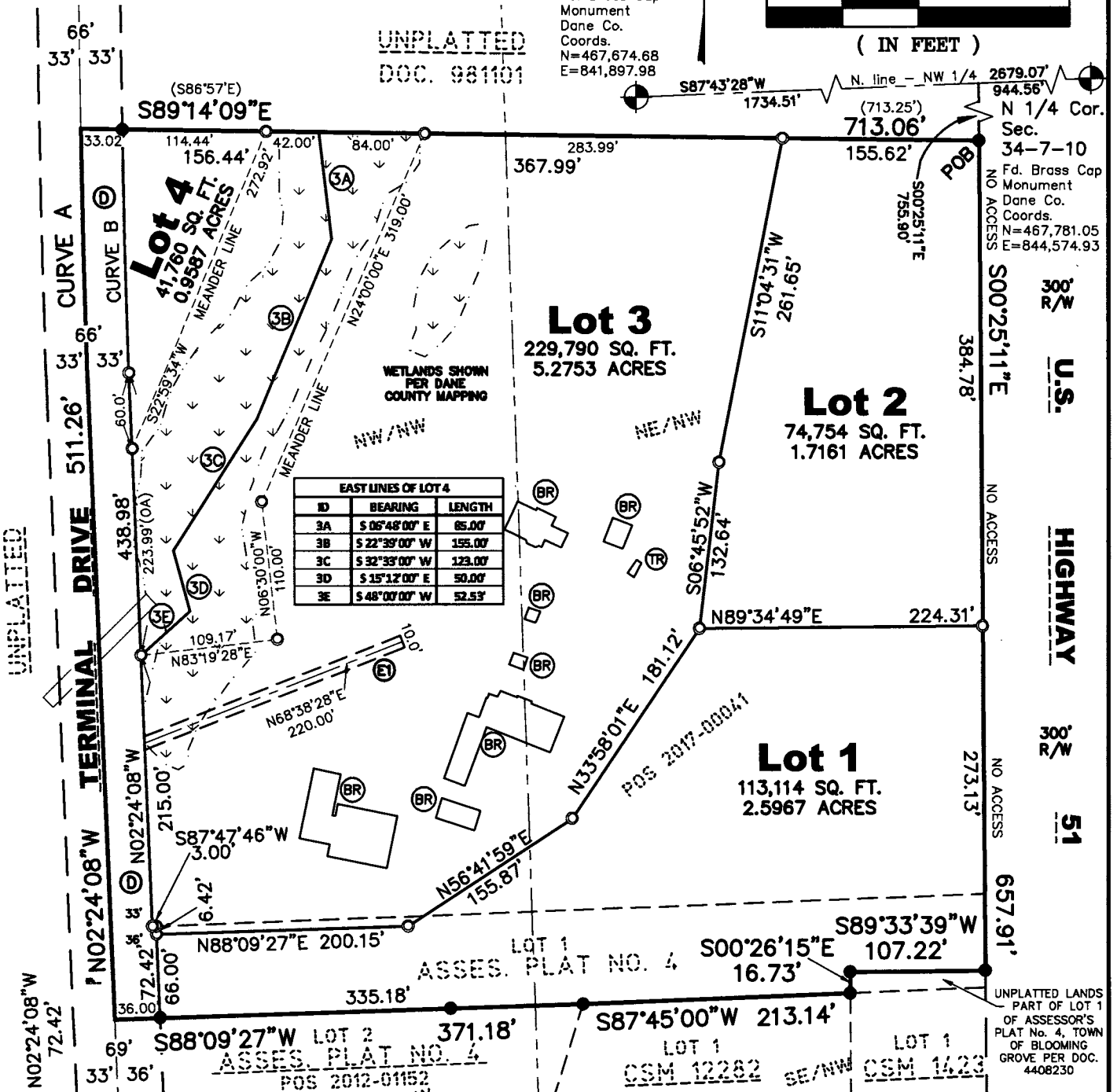
GRAPHIC SCALE



(IN FEET)

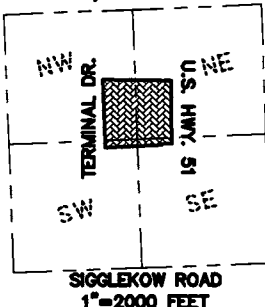
NW Cor.
Sec.
34-7-10
Fd. Brass Cap
Monument
Dane Co.
Coords.
N=467,674.68
E=841,897.98

UNPLATTED
DOC. 981101



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

VICINITY MAP
NW 1/4 34-7-10



LEGEND

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

(23.59') RECORDED AS DATA

QUAM ENGINEERING, LLC

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

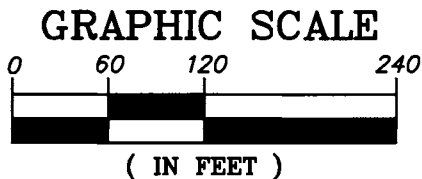
CERTIFIED SURVEY MAP # 15176

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

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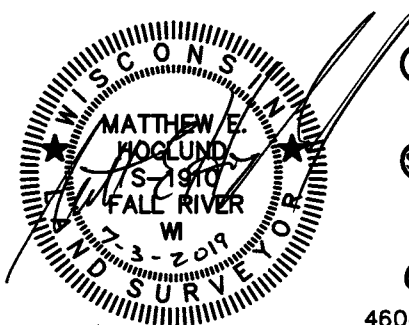
Vol. 107 Page 315



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'

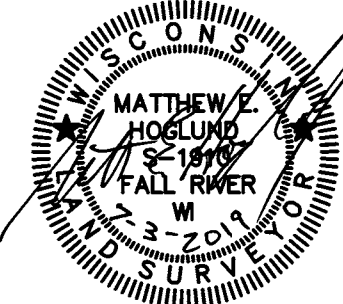
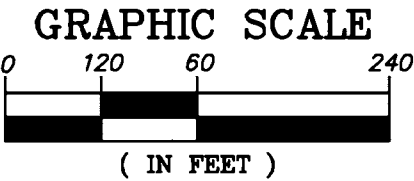


- (W) 20' WIDE PUBLIC EASEMENT FOR WATERMAIN PURPOSES BENEFITING LOTS 1, 2, 3, AND 4 HEREOF. (ALSO SEE ACCESS EASEMENT NOTE ON SHEET 3 HEREOF)
- (S) 20' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR SANITARY SEWER PURPOSES BENEFITING LOTS 1, 2, AND 3 HEREOF.
- (ST) VARIABLE WIDTH NON-EXCLUSIVE PRIVATE EASEMENT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

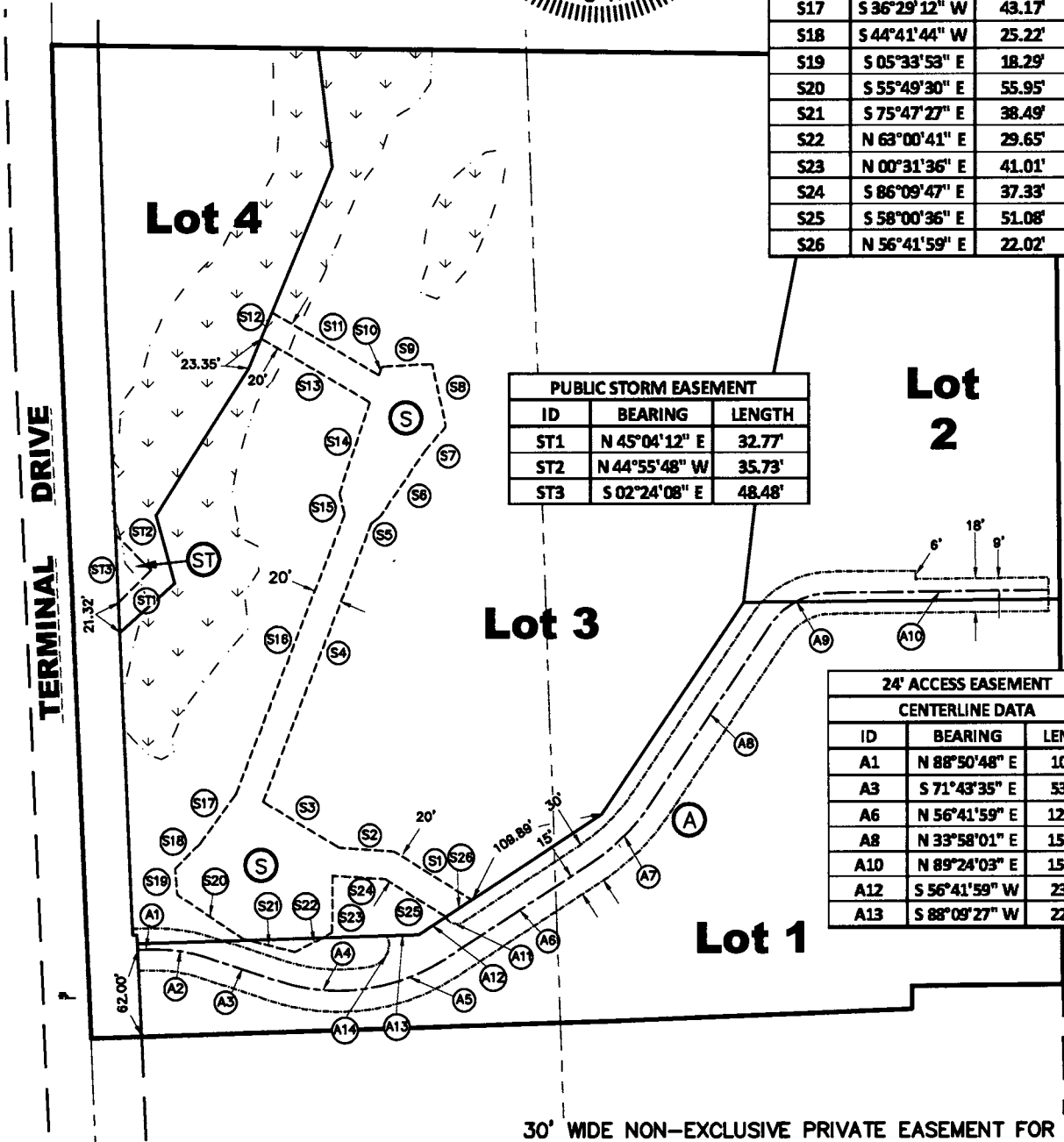
QUAM ENGINEERING, LLC
4604 SIGGELKOW RD. STE. A, McFARLAND WI, 53558
608-838-7750 www.quamengineering.com
Project # RQ-05-17 Date: 7/3/19

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.

QUAM ENGINEERING, LLC

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

CERTIFIED SURVEY MAP # 15176

C.S.M. No. 15176

Doc. No. 5501928

Vol. 107 Page 317

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.

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:

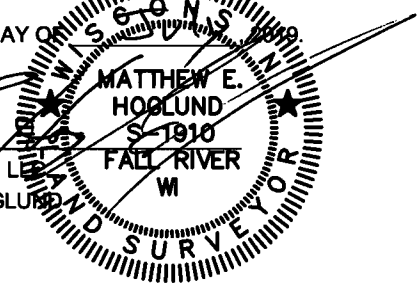
A PART OF LOT 1 (RECORDED AS OUTLOT 1 IN SOME DOCUMENTS) OF ASSESSOR'S PLAT NO. 4, TOWN OF BLOOMING GROVE, RECORDED AS DOCUMENT NO. 777053 IN VOLUME 13 OF PLATS ON PAGES 15 AND 16 AND BEING LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND A PART OF THE NORTHEAST 1/4 AND THE 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 August, 2019

QUAM ENGINEERING, LLC
BY: MATTHEW E. HOGLUND
P.L.S. S-1910


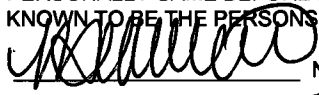
OWNERS CERTIFICATE:

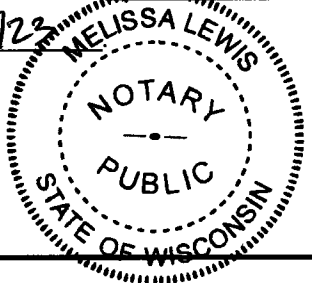
AS OWNERS, WE, ROBERT ANDERSON AND CAROLYN SIMPSON, DO HEREBY CERTIFY THAT THEY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP AND DO FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO 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 4/25/23
(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

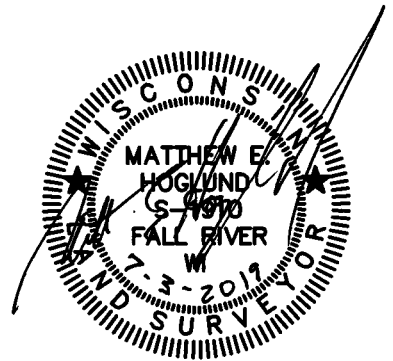
PART OF LOT 1, ASSESSOR'S PLAT No. 4, TOWN OF BLOOMING GROVE IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALL OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE VILLAGE OF McFARLAND, COUNTY OF DANE, STATE 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 5th 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 5th 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 5th 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 Chlebowsky by Brita Dichraf, Deputy
Kristi Chlebowsky, 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;

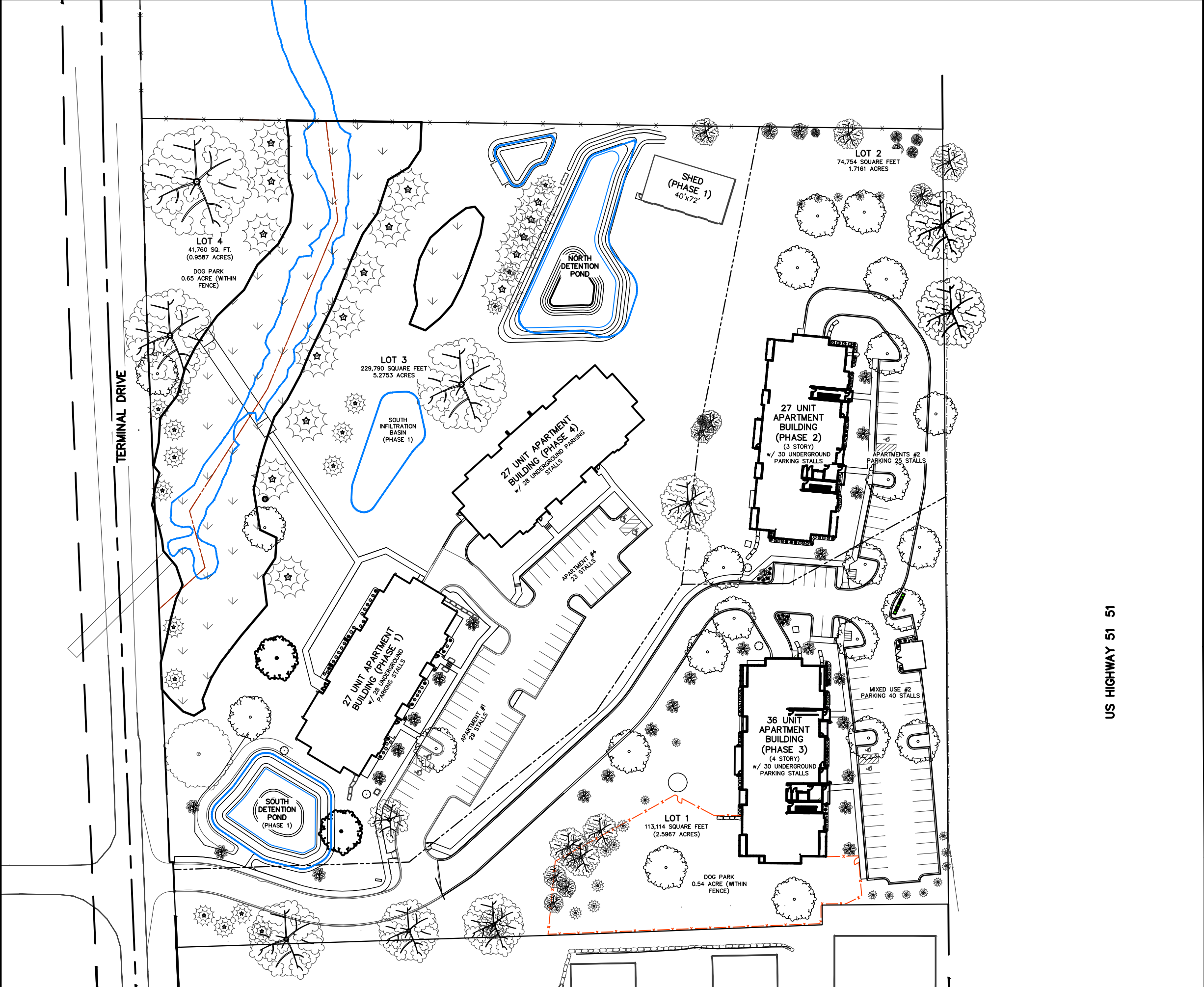
Planned Development District Standards and Responses

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-ware house 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:

PHASE 1 SEPTEMBER 1, 2019 – MAY 31, 2020	CONSTRUCT PHASE 1 APARTMENT BUILDING AND ASSOCIATED UTILITIES, SHARED DRIVEWAY, PARKING LOT, AND SIDEWALKS.
PHASE 2 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.
PHASE 3 MAY 1, 2026 – FEBRUARY 28, 2027	CONSTRUCT PHASE 3 36-UNIT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.
PHASE 4 TO BE DETERMINED	CONSTRUCT APARTMENT BUILDING AND ASSOCIATED PARKING LOT AND SIDEWALKS AND RESTORE DISTURBED AREAS.

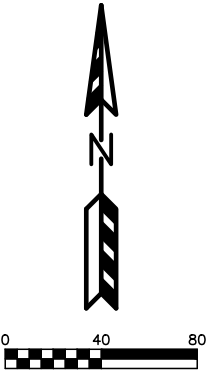


TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. 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



QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

www.quamengineering.com

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



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

QUAM ENGINEERING, LLC

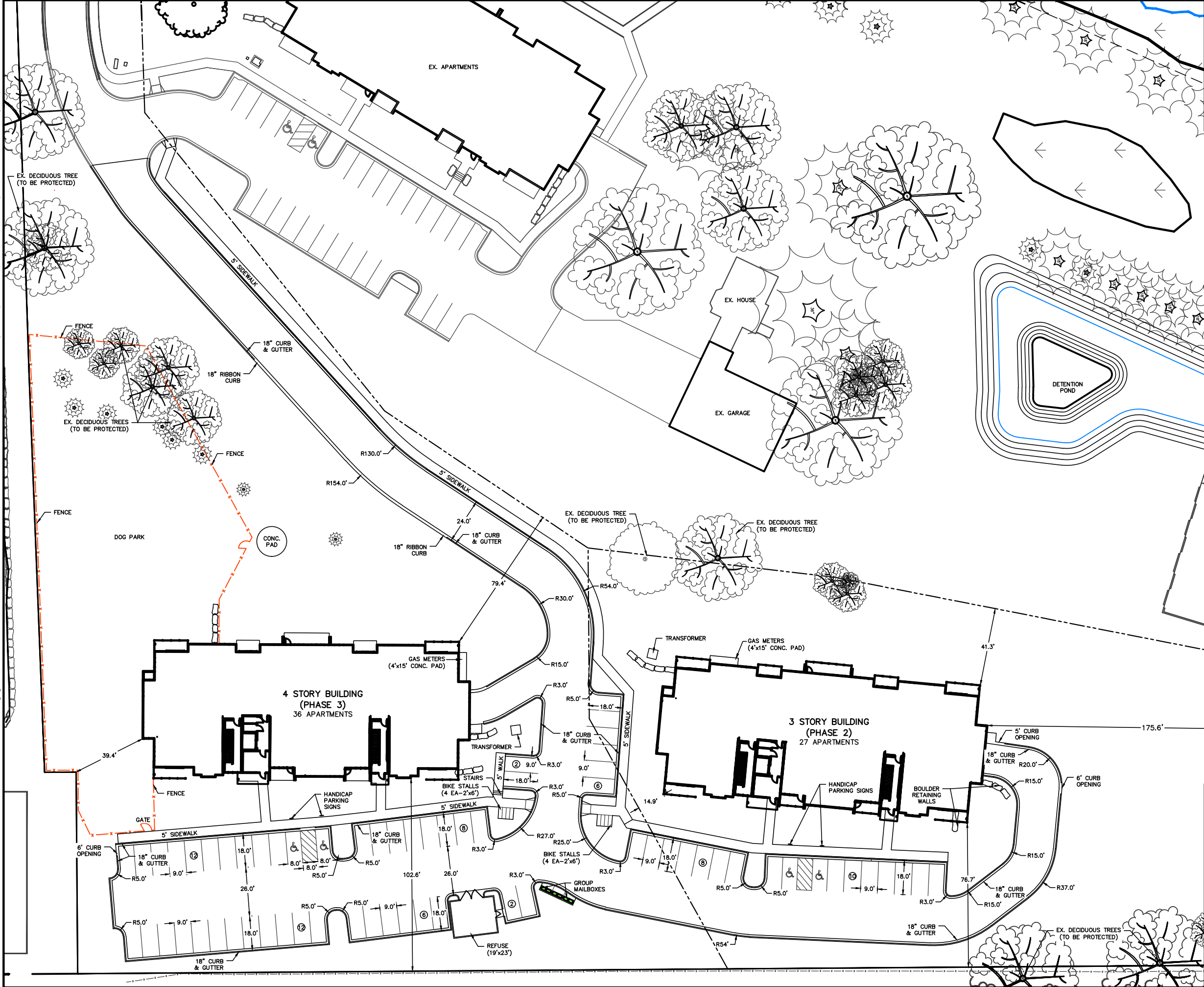
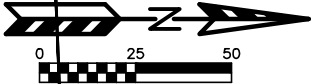
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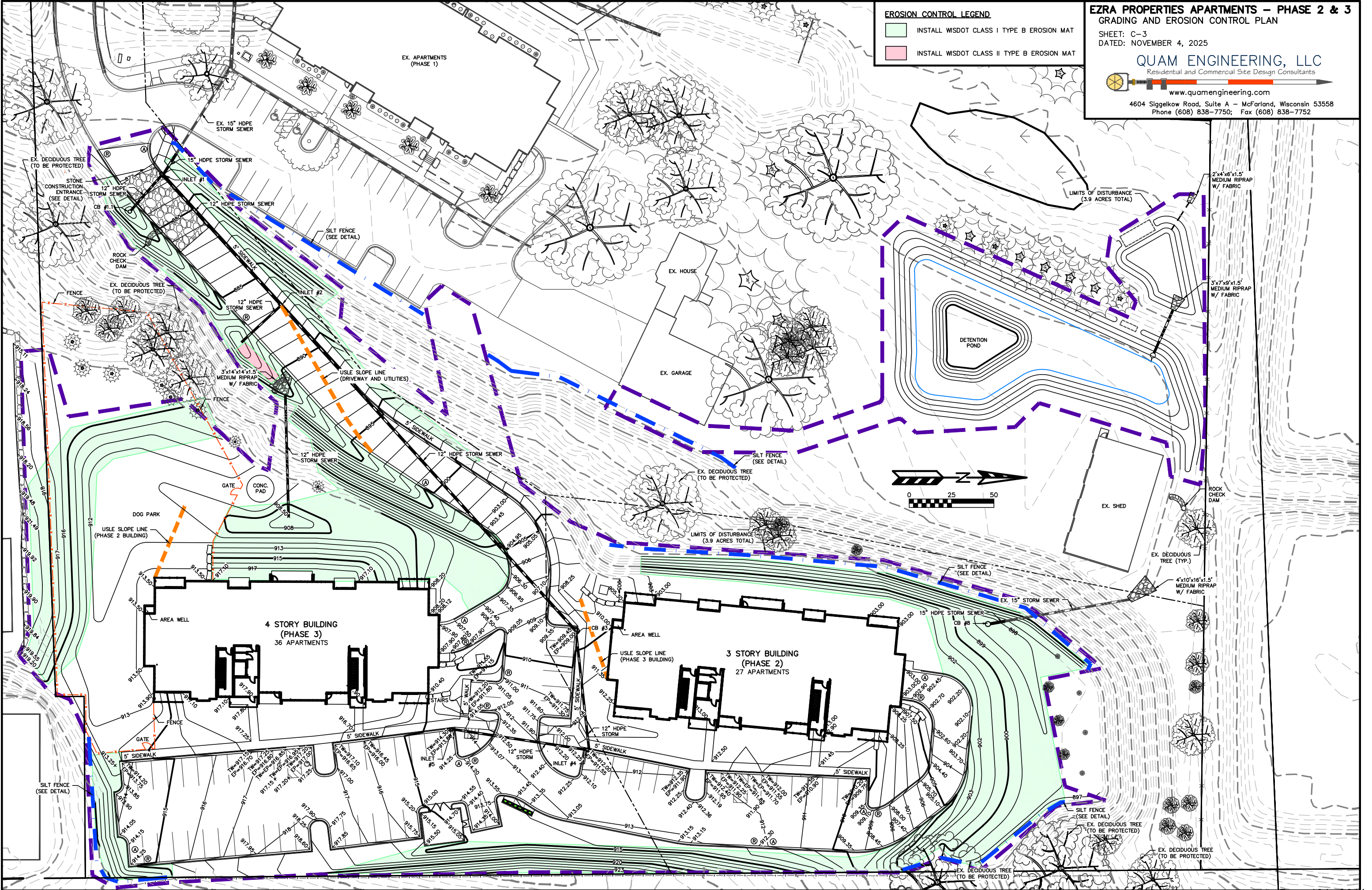
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PHASE 2		
RESIDENTIAL STALLS REQUIRED		
1-BEDROOM: 9 D.U. AT 2.0 STALLS	= 18 STALLS REQUIRED	
2-BEDROOM: 18 D.U. AT 2.0 STALLS	= 36 STALLS REQUIRED	
TOTAL REQUIRED:	= 54 STALLS REQUIRED	
STALLS PROVIDED		
PARKING LOT	= 26 STALLS PROVIDED	
UNDERGROUND PARKING	= 31 STALLS PROVIDED	
TOTAL PROVIDED:	= 57 STALLS PROVIDED	
PHASE 3		
RESIDENTIAL STALLS REQUIRED		
1-BEDROOM: 12 D.U. AT 2.0 STALLS	= 24 STALLS REQUIRED	
2-BEDROOM: 24 D.U. AT 2.0 STALLS	= 48 STALLS REQUIRED	
TOTAL REQUIRED:	= 72 STALLS REQUIRED	
STALLS PROVIDED		
PARKING LOT	= 40 STALLS PROVIDED	
UNDERGROUND PARKING	= 30 STALLS PROVIDED	
TOTAL PROVIDED:	= 70 STALLS PROVIDED	



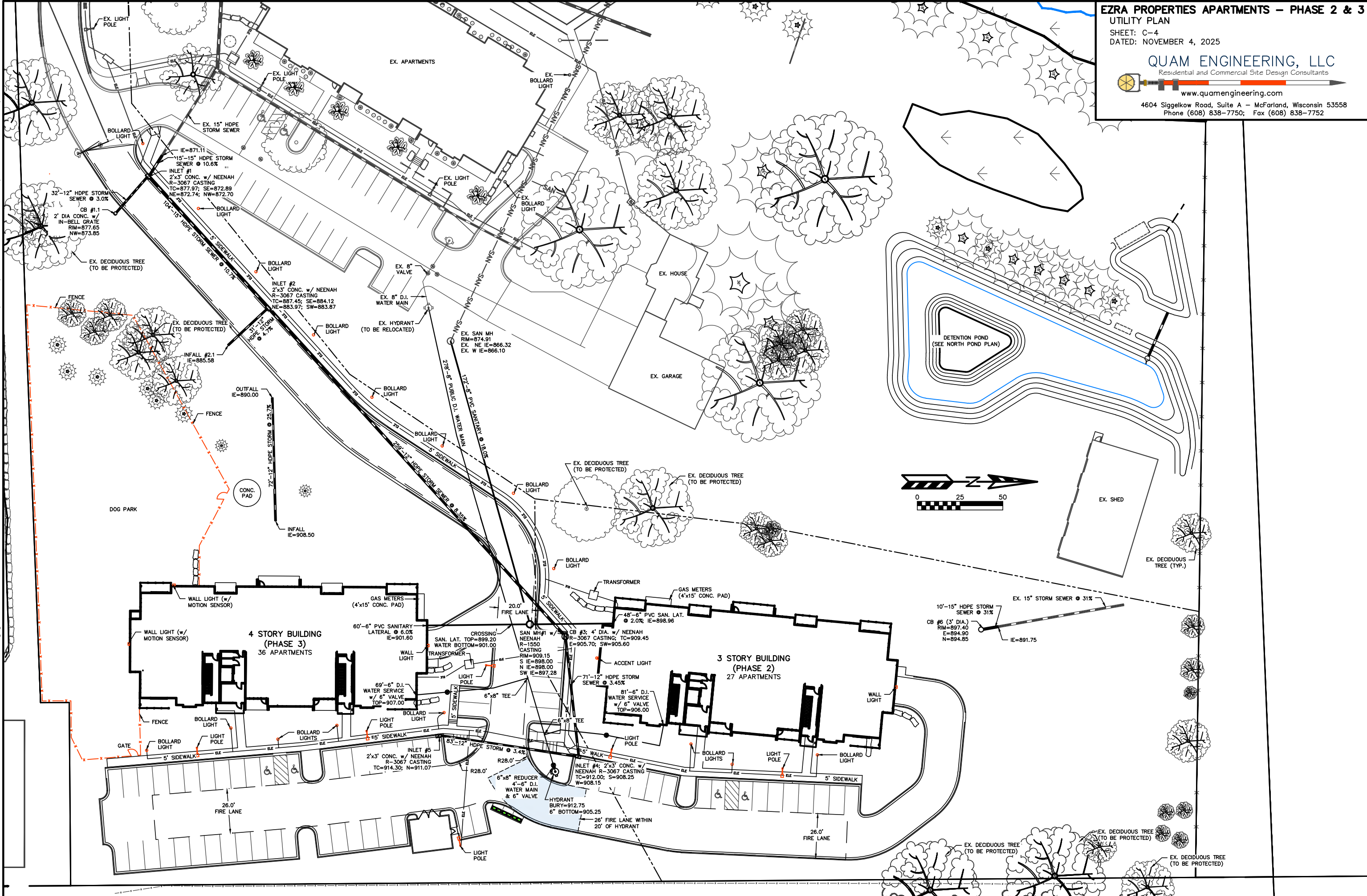
EZRA PROPERTIES APARTMENTS – PHASE 2 & 3
UTILITY PLAN
SHEET: C-4
DATED: NOVEMBER 4, 2025

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EZRA PROPERTIES APARTMENTS – PHASE 2 & 3

NORTH POND PLAN

SHEET: C-5

DATED: NOVEMBER 4, 2025

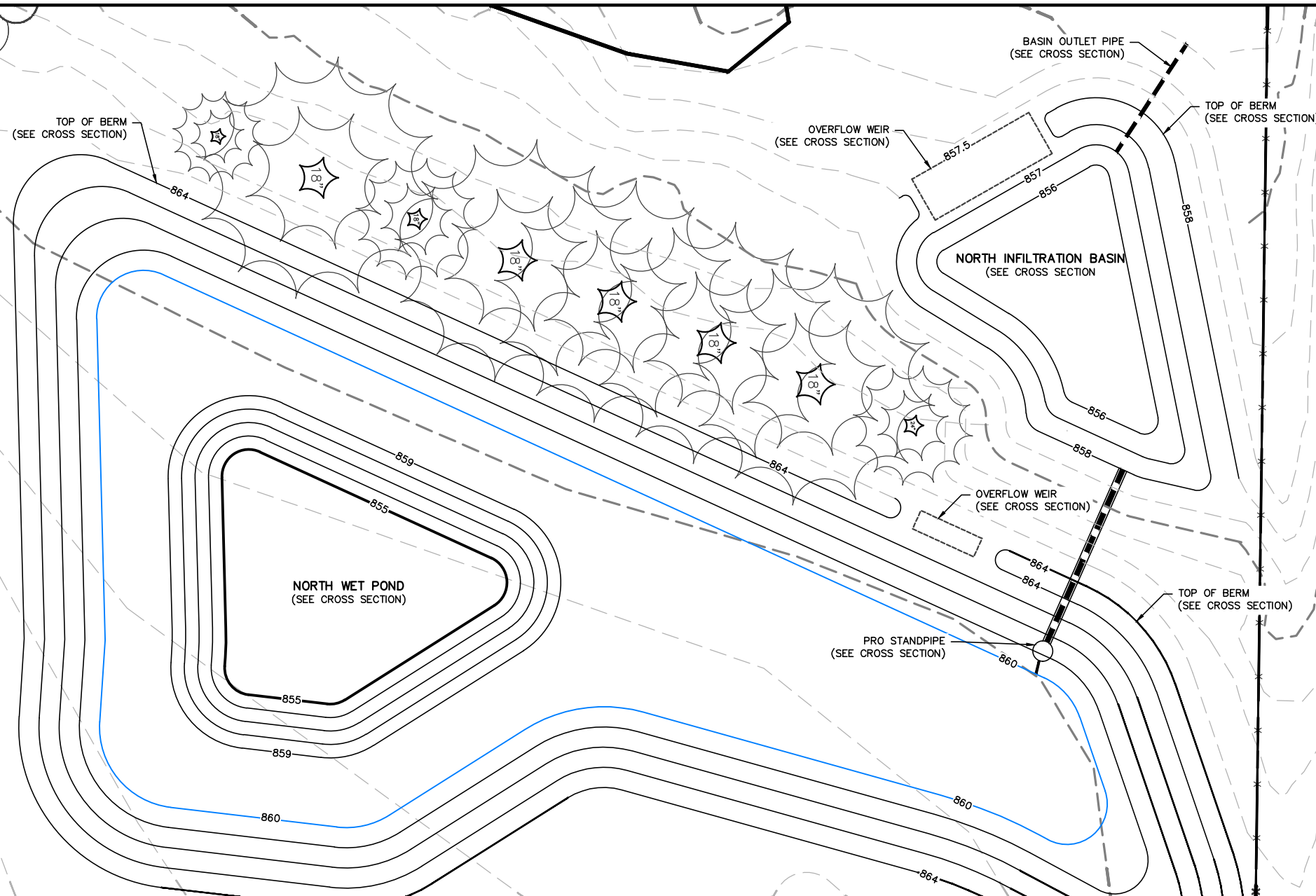
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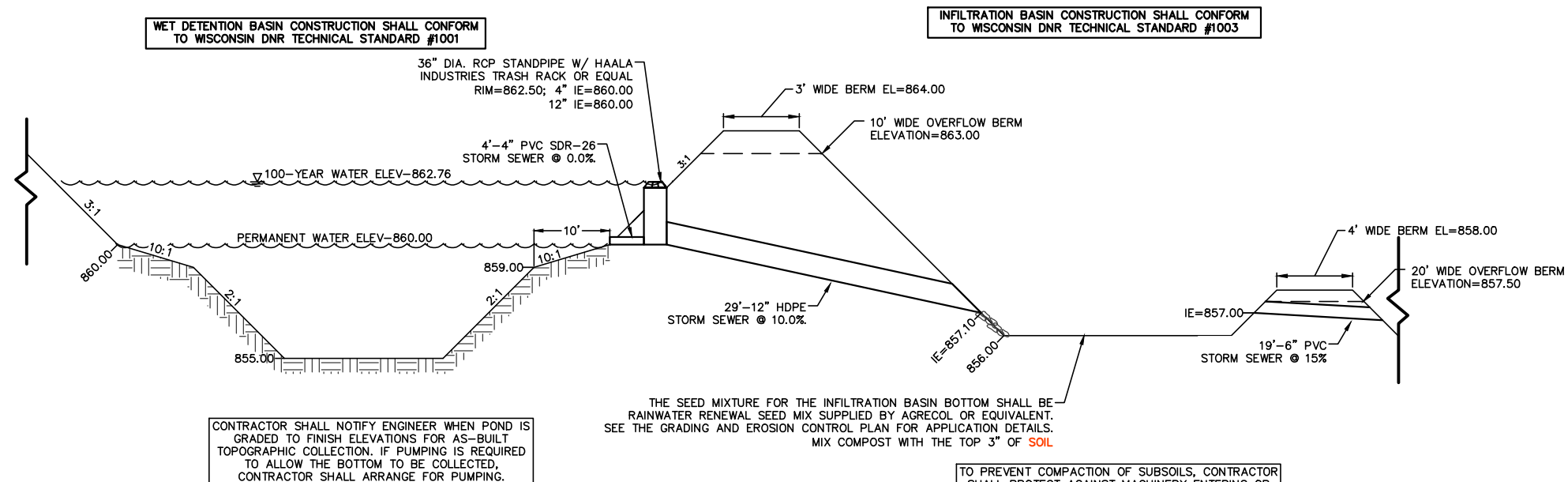


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WET POND PEAK ELEVATIONS	
STORM	ELEV
1-YR	860.89
2-YR	861.11
10-YR	861.91
100-YR	862.76



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

WET DETENTION POND AND INFILTRATION BASIN CROSS SECTION

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

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.

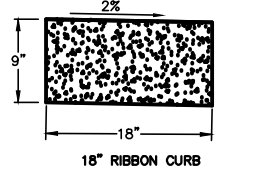
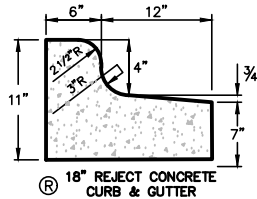
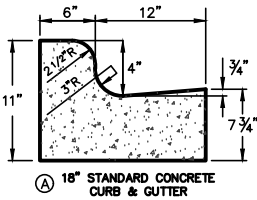
RESTORATION NOTES:

RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

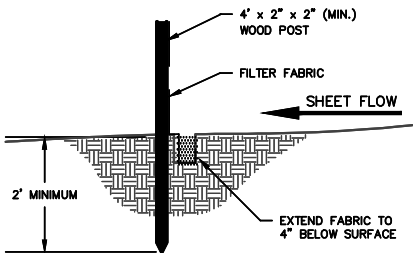
ALL PVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH OR EROSION MAT. EROSION MAT LIMITS ARE SHOWN ON THE GRADING & EROSION CONTROL PLAN. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. NO MOW MIX WITH ANNUAL RYE GRASS SHALL BE USED ON 2:1 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 VERMICUTITE, FINE GRADE PINE SHAVINGS, OR MILOGANTITE MAY BE INCORPORATED TO BULK UP THE SEED.

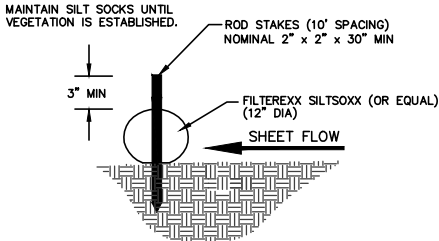
SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 IS TO BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. DORMANT SEEDING, IF NECESSARY, SHALL BE COMPLETED AFTER NOVEMBER 15. DORMANT SEEDING SHALL NOT BE APPLIED ON TOP OF SNOW. DISTURBED AREAS SHALL HAVE EROSION MAT APPLIED OVER DORMANT SEEDING. IF DORMANT SEEDING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



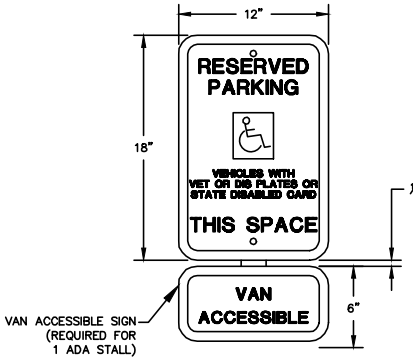
18" CONCRETE CURB DETAILS



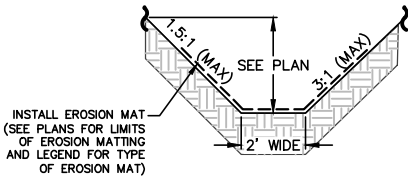
SILT FENCE CONSTRUCTION (SHEET FLOW)



SILT SOCK DETAIL



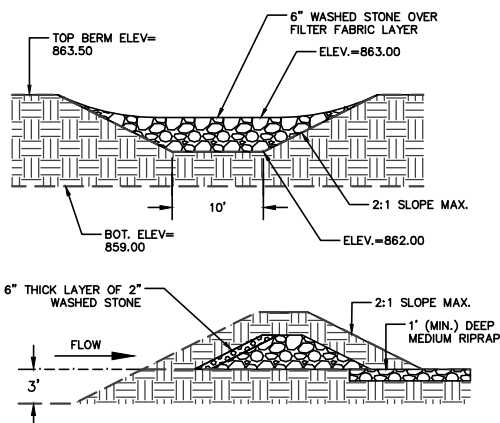
DETAIL 1.8: HANDICAP ACCESSIBLE SIGN



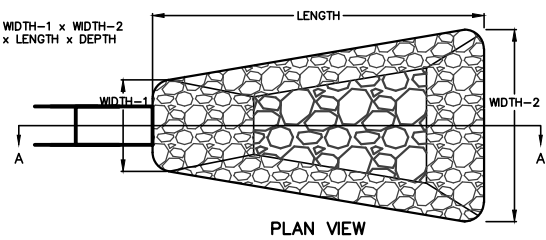
SWALE CROSS SECTION



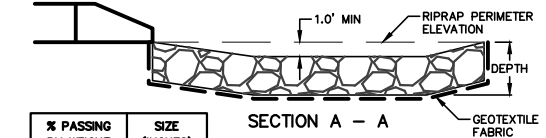
ROCK CHECK DAM DETAIL



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

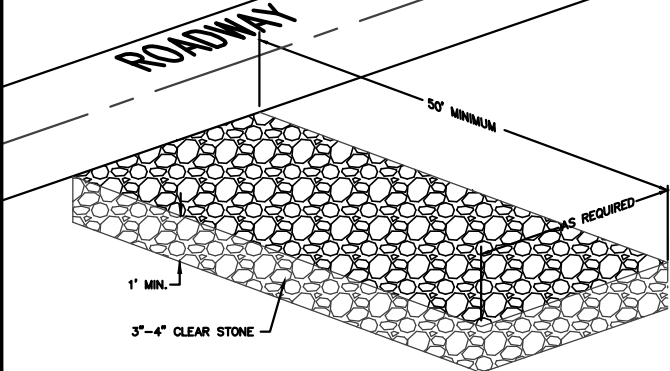
SIZES CALCULATED IN BEST D.5.2

EZRA PROPERTIES APARTMENTS – PHASE 2 & 3
CONSTRUCTION DETAILS

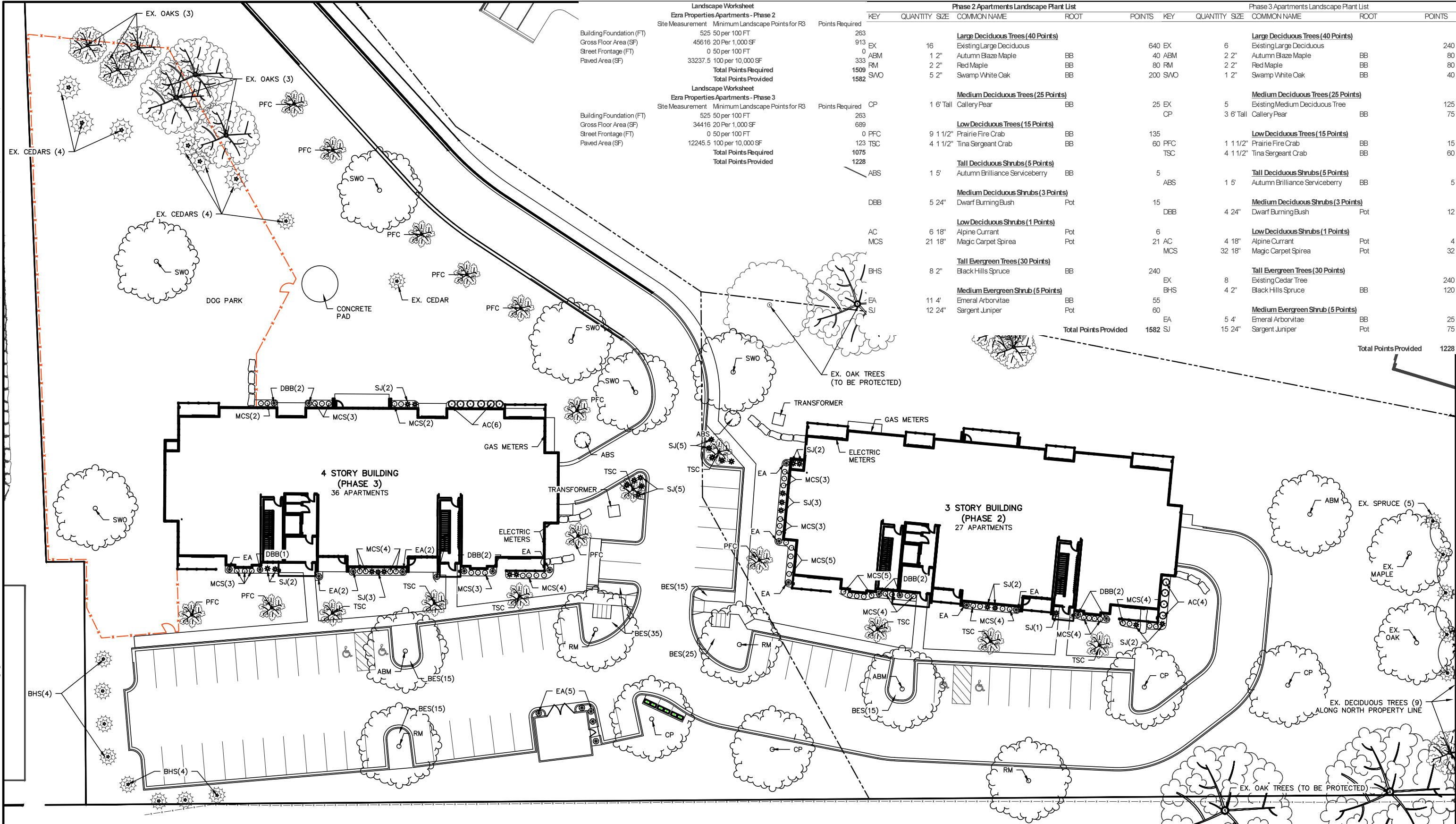
SHEET: C-5
DATED: NOVEMBER 4, 2025

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



STONE CONSTRUCTION ENTRANCE



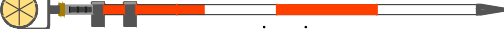
EZRA PROPERTIES APARTMENTS – PHASE 2 & 3

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
Total Points Required			1509
Total Points Provided			1582

Landscape Worksheet

Ezra Properties Apartments - Phase 3

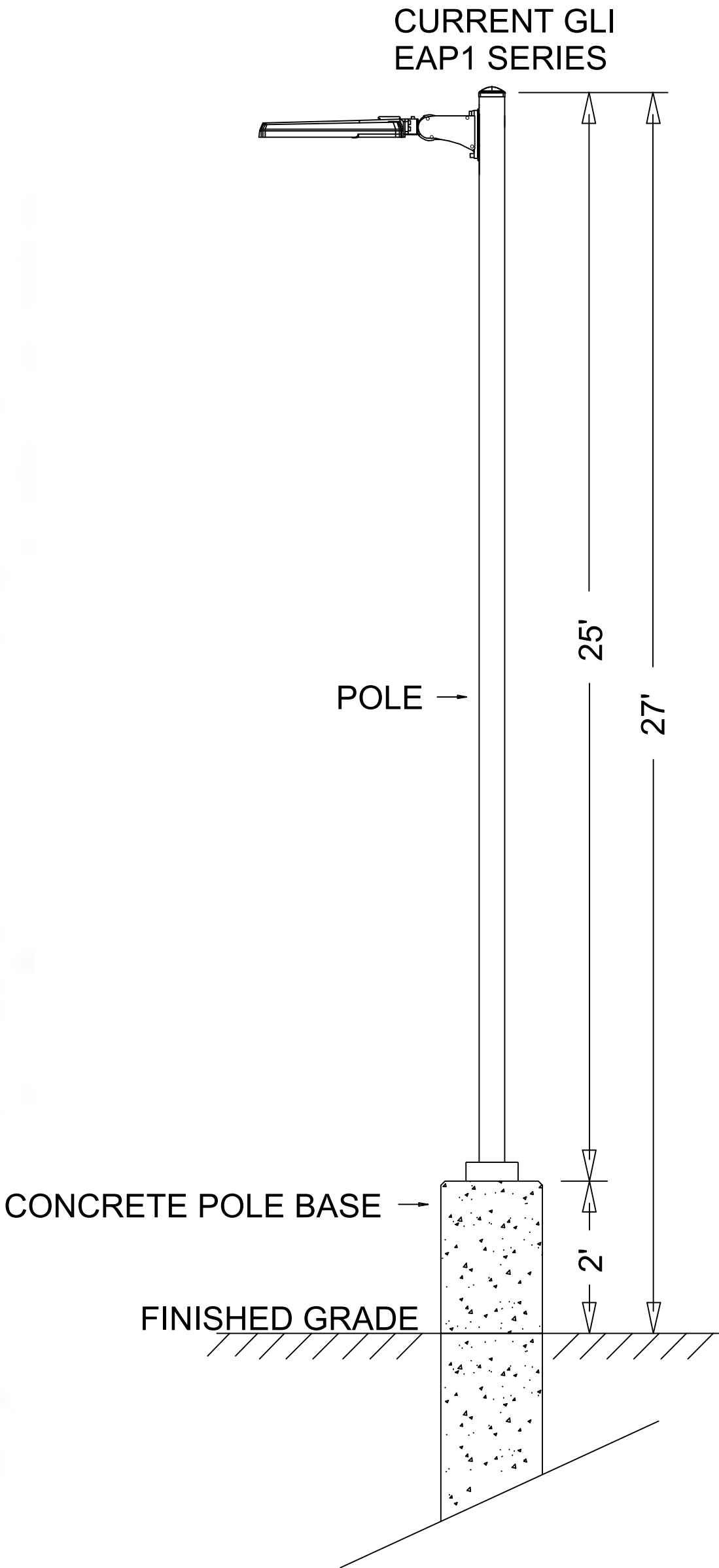
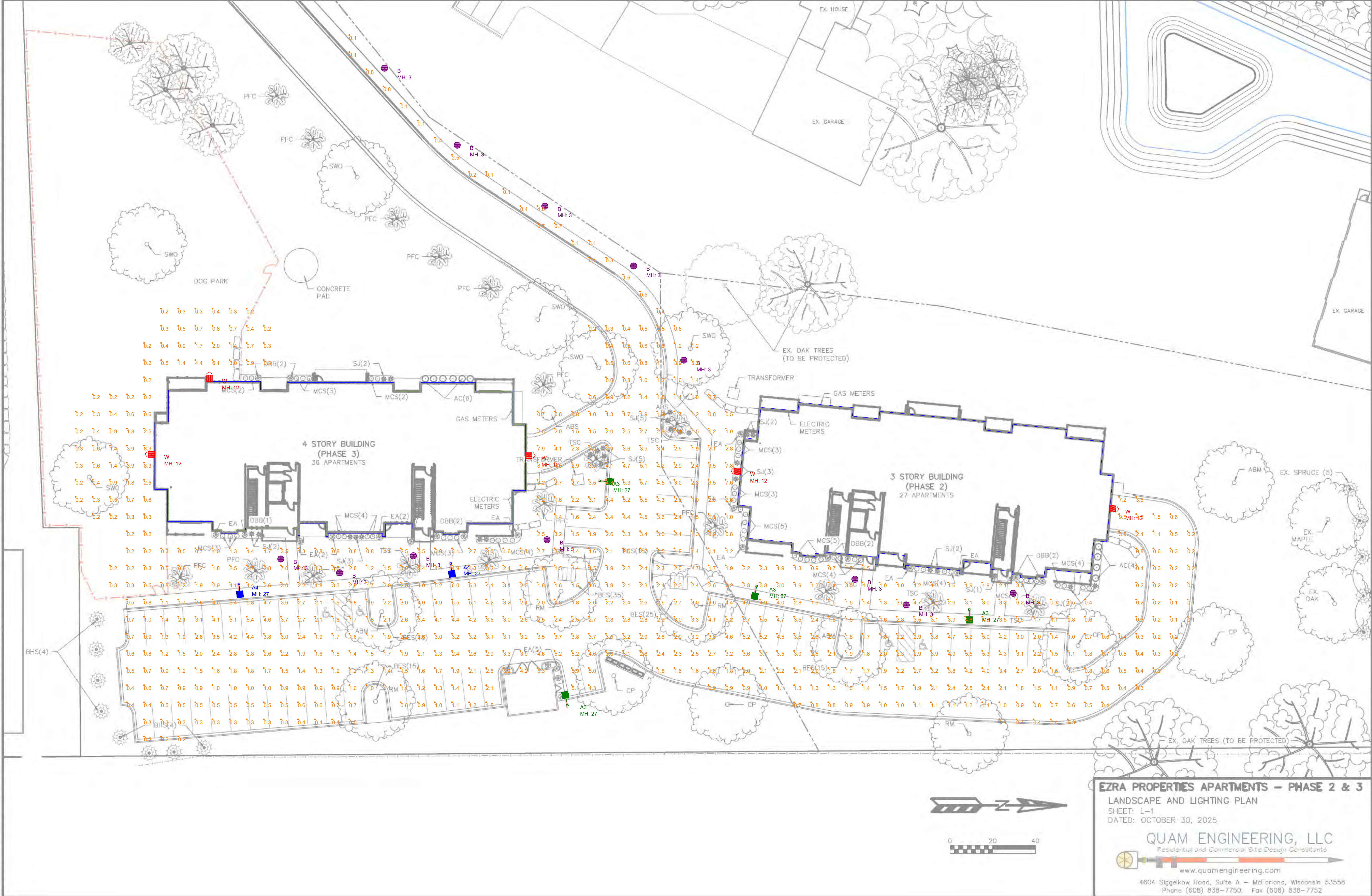
	Site Measurement	Minimum Landscape Points for R3	Points Required
Building Foundation (FT)	525	50 per 100 FT	263
Gross Floor Area (SF)	34416	20 Per 1,000 SF	689
Street Frontage (FT)	0	50 per 100 FT	0
Paved Area (SF)	12245.5	100 per 10,000 SF	123
Total Points Required			1075
Total Points Provided			1228

Phase 2 Apartments Landscape Plant List

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

Phase 3 Apartments Landscape Plant List

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



MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary						
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

Luminaire Schedule						
Symbol	Label	Qty	Manufacturer	Description	Luminaire Watts	Luminaire Dimming
A3	4	CURRENT GLI	EAP1150WLSCS (120W TYPE 3 4000K) + EAP1-ARM + SSSE25-40A-1-E1-DKBZ-UL		116	0-10V
A4	2	CURRENT GLI	EAP1150WLSCS (120W TYPE 4 4000K) + EAP1-ARM + SSSE25-40A-1-E1-DKBZ-UL		116	0-10V
B	12	INTRIGUE	MT-8-B-21LED-4K-D-CL-UNV-42-BRZ		21	0-10V
W	5	CURRENT GLI	EWP150WLSCS (30W 4000K)		30	0-10V

EZRA PROPERTIES APARTMENTS

ERI

ENGINEERED
REPRESENTATION
INC.

www.engineeredrepinc.com

262.542.6285 Wauwatosa

920.751.3922 Neenah

apps@erwi.com

Date:11/3/2025

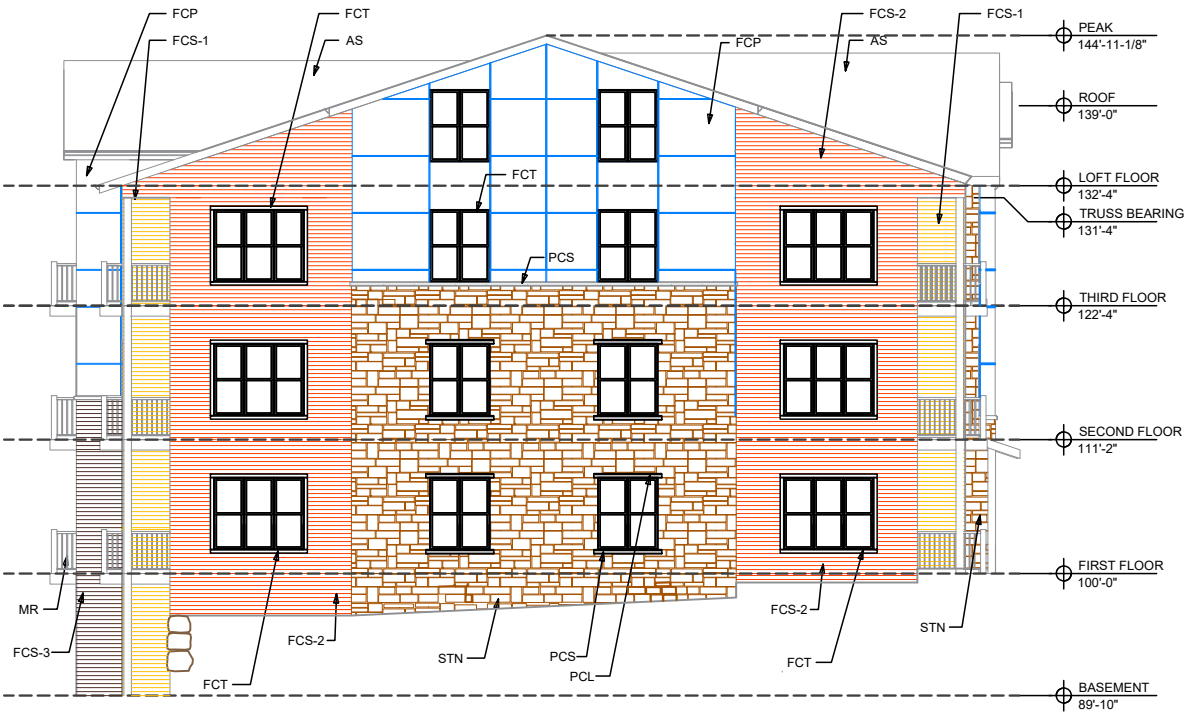
Scale: 1"=20'

Layout By: Andy

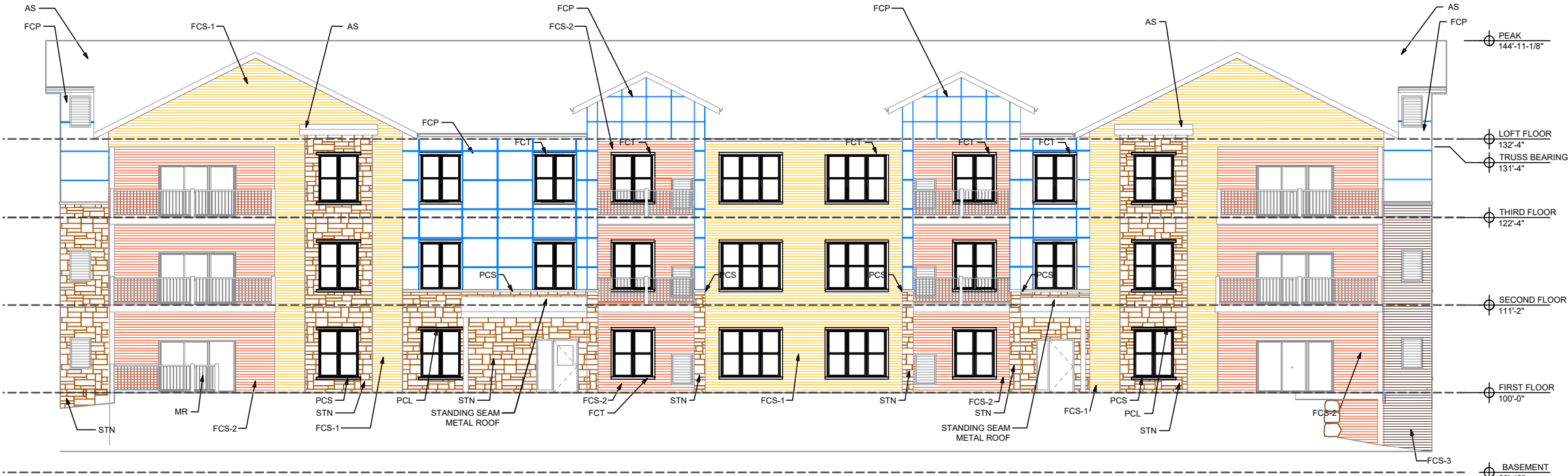
Project: 4703 TERMINAL DRIVE - MCFARLAND, WI

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.



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

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND	
FCS-1	FIBER CEMENT SIDING
FCS-2	FIBER CEMENT SIDING
FCS-3	FIBER CEMENT SIDING
FCP	FIBER CEMENT PANELS
TRIM	VERTICAL REVEAL TRIM
FCT	FIBER CEMENT TRIM

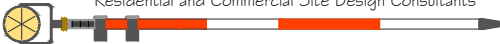
STN	STONE VENEER
CMU	SPLIT-FACE CMU

PCS	PRE CAST SILL
PCL	PRE CAST LINTEL
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)
MR	METAL RAILING SYSTEM

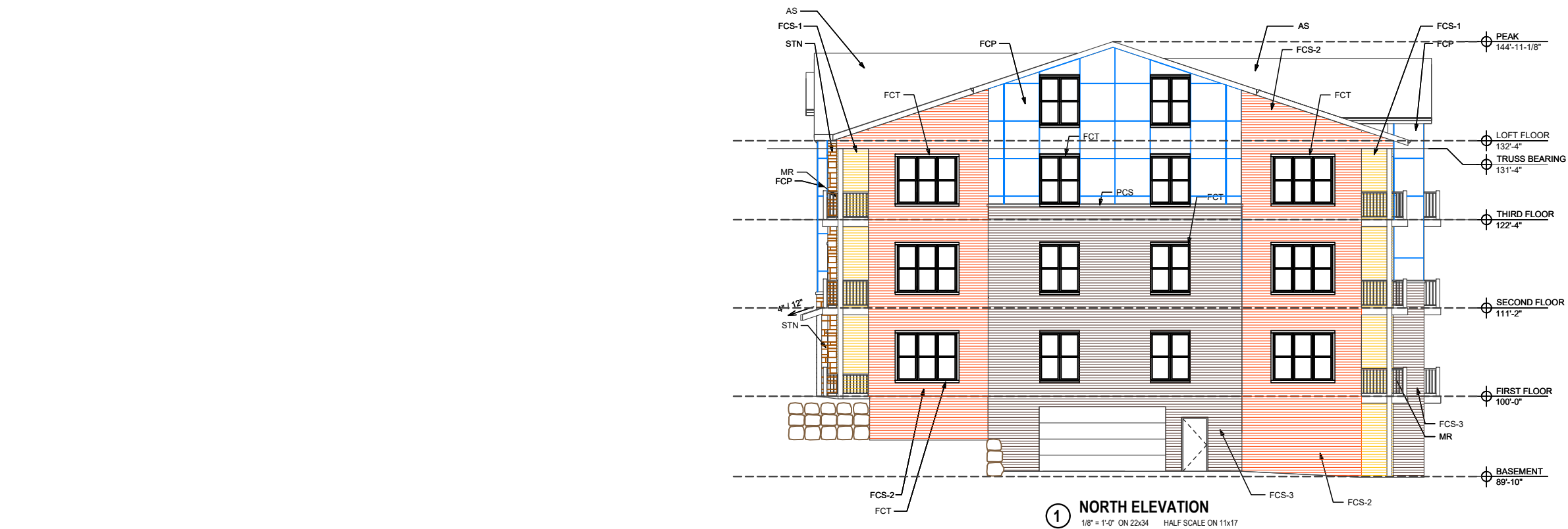
- GENERAL NOTES
- A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
- B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.
- C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

EZRA PROPERTIES APARTMENTS – PHASE 2
EXTERIOR ELEVATIONS
SHEET: A-2.0
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



EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

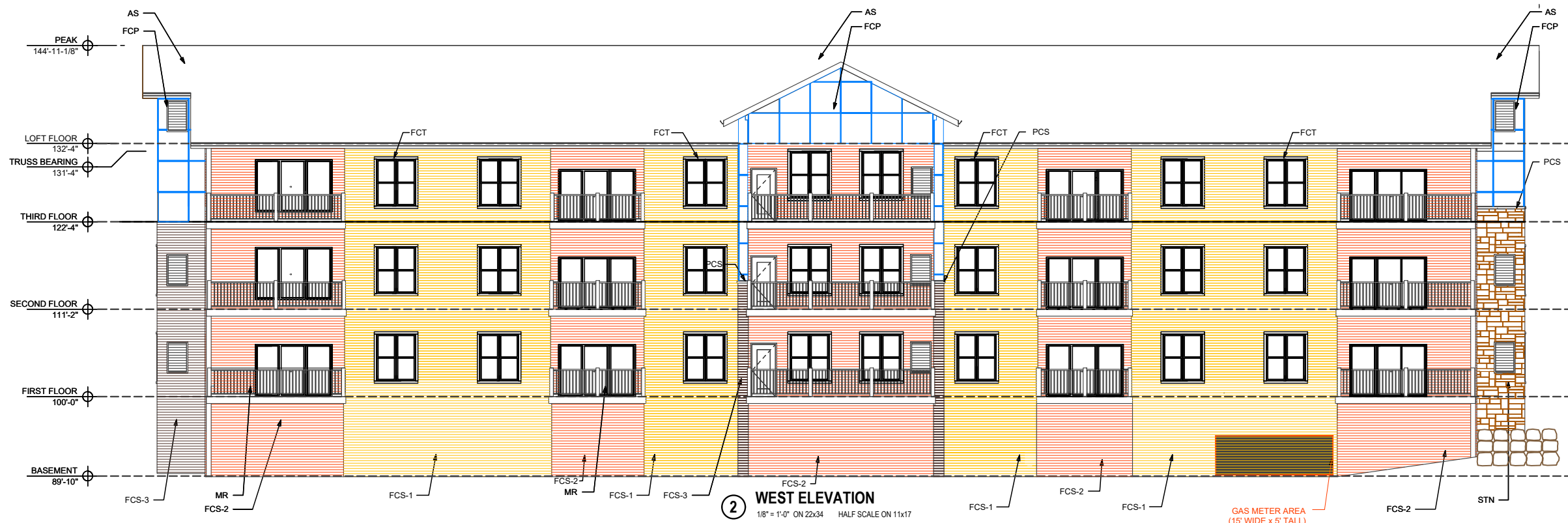
LEGEND		
FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCS-3	FIBER CEMENT SIDING	LP - MIDNIGHT SHADOW
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA
		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

- NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
- REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.
- CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.



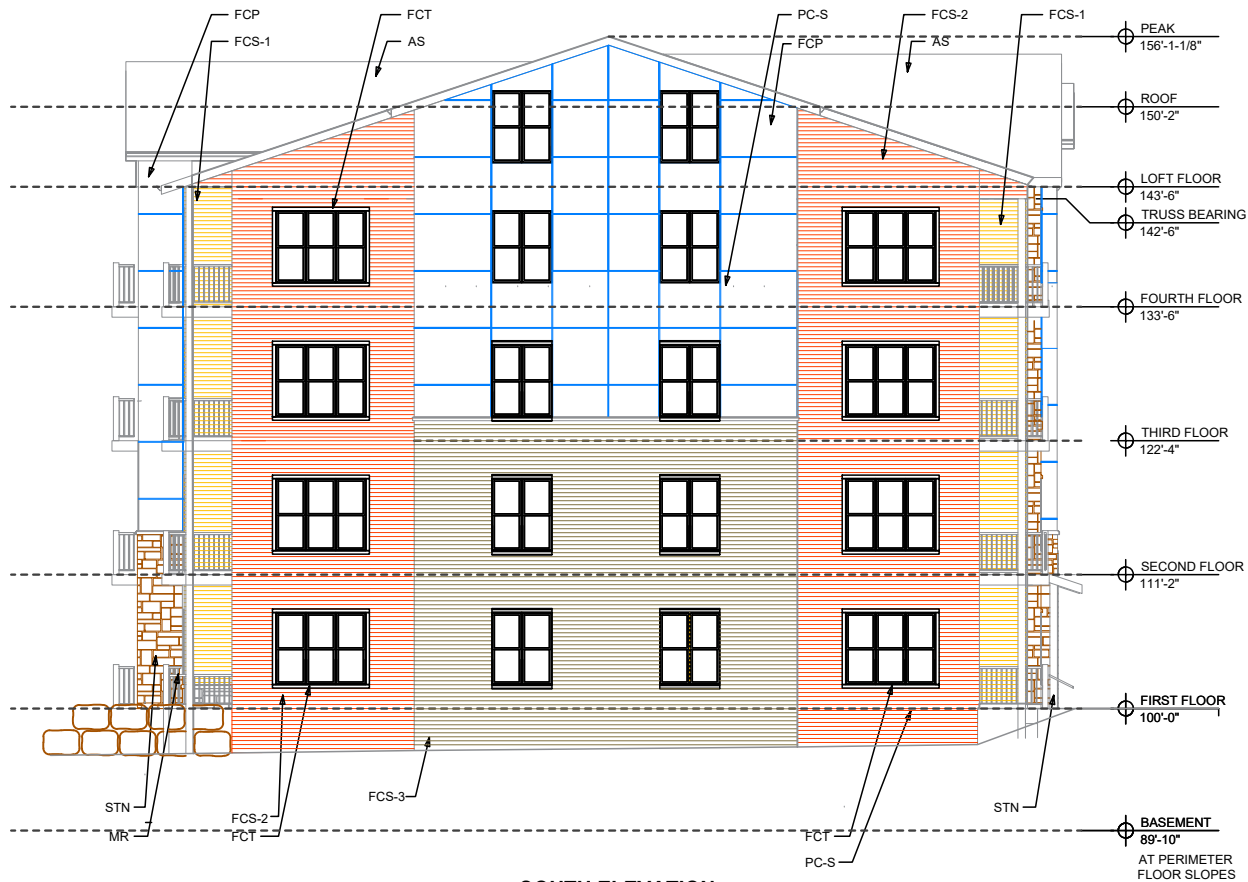
EZRA PROPERTIES APARTMENTS – PHASE 2
EXTERIOR ELEVATIONS

SHEET: A-2.1
DATED: OCTOBER 30, 2025

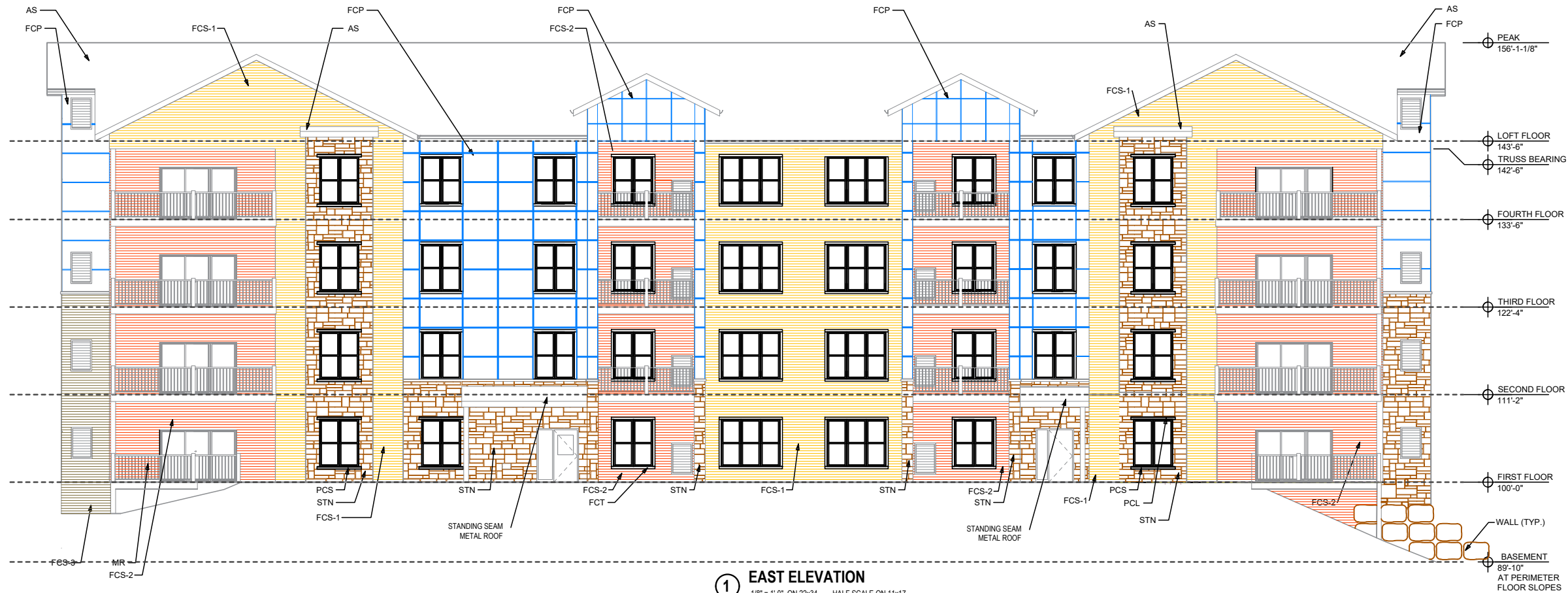
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



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



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

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND	
FCS-1	FIBER CEMENT SIDING
FCS-2	FIBER CEMENT SIDING
FCS-3	FIBER CEMENT SIDING
FCP	FIBER CEMENT PANELS
TRIM	VERTICAL REVEAL TRIM
FCT	FIBER CEMENT TRIM

STN	STONE VENEER
CMU	SPLIT-FACE CMU

PCS	PRE CAST SILL
PCL	PRE CAST LINTEL
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)
MR	METAL RAILING SYSTEM

GENERAL NOTES

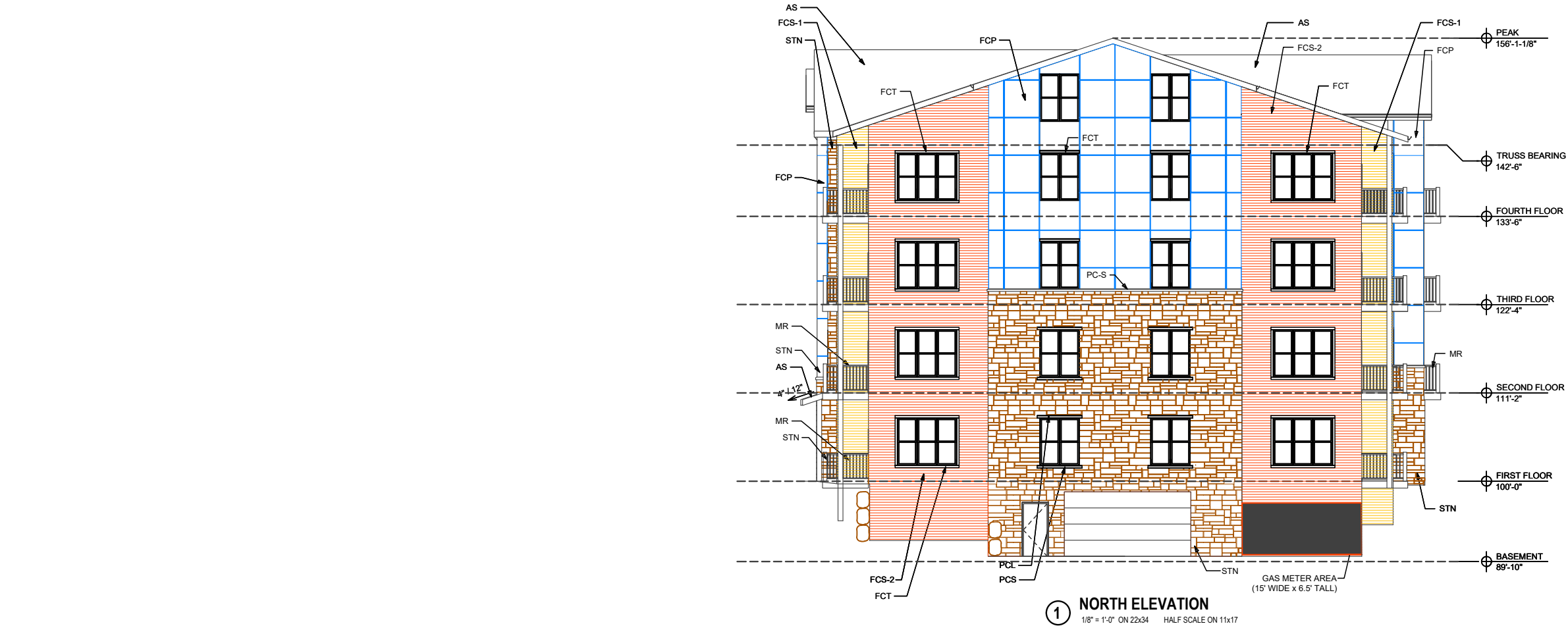
- NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
- REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.
- CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

EZRA PROPERTIES APARTMENTS – PHASE 3
EXTERIOR ELEVATIONS
SHEET: A-2.0
DATED: OCTOBER 30, 2025

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Residential and Commercial Site Design Consultants



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



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
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		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.		



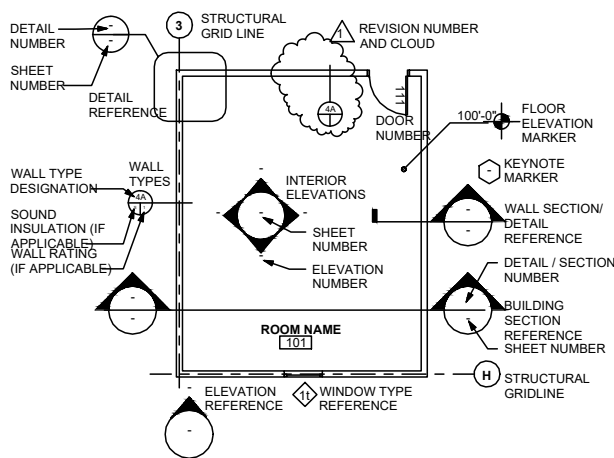
EZRA PROPERTIES MIXED USE – PHASE 3
EXTERIOR ELEVATIONS
SHEET: A-2.1
DATED: OCTOBER 30, 2025

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Residential and Commercial Site Design Consultants

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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

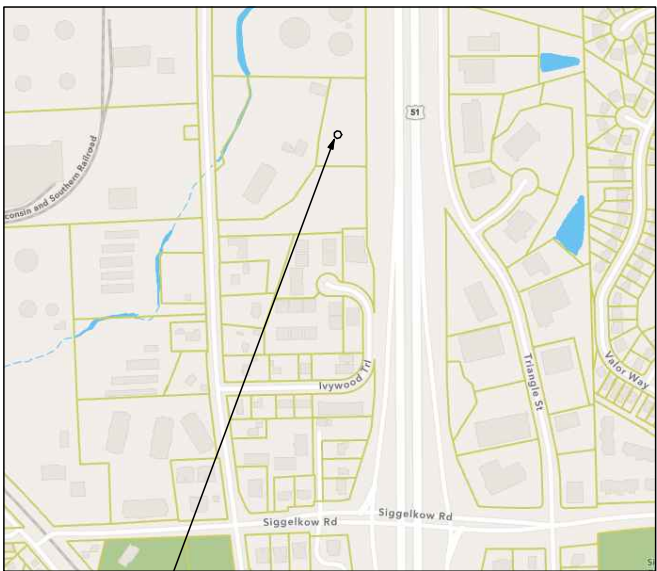
Quam Engineering, LLC

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
	FLR - FLOOR	PERIM -	PERIMETER
@ - AT	FND - FOUNDATION	PC -	PLUMBING CONTRACTOR
AB - ANCHOR BOLT	FOM - FACE OF MASONRY	P/C -	POST CAUL / PRESTRESSED
AFF - ABOVE FINISH FLOOR	FOS - FACE OF STUD	P/T -	POST TENSIONED
ALT - ALTERNATE	FTG - FOOTING	PT -	PRESSURE TREATED
ALUM- ALUMINUM	FUT - FUTURE		
ARCH- ARCHITECT / ARCHITECTURAL	FV - FIELD VERIFY	R -	RADIUS
		RD -	ROOF DRAIN
BRD - BOARD	GA - GAUGE	REINF -	REINFORCING
BLK - BLOCK (CMU)	GALV- GALVANIZED	REQD -	REQUIRED
BOT - BOTTOM	GB - GRAB BAR	RM -	ROOM
	GC - GENERAL CONTRACTOR		
CB - CATCH BASIN	GYP - GYPSUM	SCHED- SCHEDULE	
CIP - CAST-IN-PLACE		SHT -	SHEET
CJ - CONSTRUCTION JOINT	HC - HVAC ONTRACTOR	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	I.F. - INSIDE FACE	TOL -	TOP OF LEDGE ELEVATION
CONT- CONTINUOUS	INSUL- INSULATION	TOP -	TOP OF PIER ELEVATION
CU - CUBIC	INT - INTERIOR	TP -	TOILET PAPER DISPENSER
		TS -	(SEE HIGH STRENGTH STEEL DESIGNATION)
		TYP -	TYPICAL
		TOW -	TOP OF WALL ELEVATION
DBL - DOUBLE	L - STEEL ANGLE DESIGNATION	UL -	
DF - DRAINING FOUNTAIN	LAM - LAMINATE	UNO -	UNDERWRITERS LAB
DIM - DIAMETER	LVL - LAMINATED VENEER LUMBER		UNLESS NOTED OTHERWISE
DN - DOWN		VB -	VAPOR BARRIER
DS - DOWN SPOUT	LAX - MAXIMUM	VERT -	VERTICAL
DTL - DETAIL	MBV - MASONRY BEARING WALL	VIF -	VERIFY IN FIELD
DWG - DRAWING	MAN - MANUFACTURER		
	MIN - MINIMUM	W -	WIDTH
EA - EACH	MO - MASONRY OPENING	W/ -	WITH
EC - ELECTRICAL CONTRACTOR	MTL - METAL	WC -	WITHOUT
EIFS - EXTERIOR INSULATION FINISH SYSTEM	NIC - NOT IN CONTRACT	WO -	WATER CLOSET
EL - ELEVATION	NOM - NOMINAL	WRB -	WOOD
ELEV - ELEVATOR	NTS - NOT TO SCALE	WWF -	WEATHER RESISTANT BARRIER
ENG - ENGINEER			WELDED WIRE FABRIC
EQ - EQUAL	OC - ON CENTER		
EXIST- EXISTING	OD - OUTSIDE DIAMETER		
EXP - EXPANSION	O.F. - OUTSIDE FACE		
EXT - EXTERIOR	OH - OVERHEAD		
	OPCI - OWNER PROVIDED, CONTRACTOR INSTALLED		
	OPOI - OWNER PROVIDED, OWNER INSTALLED		
FD - FLOOR DRAIN	OPNG - OPENING		
FND - FOUNDATION	OPP - OPPOSITE		
FE - FIRE EXTINGUISHER			
FEC - FIRE EXTINGUISHER CABINET			
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	DETAILS
L1.0	LANDSCAPE PLAN

LIST OF DRAWINGS

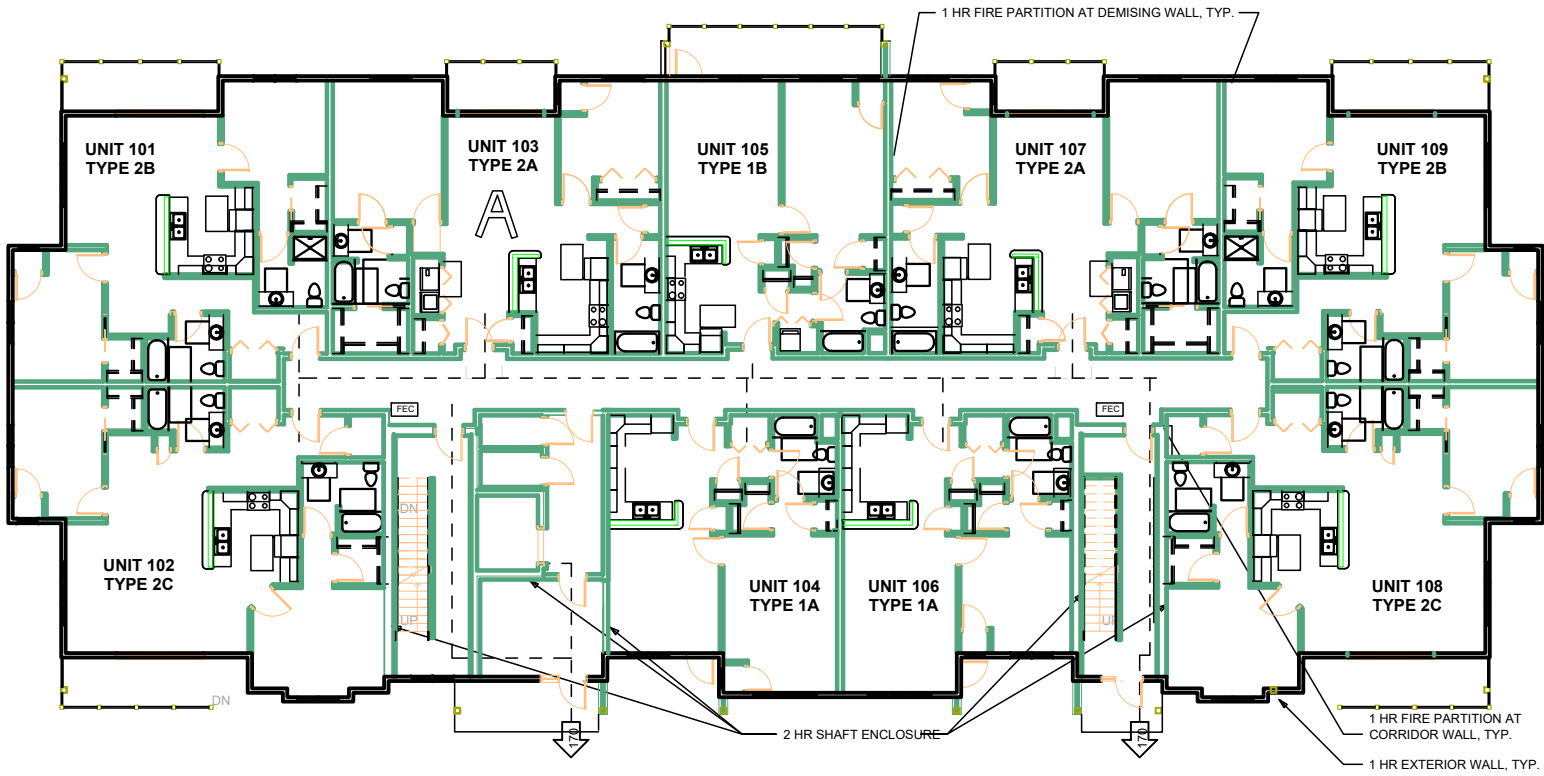
ARCHITECTURAL

- 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

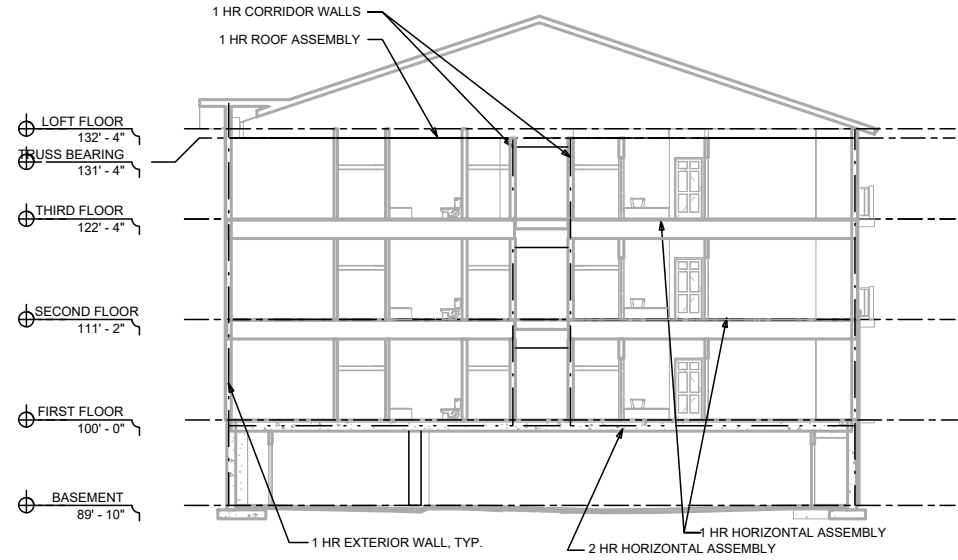
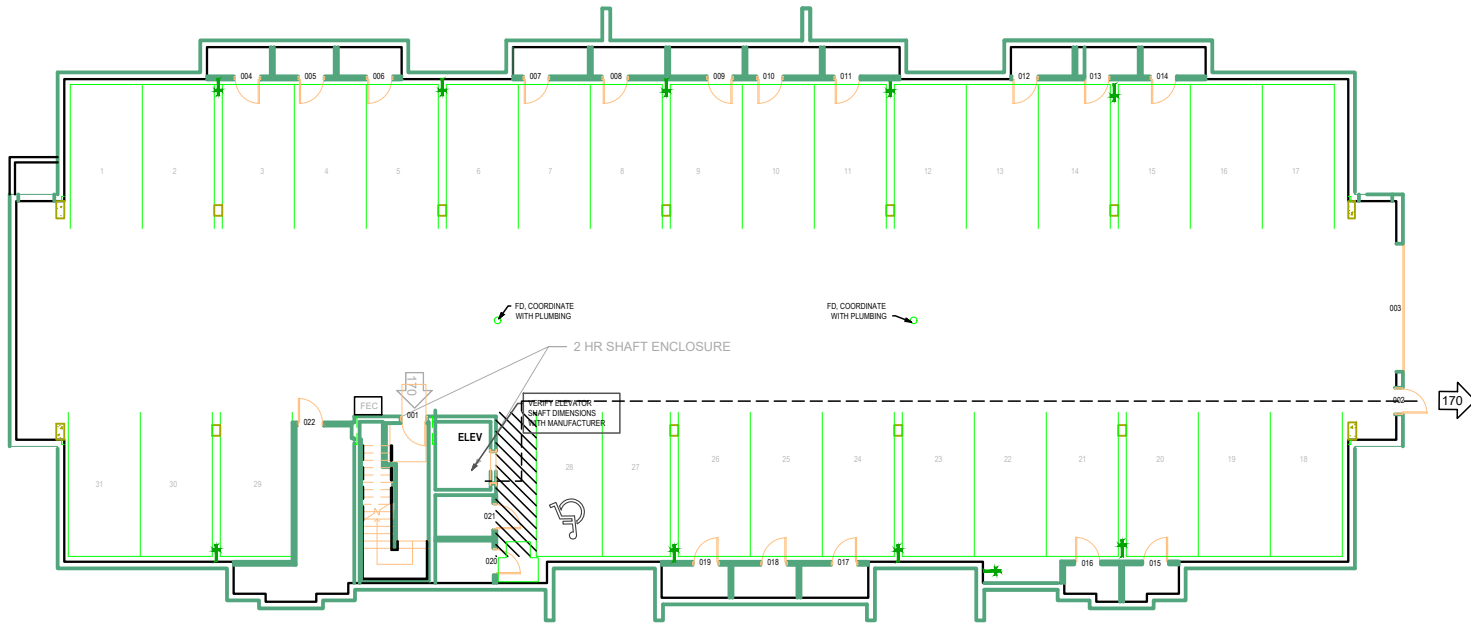
- A5.0 ENLARGED UNIT FLOOR PLANS
- A5.1 ENLARGED UNIT FLOOR PLANS
- A5.2 ENLARGED UNIT FLOOR PLANS
- A5.3 ENLARGED STAIR PLANS
- A6.0 WALL TYPES, FLOOR ROOF & CEILING TYPES
- A6.1 DOOR SCHEDULES, DOOR & FRAME ELEVATIONS
- A6.2 WINDOW TYPES & INTERIOR ELEVATIONS
- A8.0 DETAILS
- A8.1 DETAILS
- A8.2 DETAILS

OCTOBER 30, 2025

G1.0



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



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

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 WBOC, 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 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)

EZRA PROPERTIES APARTMENTS - PHASE 2

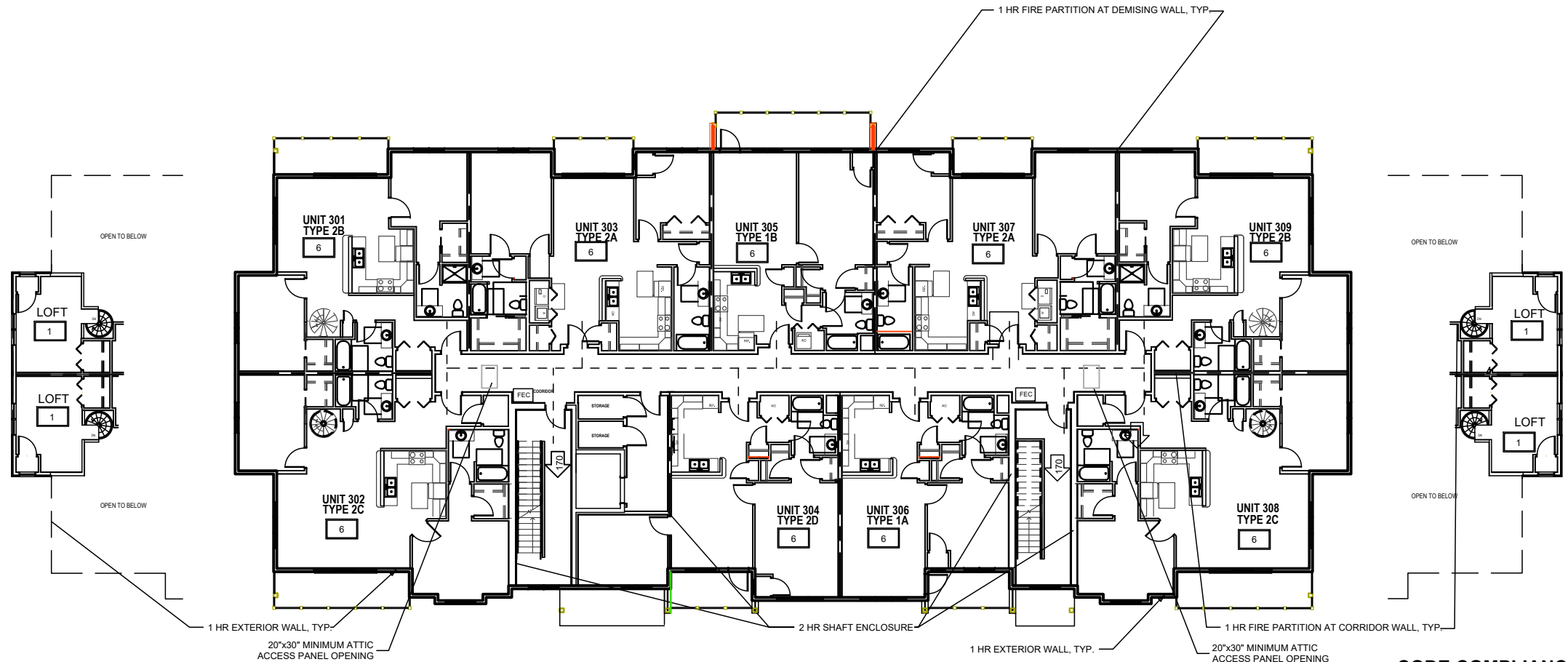
CODE COMPLIANCE PLAN

SHEET: G-1.1
DATED: OCTOBER 30, 2025

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**CODE COMPLIANCE -
MEZZANINE (LOFT) FLOOR**

4
3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17

CODE COMPLIANCE - THIRD FLOOR

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

**CODE COMPLIANCE -
MEZZANINE (LOFT) FLOOR**

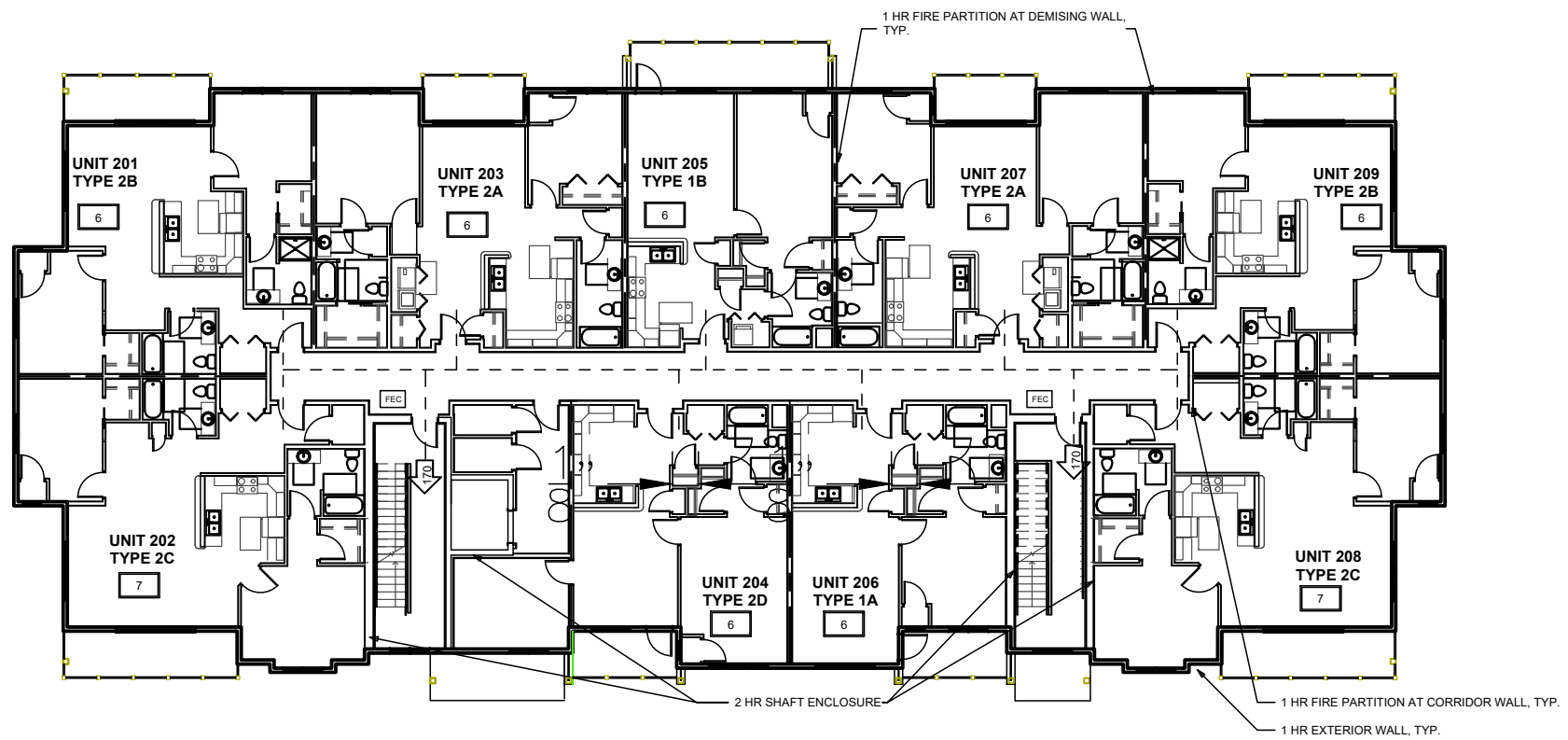
3
3/32" = 1'-0" ON 22x34 HALF SCALE ON 11x17

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)



CODE COMPLIANCE - SECOND FLOOR

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

EZRA PROPERTIES APARTMENTS - PHASE 2

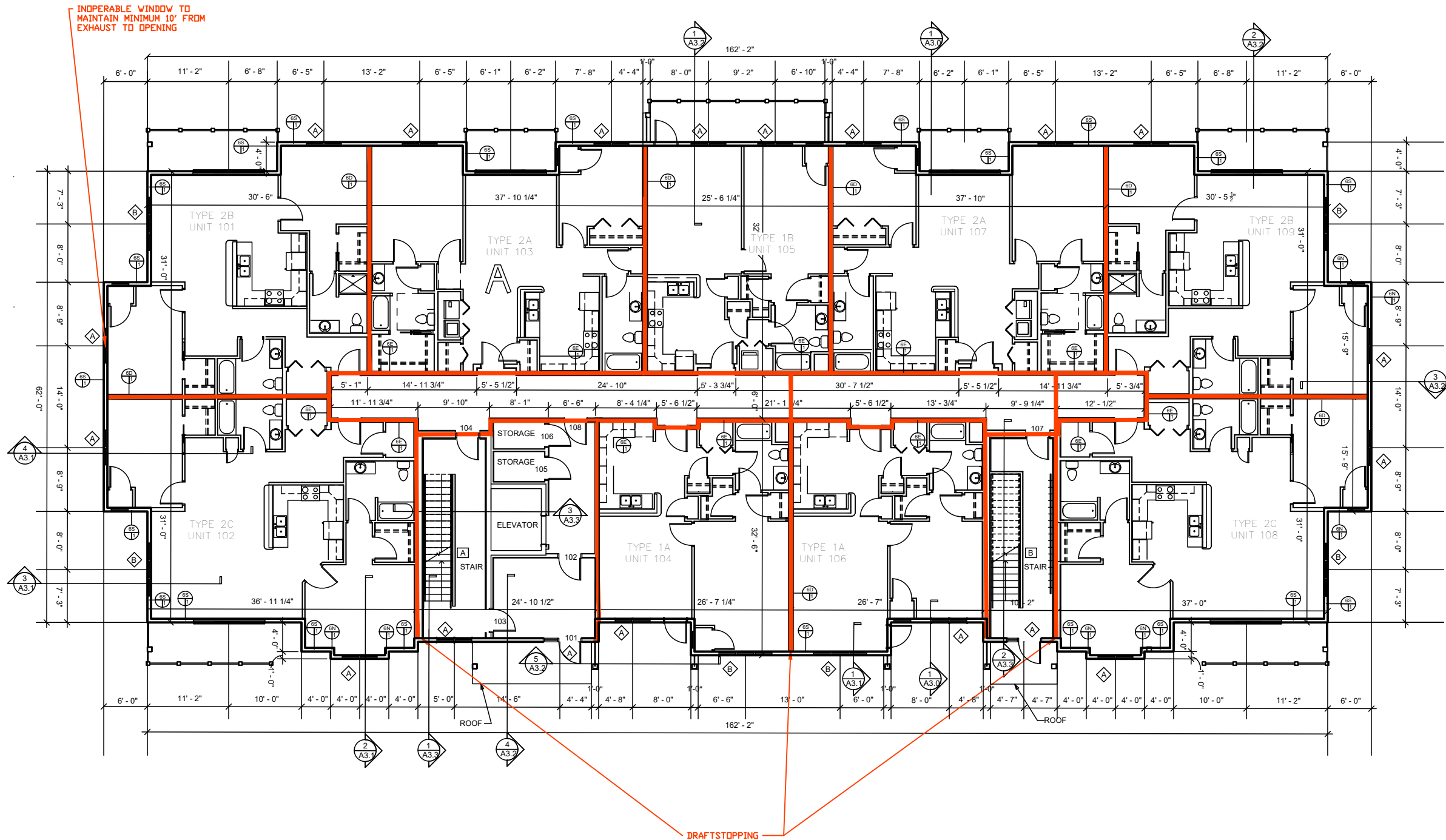
CODE COMPLIANCE PLAN

SHEET: G-1.2
DATED: OCTOBER 30, 2025

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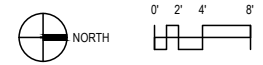


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- ### FLOOR PLAN GENERAL NOTES
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
 - B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
 - C. PROVIDE VERTICAL CONTROL JOINTS (C/J'S) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS 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



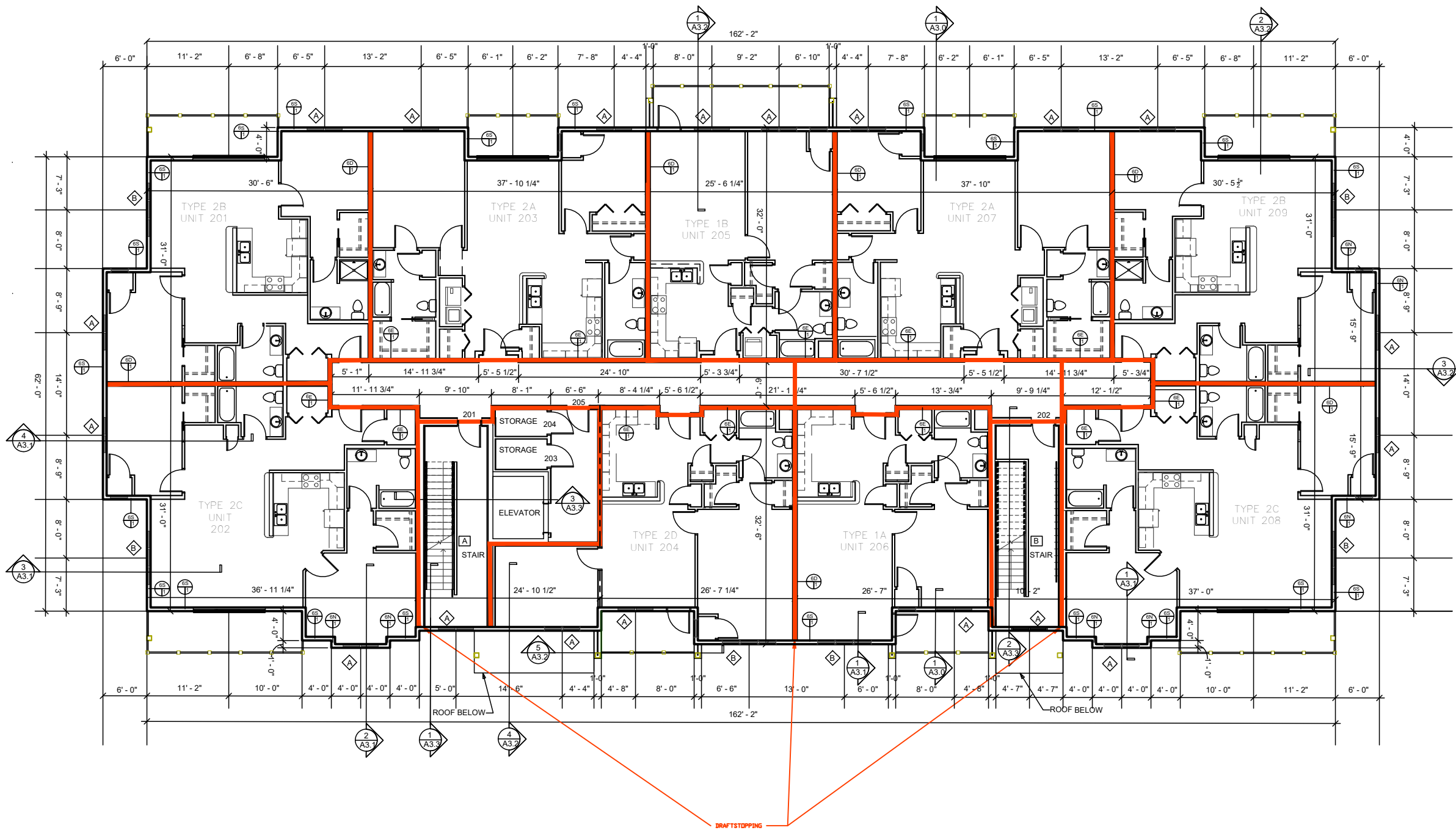
EZRA PROPERTIES APARTMENTS – PHASE 2
FIRST FLOOR PLAN
SHEET: A-1.1
DATED: OCTOBER 30, 2025

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



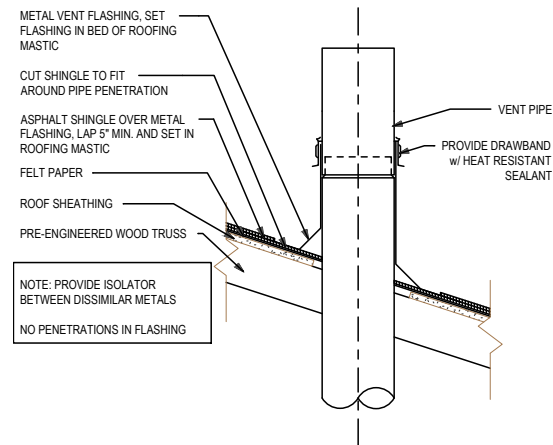
EZRA PROPERTIES APARTMENTS – PHASE 2
SECOND FLOOR PLAN
SHEET: A-1.2
DATED: OCTOBER 30, 2025

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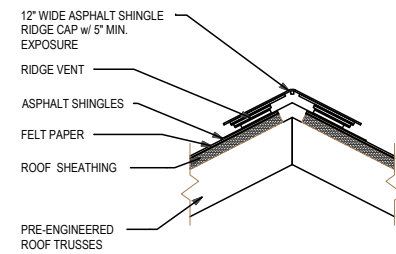


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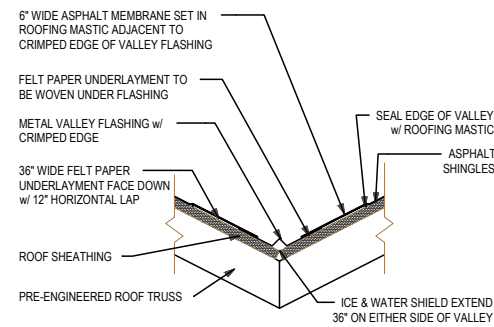
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 (608) 838-7750 Q:\Projects\ROD-17\Phase 2 Apartments Cnd Drawing\Ezra Properties Apartments Phase 2 - Revit 2019 - Sheet A1-15 - ROOF PLAN.dwg



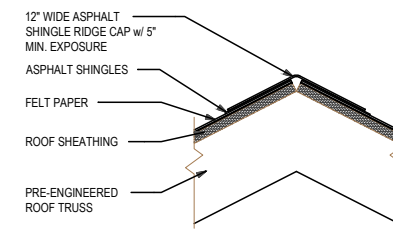
5 ROOF VENT PENETRATION DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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



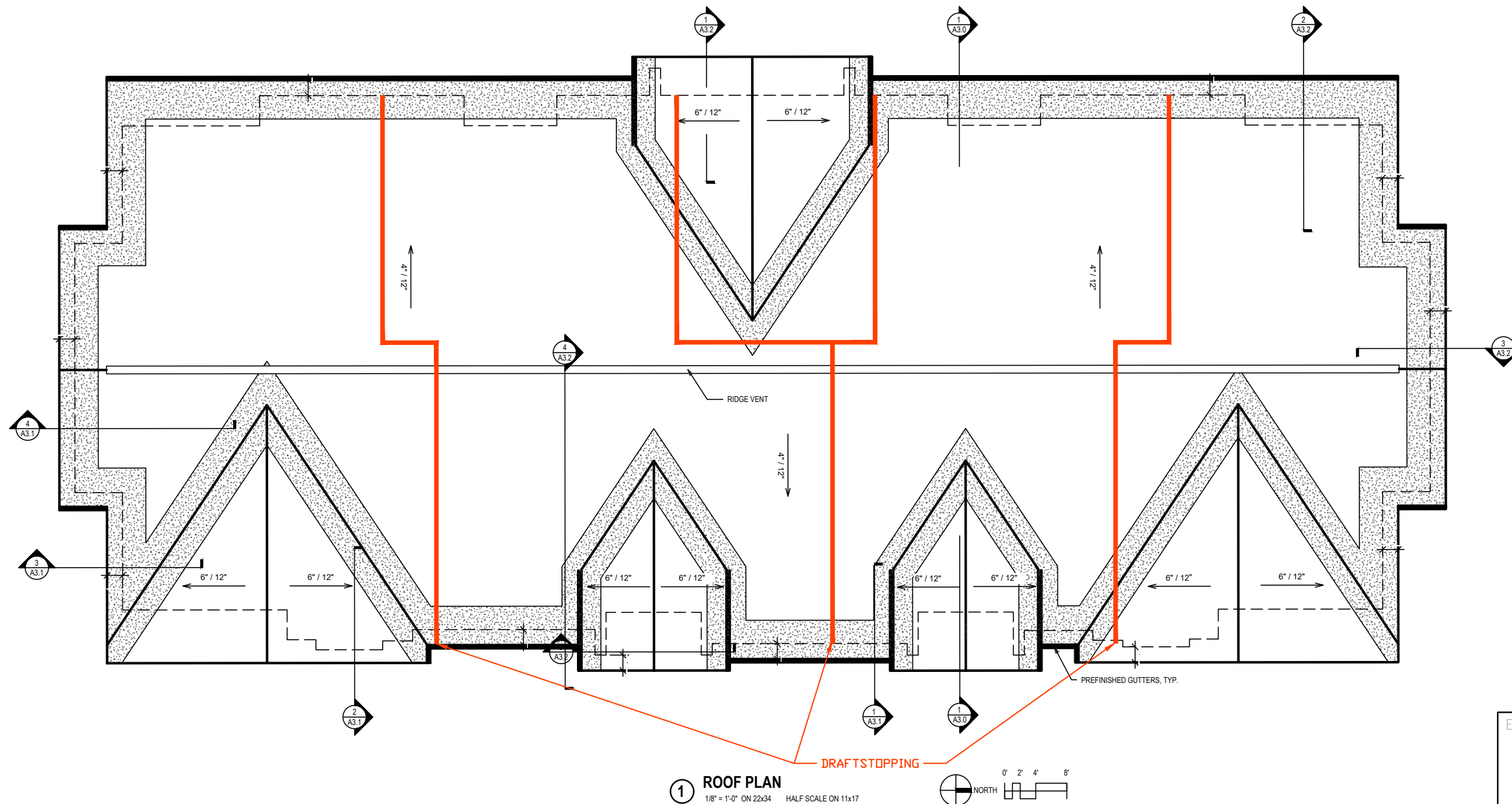
3 ROOF VALLEY DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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

ROOF PLAN GENERAL NOTES

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



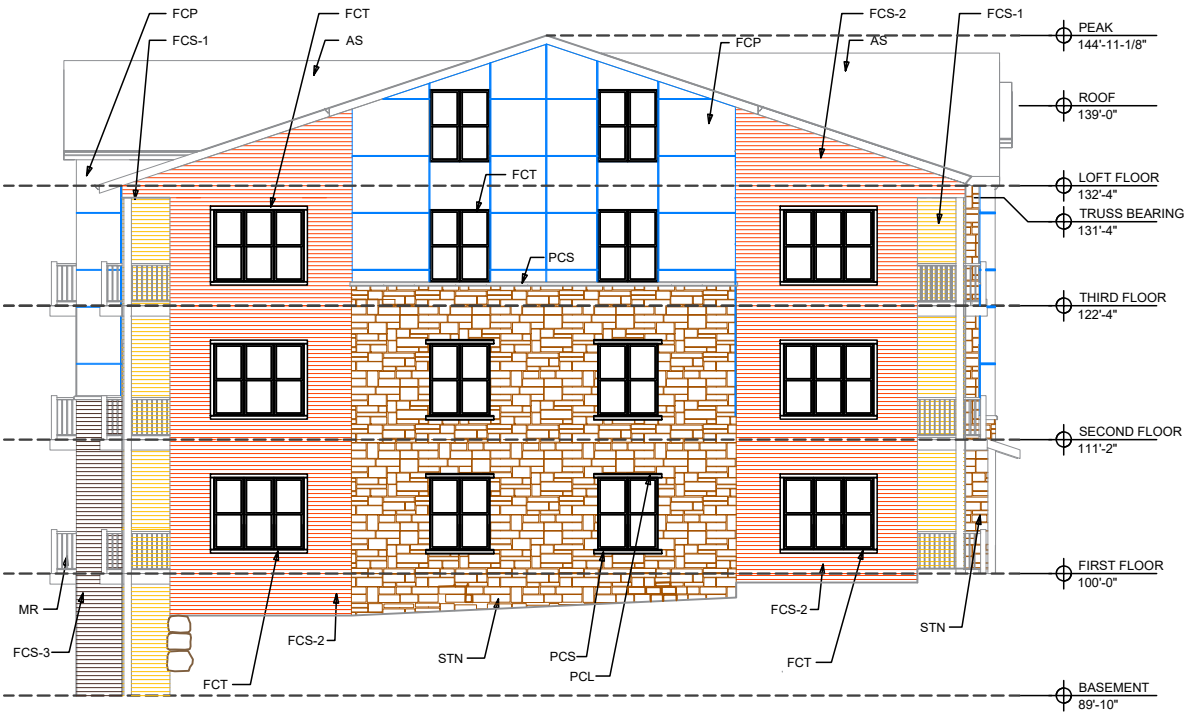
1 ROOF PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS – PHASE 2
ROOF PLAN
SHEET: A-1.4
DATED: OCTOBER 30, 2025

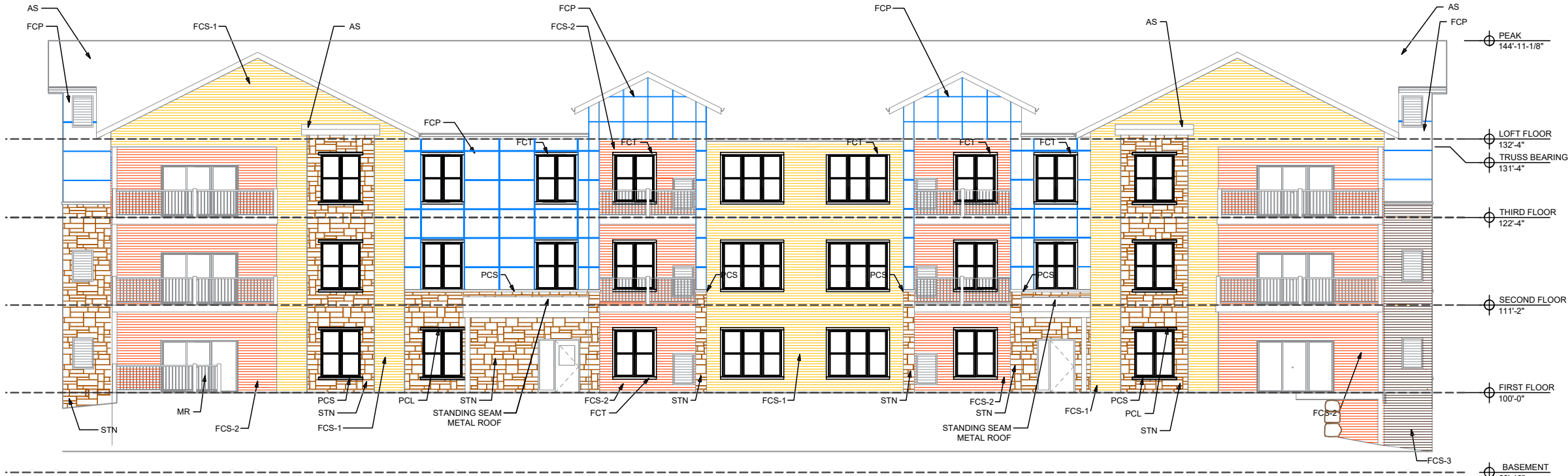
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② SOUTH ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND	
FCS-1	FIBER CEMENT SIDING
FCS-2	FIBER CEMENT SIDING
FCS-3	FIBER CEMENT SIDING
FCP	FIBER CEMENT PANELS
TRIM	VERTICAL REVEAL TRIM
FCT	FIBER CEMENT TRIM
SW 6102 - PORTABELLO	
SW 2803 - TERRA COTTA	
LP - MIDNIGHT SHADOW	
JH - IRON GRAY	
TAMLYN - PAINTED TO MATCH SIDING	
COLOR TO MATCH SOFFIT AND FASCIA	
1X4 @ WINDOWS, TYP.	
1X10 @ BAND BOARD	
1X12 @ FRIEZE BOARD	

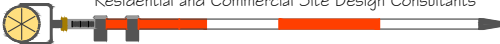
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE
		WATER TABLE SILL - COLOR "BROWN"
		DUTCH QUALITY STONE
		PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
		COUNTY MATERIALS 01-034A CLIFF GRAY

PCS	PRE CAST SILL
PCL	PRE CAST LINTEL
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)
MR	METAL RAILING SYSTEM

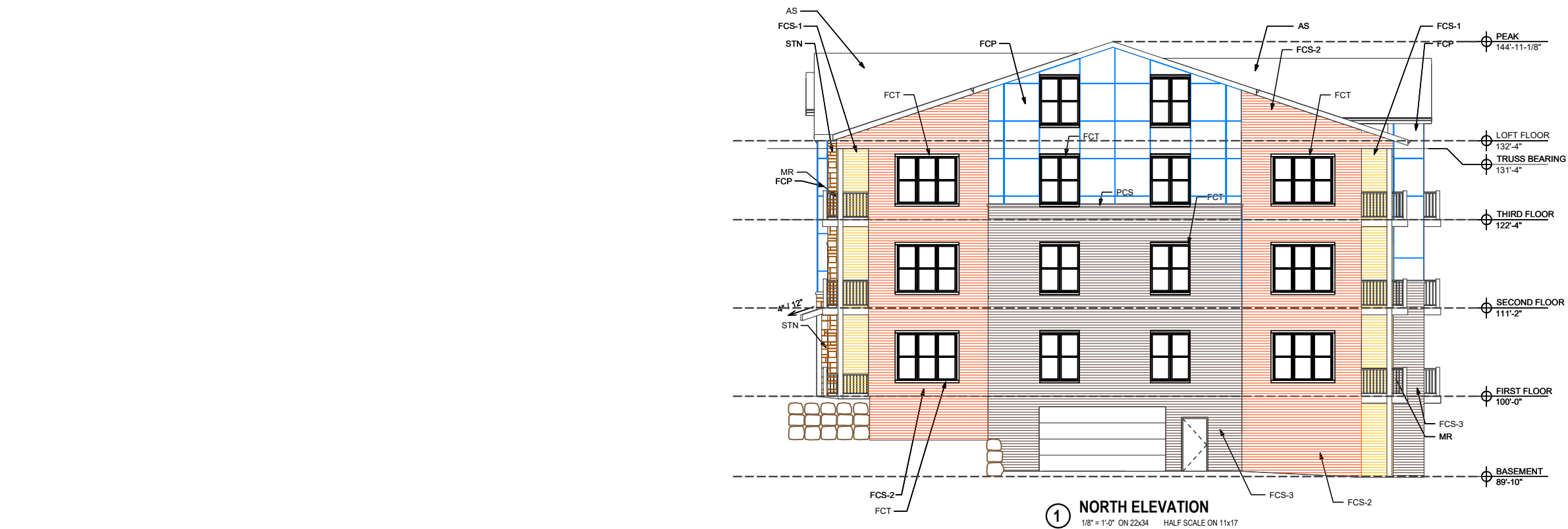
- GENERAL NOTES
- A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
- B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.
- C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

EZRA PROPERTIES APARTMENTS – PHASE 2
EXTERIOR ELEVATIONS
SHEET: A-2.0
DATED: OCTOBER 30, 2025

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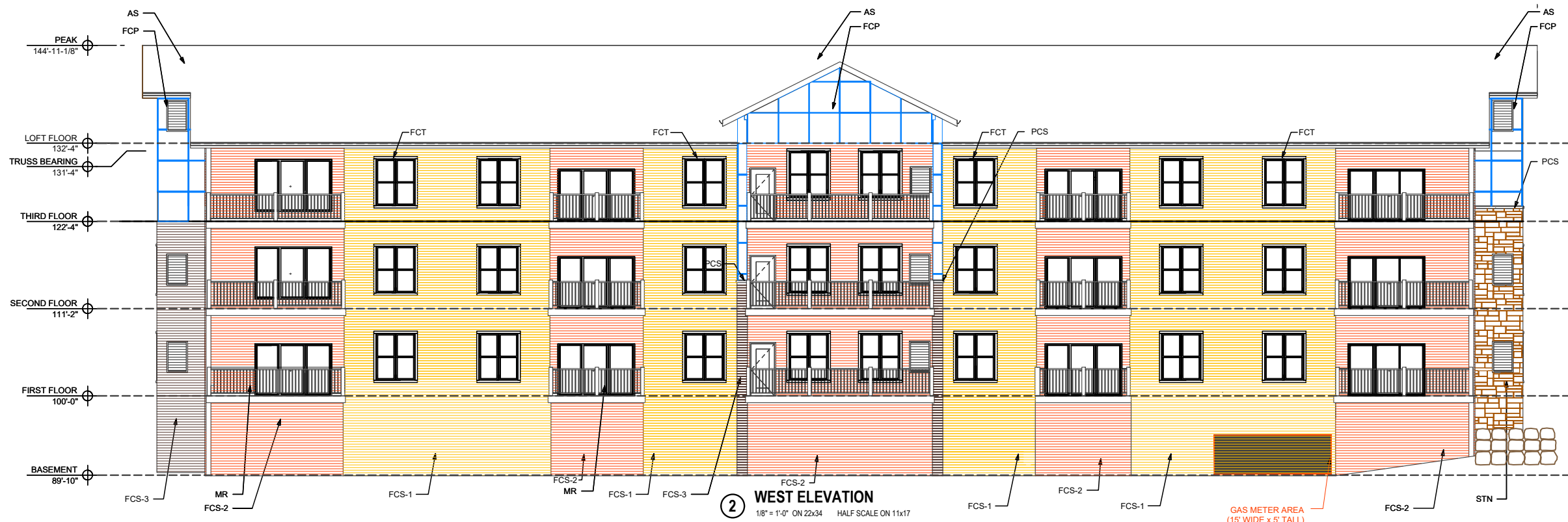
EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

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
		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.

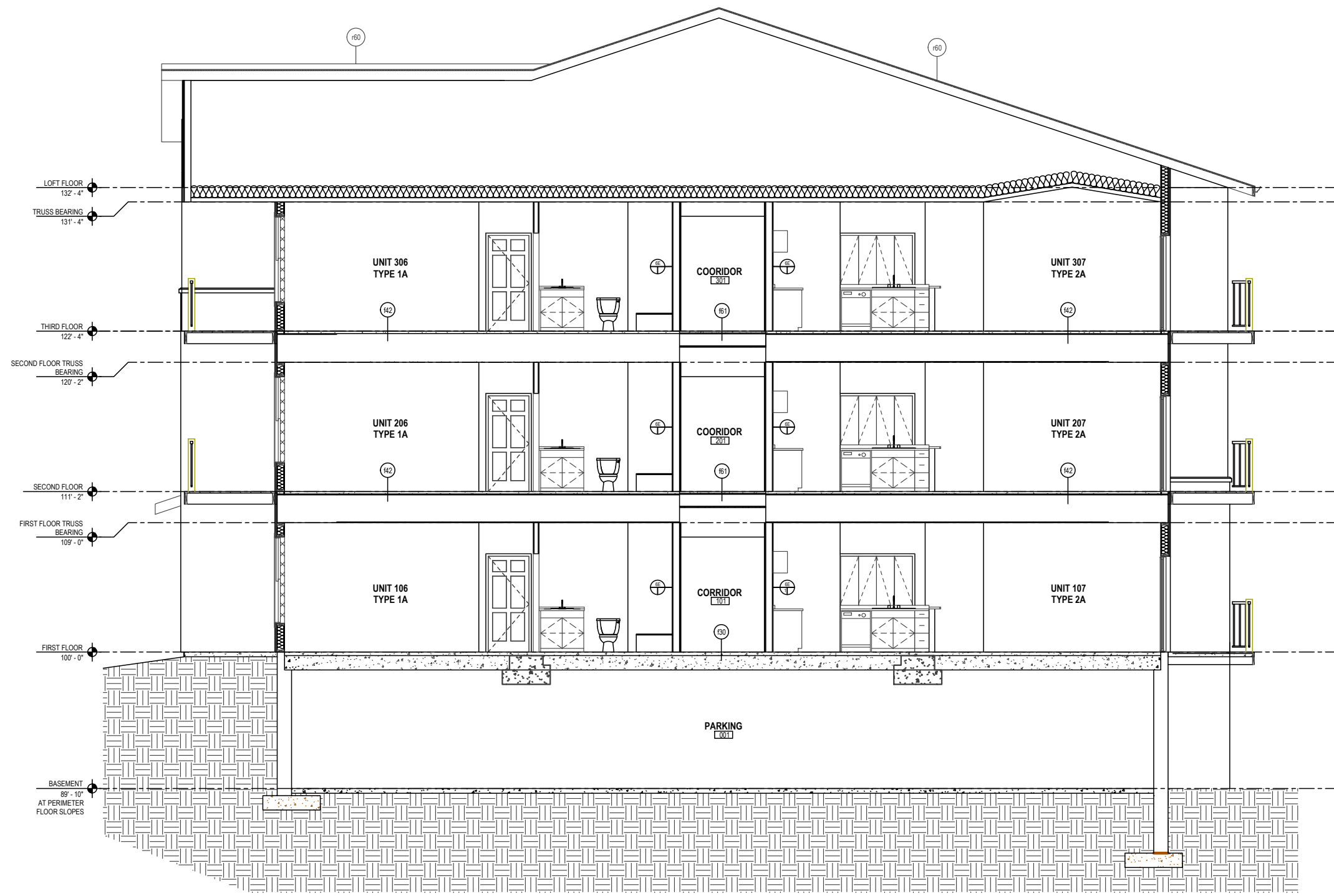


EZRA PROPERTIES APARTMENTS – PHASE 2
EXTERIOR ELEVATIONS
SHEET: A-2.1
DATED: OCTOBER 30, 2025

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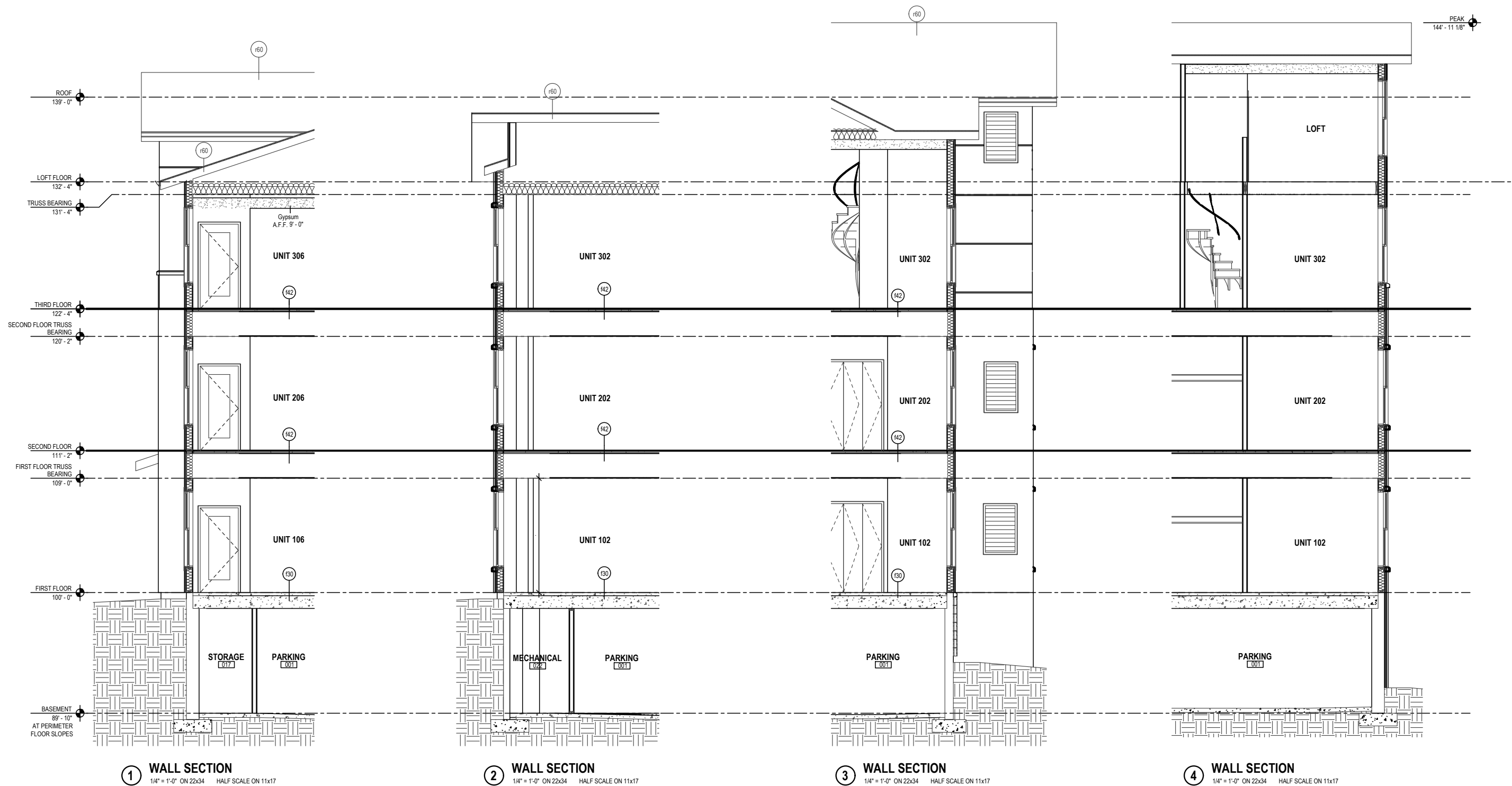


1 BUILDING SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

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

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

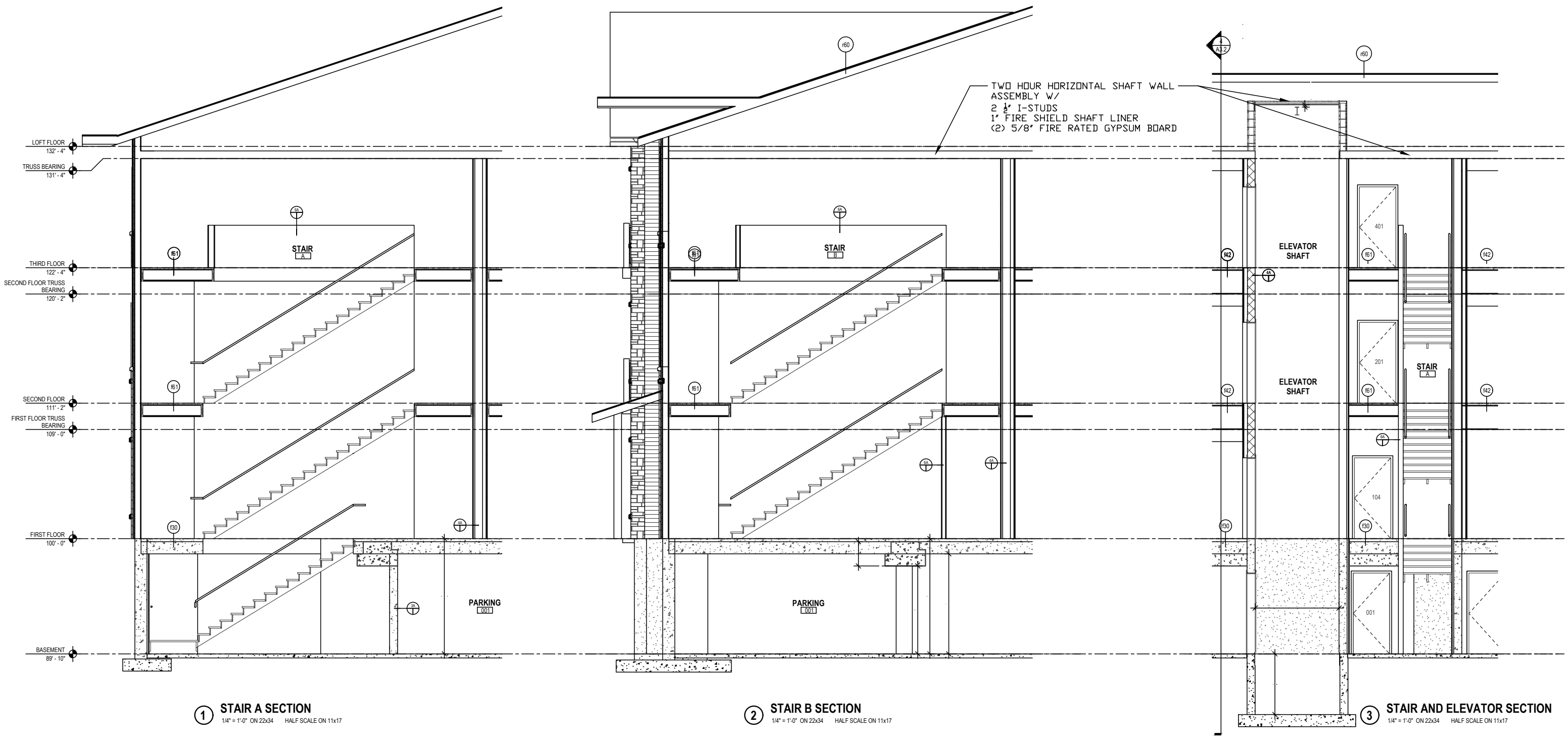
4 WALL SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

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

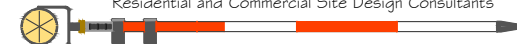
STAIR SECTIONS

SHEET: A-3.3

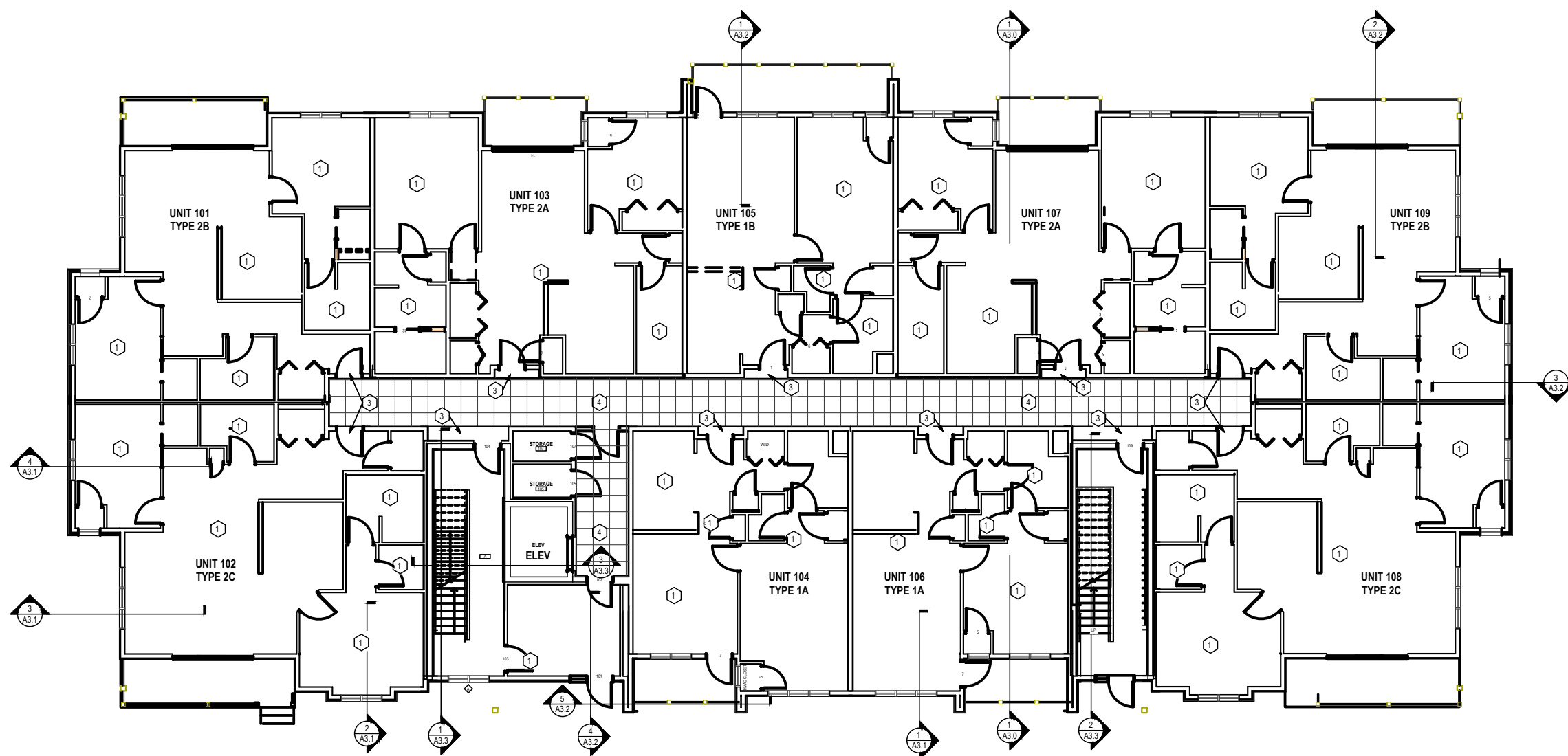
DATED: OCTOBER 30, 2025

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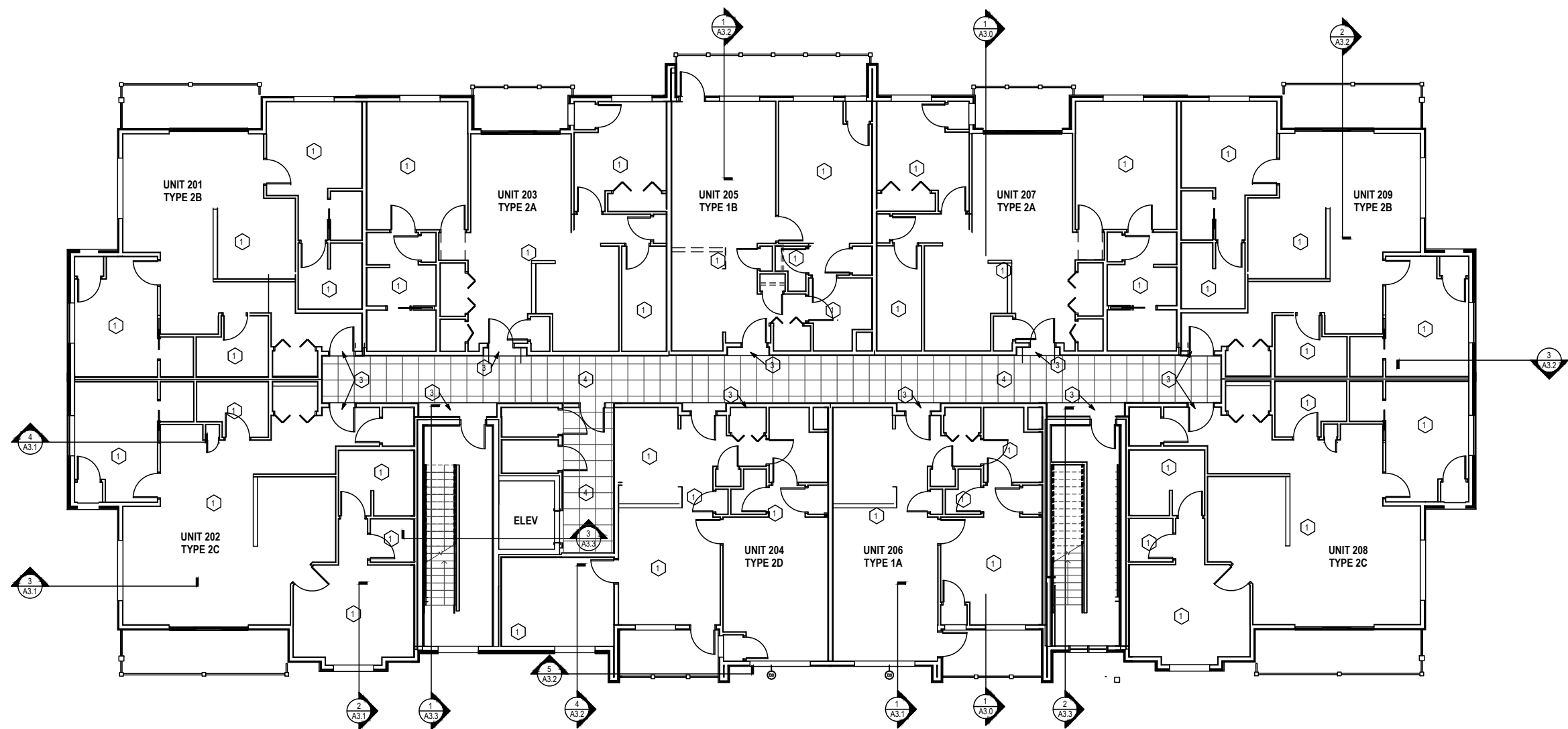
4604 Siggelkow Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



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

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

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

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	2'x2' ACOUSTICAL CEILING TILE, 8'-0" A.F.F.



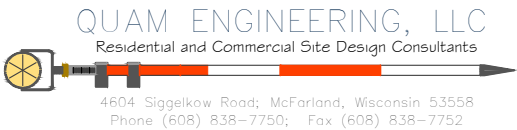
SHEET: A-4.3
DATED: OCTOBER 30, 2025



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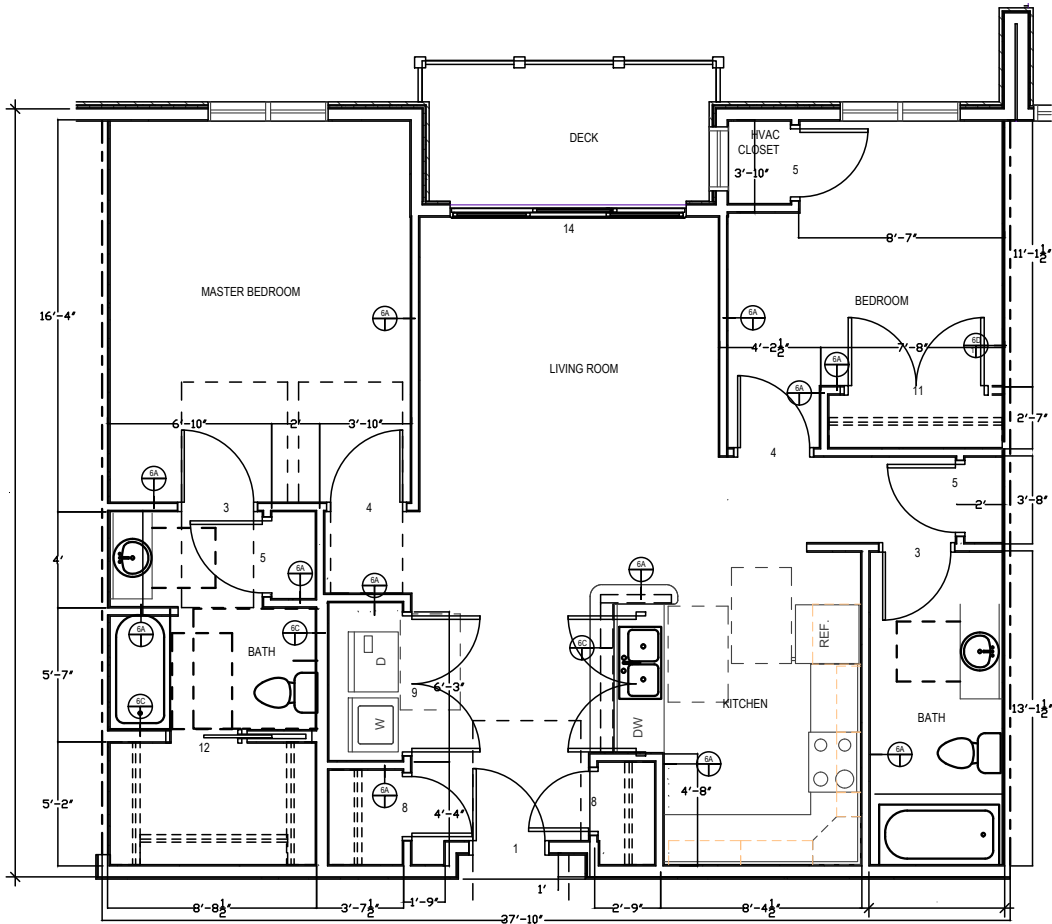


UNIT FLOOR PLAN GENERAL NOTES

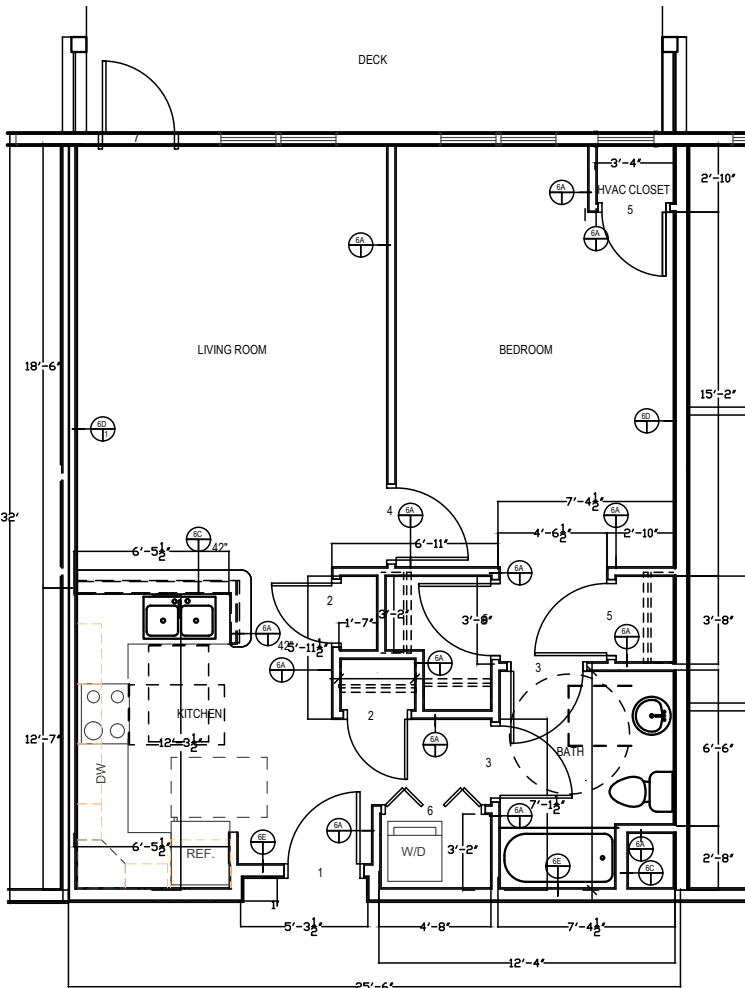
- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- B. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL 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, 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.

NOTES

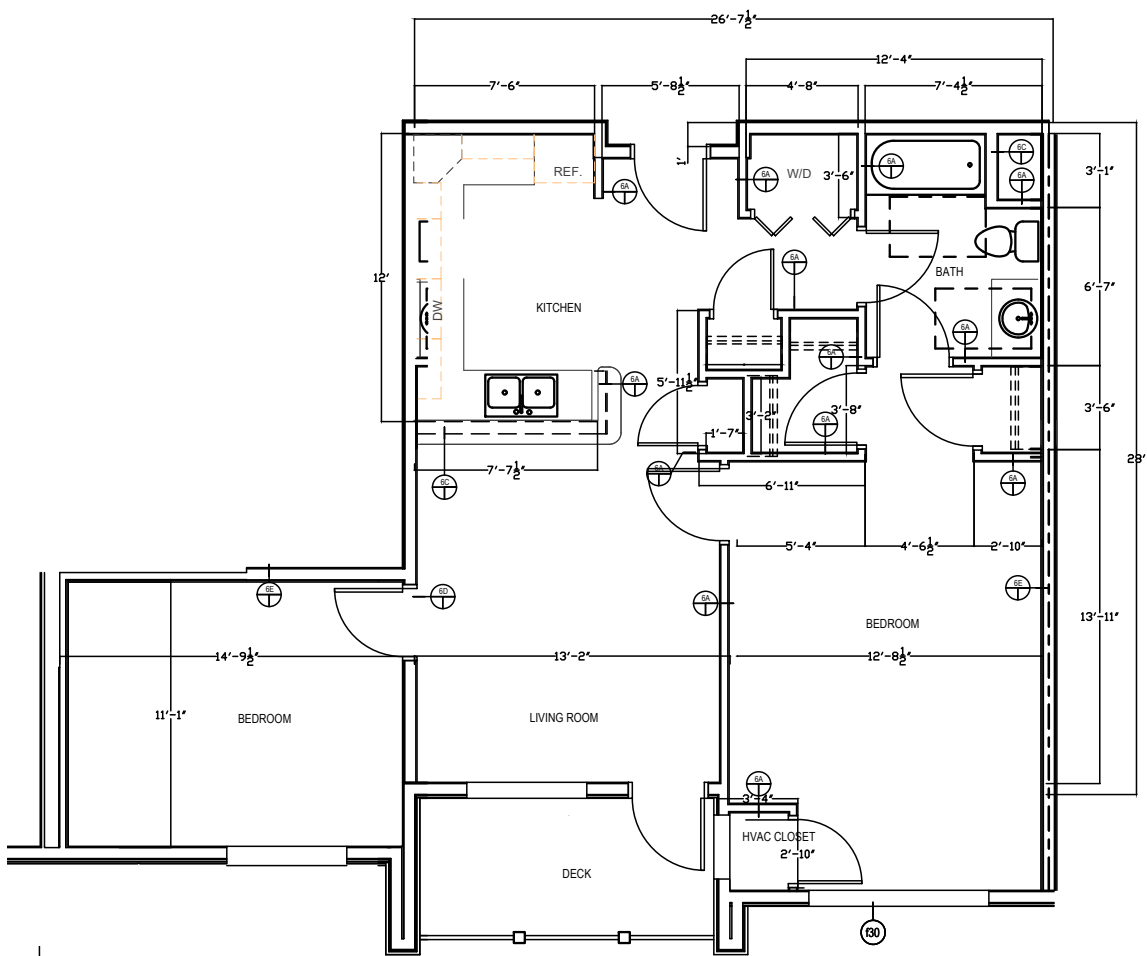
1. IN KITCHEN OF TYPE A UNITS AT LEAST ONE 30 INCH WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH AND NO HIGHER THAN 34 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
2. A KITCHEN SINK IN TYPE A DWELLING UNITS SHALL BE PROVIDED WITH A 30 INCH WIDE AREA CENTERED FOR A FORWARD APPROACH. THE SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND KNEE CLEARANCE COMPLYING WITH SECTIO N306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 3/4 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309.



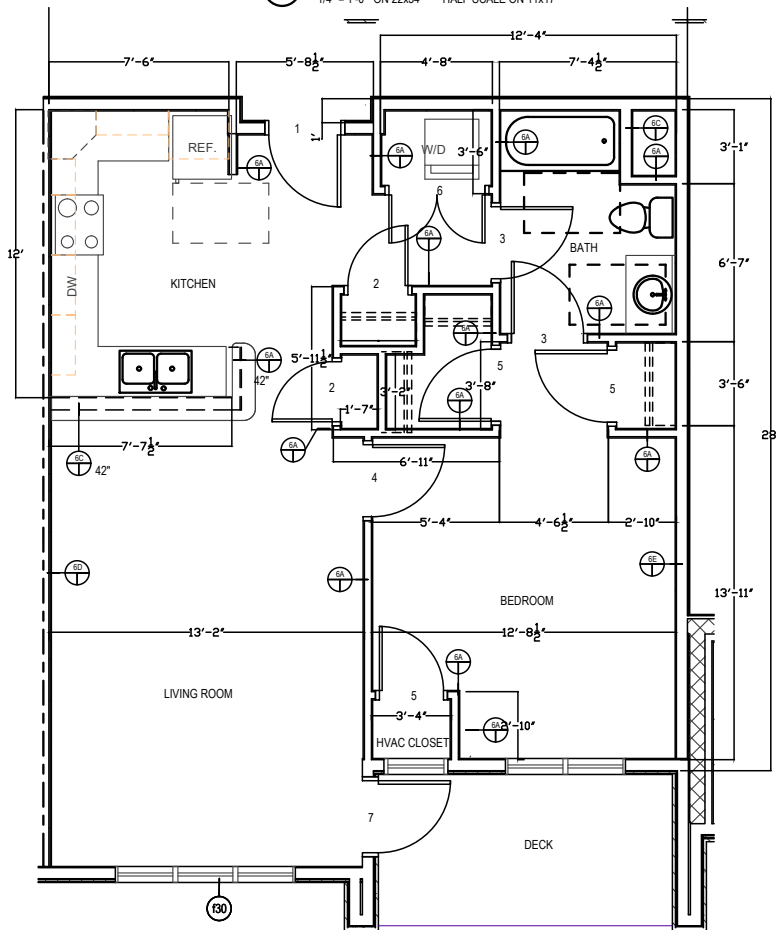
③ UNIT 2A
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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

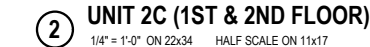


④ UNIT 2D
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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

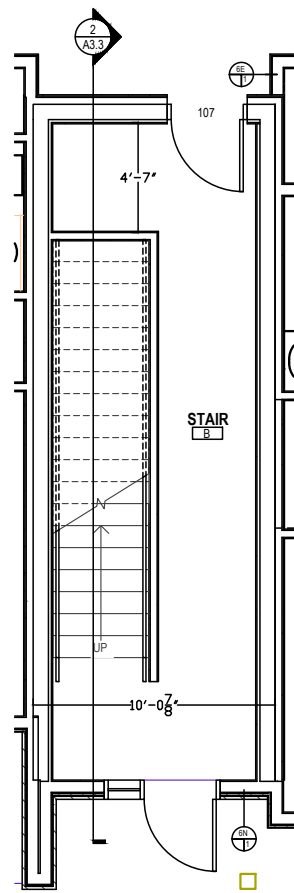
- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- B. ADA COMPLIANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL 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, APPLANCE, 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 DESIGN, 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.



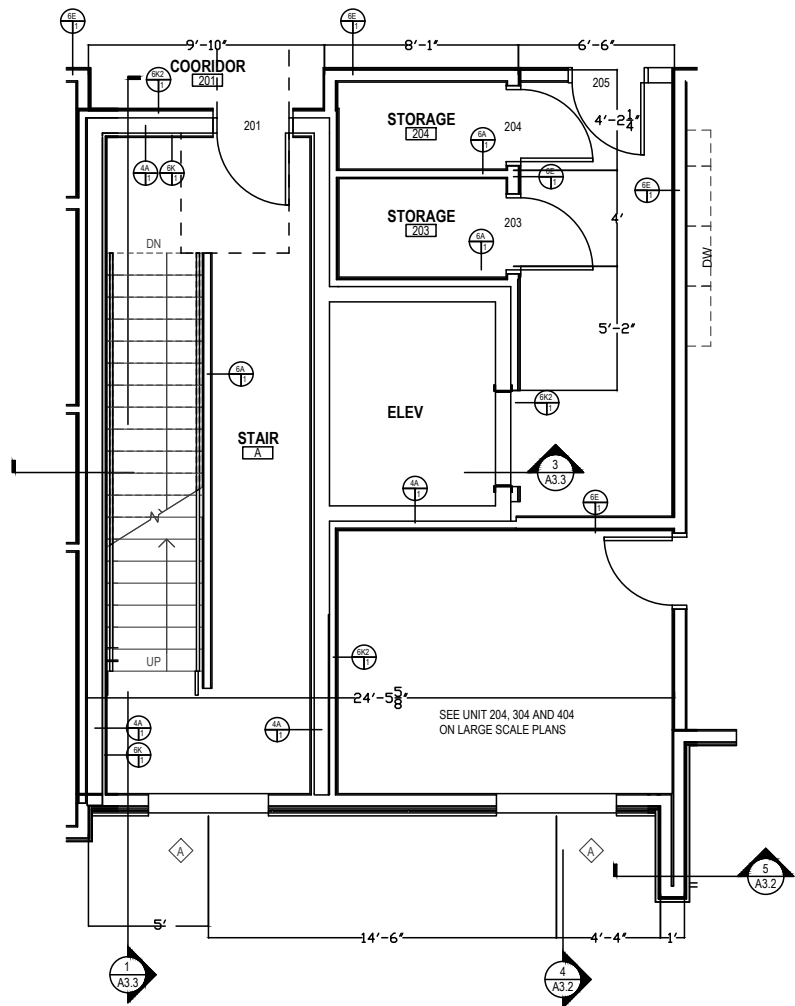
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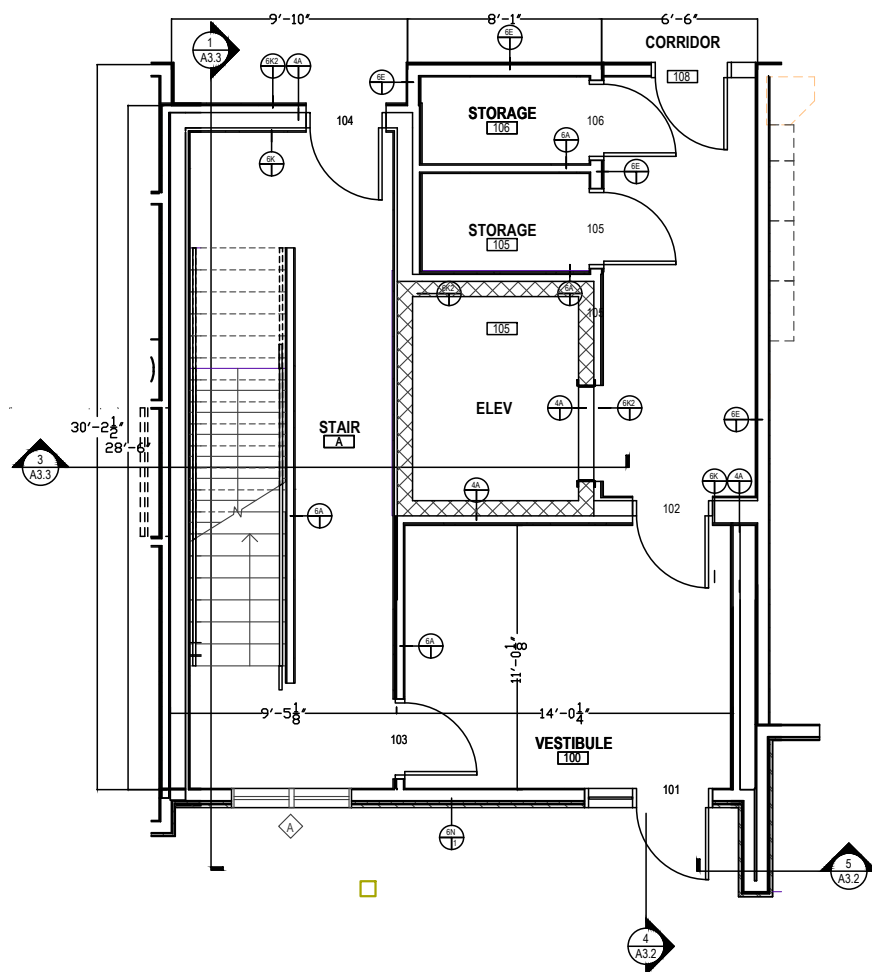




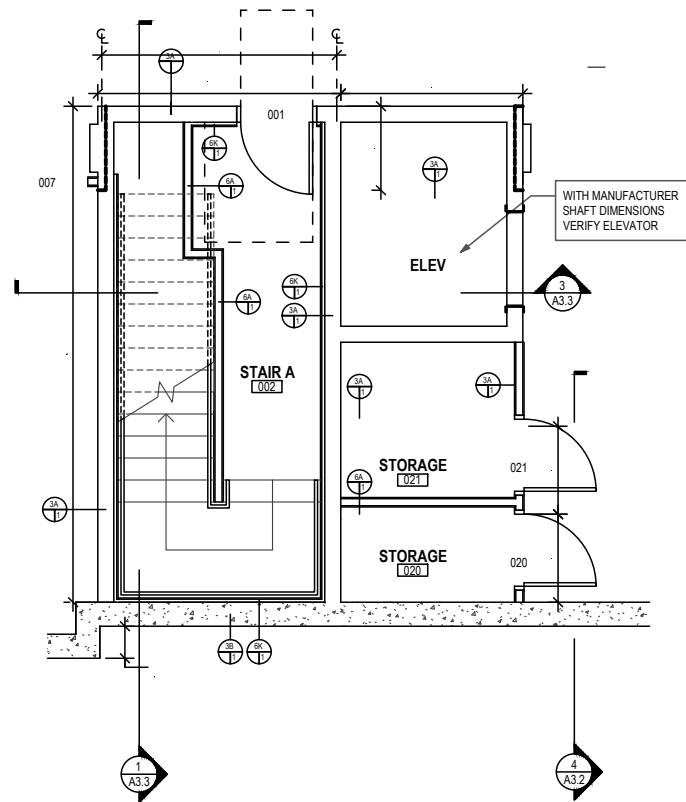
④ STAIR B ENLARGED PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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



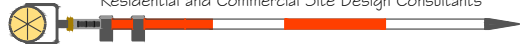
② STAIR A FIRST FLOOR PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



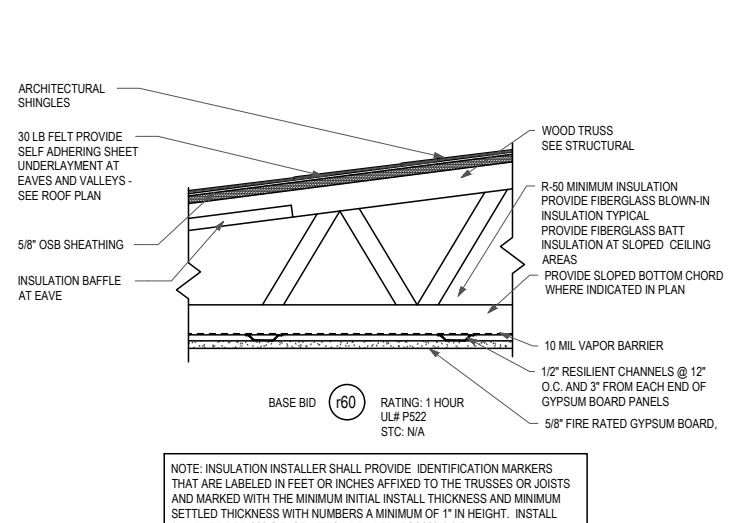
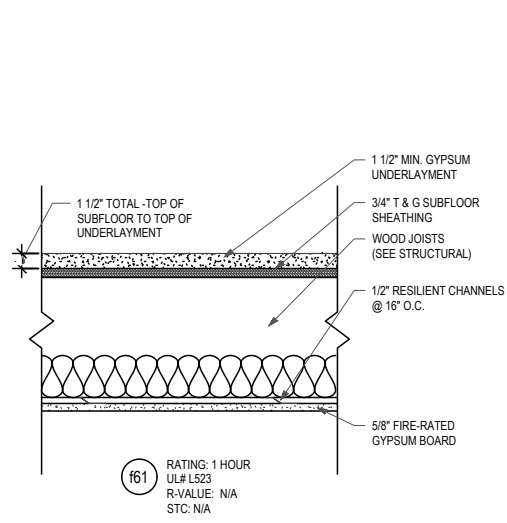
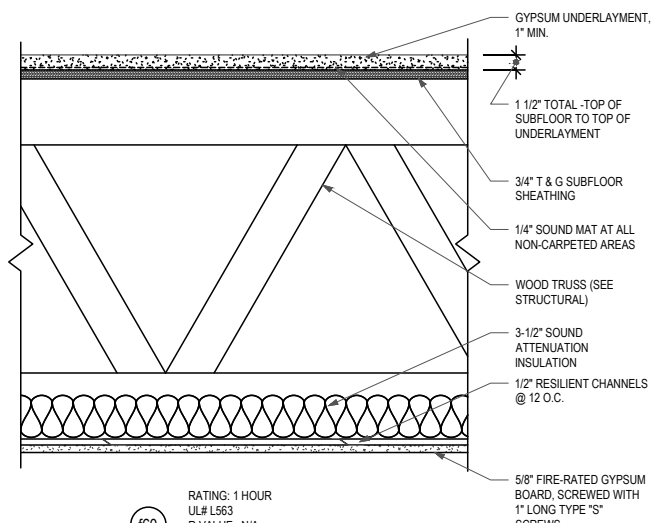
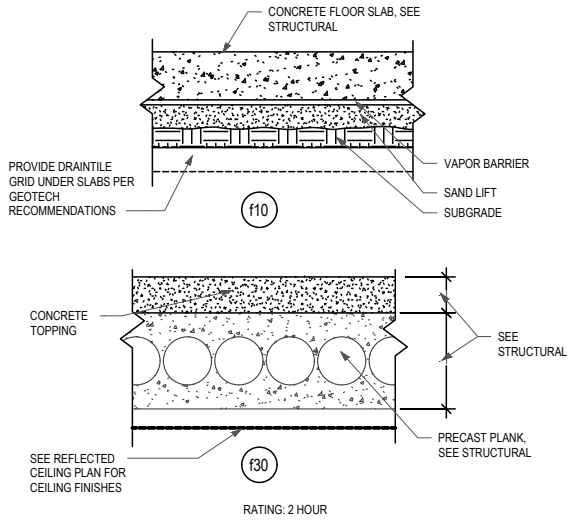
① STAIR A BASEMENT PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EZRA PROPERTIES APARTMENTS – PHASE 2
ENLARGED STAIR PLANS
SHEET: A-5.3
DATED: OCTOBER 30, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

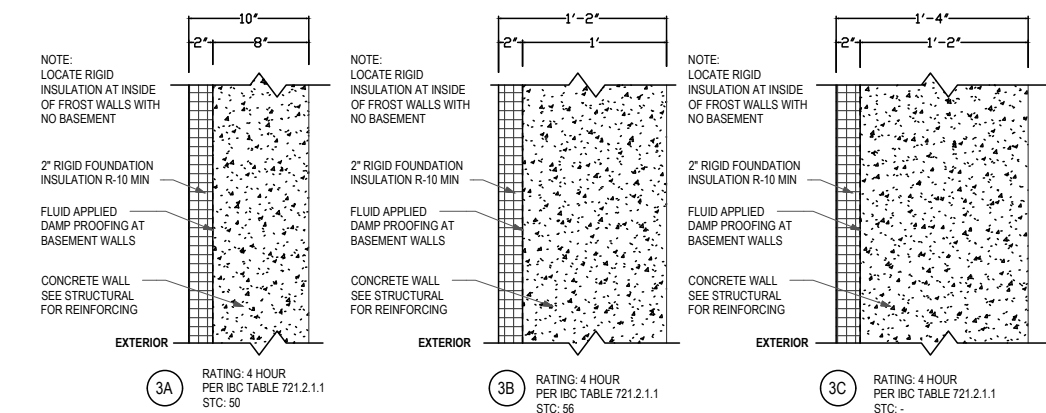


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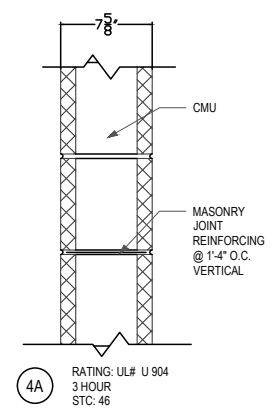
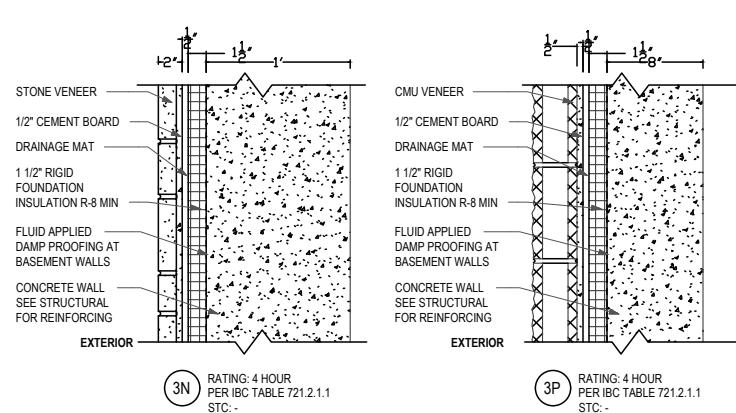


1 FLOOR AND ROOF TYPE DETAILS

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
SOUND INSULATION (IF INDICATED)
WALL FIRE RATING (IF INDICATED) THIS WALL WOULD HAVE A 1 HOUR RATING
WALL TYPE DESIGNATION
WALL IS NOT A SOUND WALL
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.

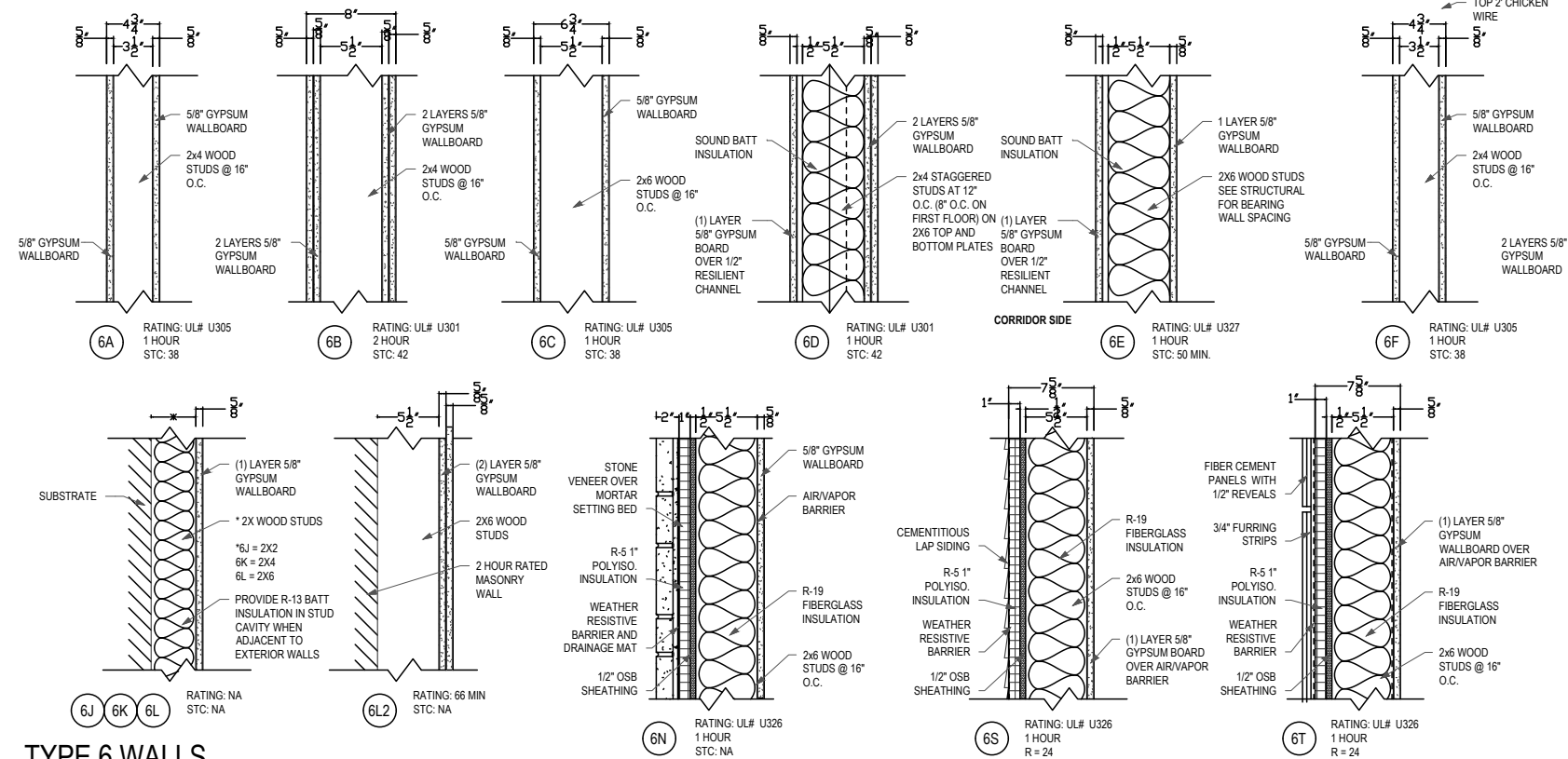
E. FIRE RATINGS SHOWN ARE THE RATINGS AVAILABLE PER NOTED TESTING AGENCY AND/OR IBC REQUIREMENTS. REFER TO FLOOR PLANS AND WALL TYPE SUBSCRIPTS FOR LOCATIONS OF FIRE RATED WALLS.

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.

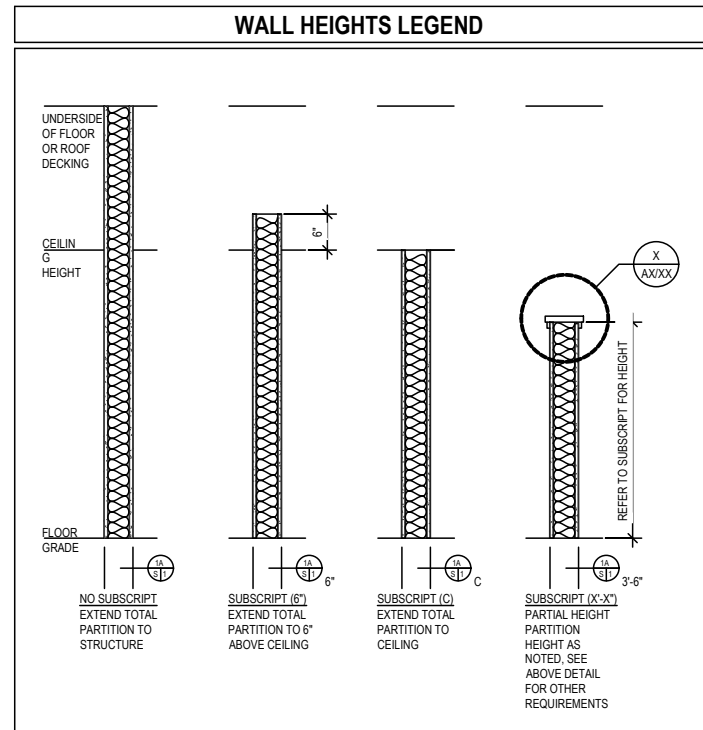
I. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY EXTERIOR, DEMISING, CORRIDOR, FIRE-RATED AND ACOUSTIC WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED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



TYPE 6 WALLS

2 WALL TYPE DETAILS

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



EZRA PROPERTIES APARTMENTS - PHASE 2
WALL TYPES, FLOOR ROOF & CEILING TYPES
SHEET: A-6.0
DATED: OCTOBER 30, 2025
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Sigelkow 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	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																	
DOOR NO.	ROOM NAME	TYPE	DOOR					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		HM					90			
002	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F/HG	HM		HM								
003	PARKING	Overhead	16' - 0"	7' - 6"	2"	OH											
004	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
005	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
006	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
007	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
008	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
009	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
010	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
011	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
012	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
013	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
014	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
015	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
016	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
017	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
018	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
019	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
020	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
021	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					20			
022	PARKING	Single	3' - 0"	6' - 8"	1 3/4"	F	ST		TI					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		HM						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		HM						90		
108	LOBBY	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC		HM						20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

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

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

DOOR SCHEDULE GENERAL NOTES

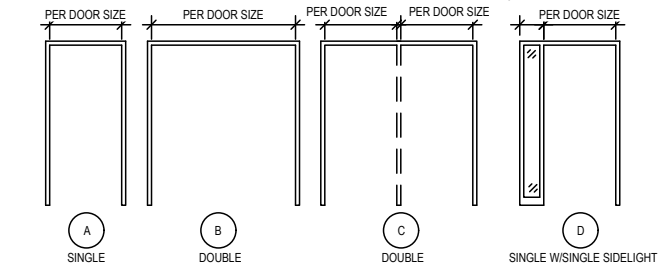
- A. WOOD DOORS TO BE PRE-FINISHED. PROVIDE FINISHED SAMPLES TO OWNER AND ARCHITECT FOR FINAL SELECTION.
- B. HOLLOW METAL FRAME HEADS TO BE 2" U.N.O.
- C. ALL SWING DOORS TO RECEIVE 1-1/2" PAIR BUTTS, U.N.O.
- D. PROVIDE LEVER HANDLE LOCK/LATCH SETS AT ALL DOORS, U.N.O.
- E. ALL FIRE DOORS ARE TO BE 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 lbf 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

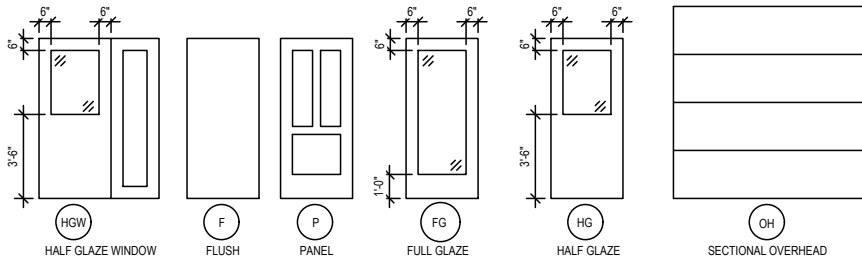
DOOR SCHEDULE LEGEND

- 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 2
DOOR SCHEDULES, DOOR & FRAME ELEVATIONS

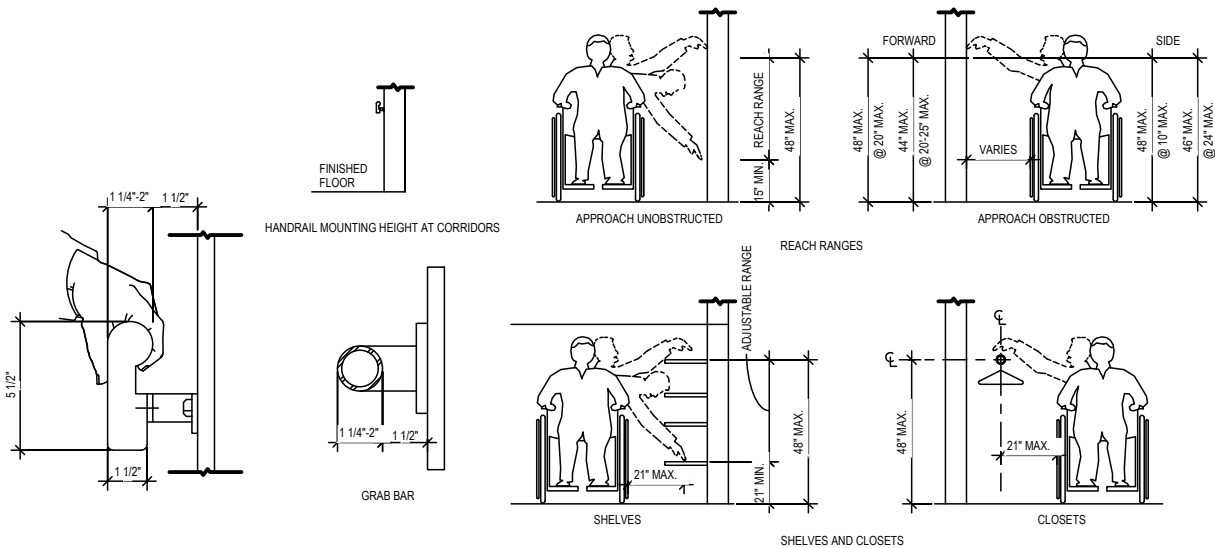
SHEET: A-6.1
DATED: OCTOBER 30, 2025

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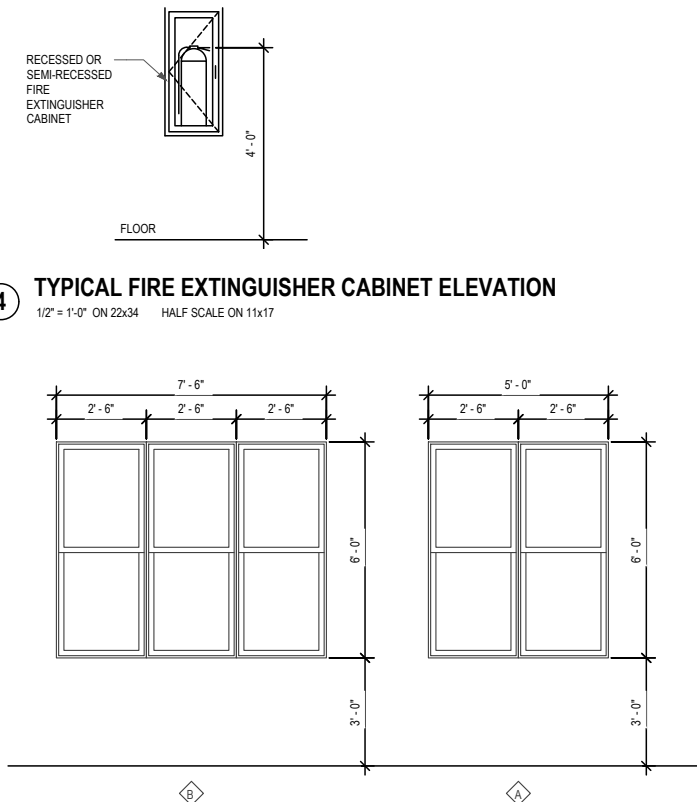


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3 ACCESSIBILITY REACH DETAILS
3/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

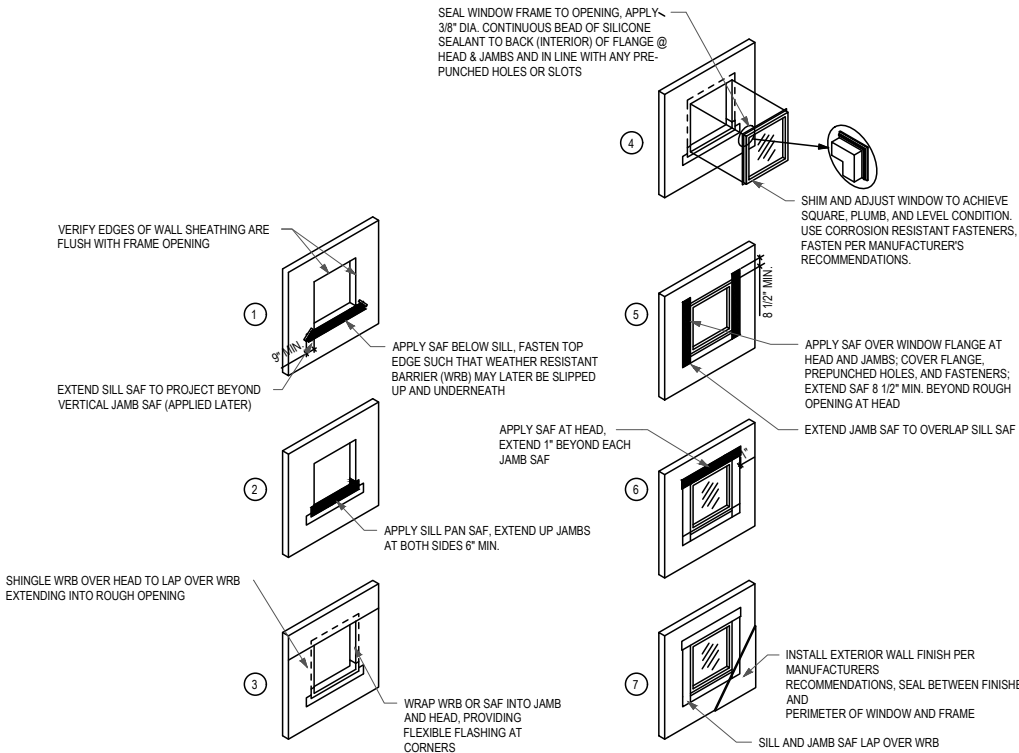


2 WINDOW ELEVATIONS
3/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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.309 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, MULLED BY SUPPLIER AND SHALL HAVE OPERABLE PARTS AS INDICATED ON THE DRAWINGS. OPERABLE SASHES SHALL BE PROVIDED WITH FULL PERIMETER WEATHER STRIPING.
- 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

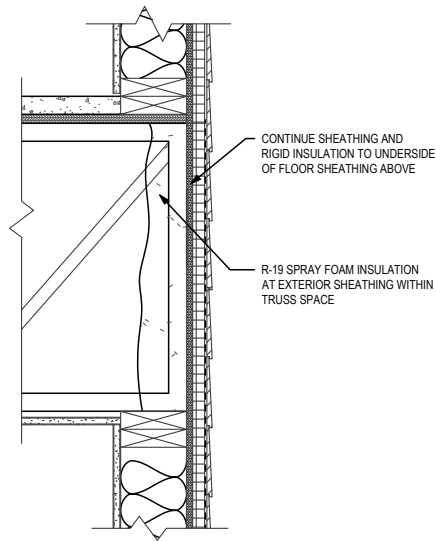
EZRA PROPERTIES APARTMENTS – PHASE 2
WINDOW TYPES & INTERIOR ELEVATIONS

SHEET: A-6.2
DATED: OCTOBER 30, 2025

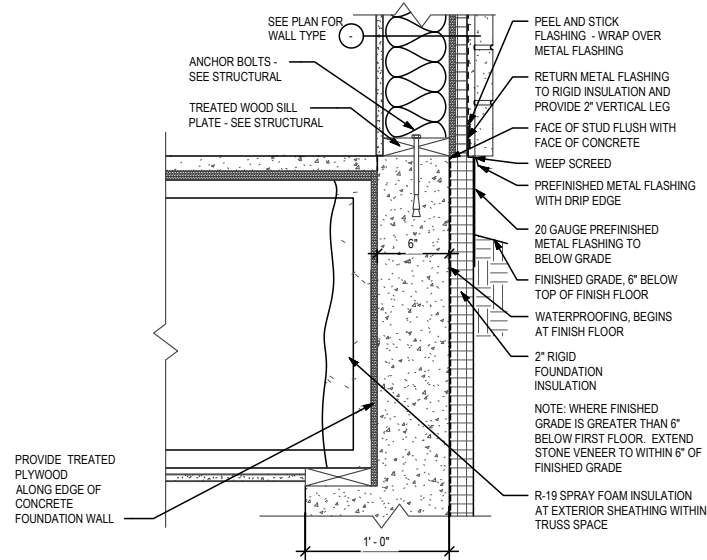
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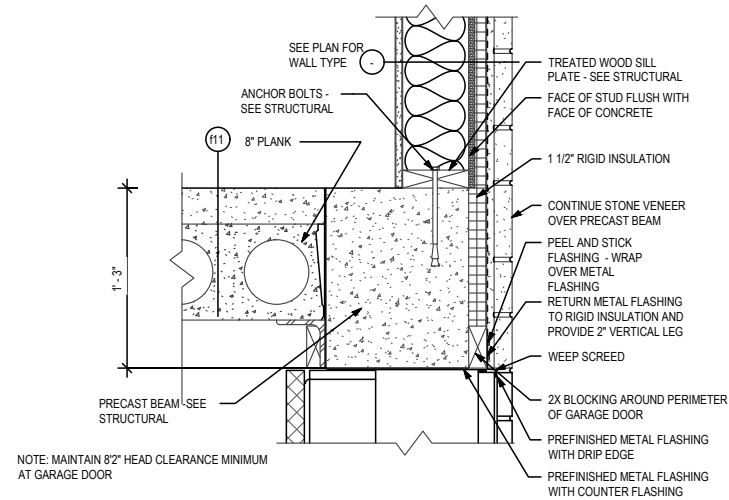
4604 Siggelkow Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



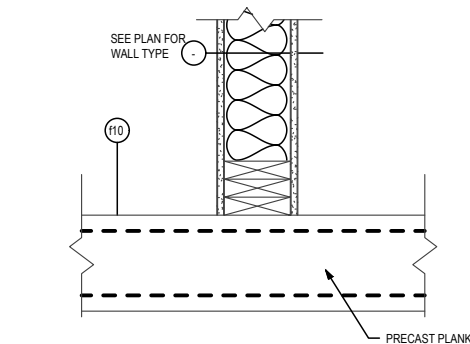
7 FLOOR TRUSS @ EXTERIOR BEARING WALL (TYP)
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



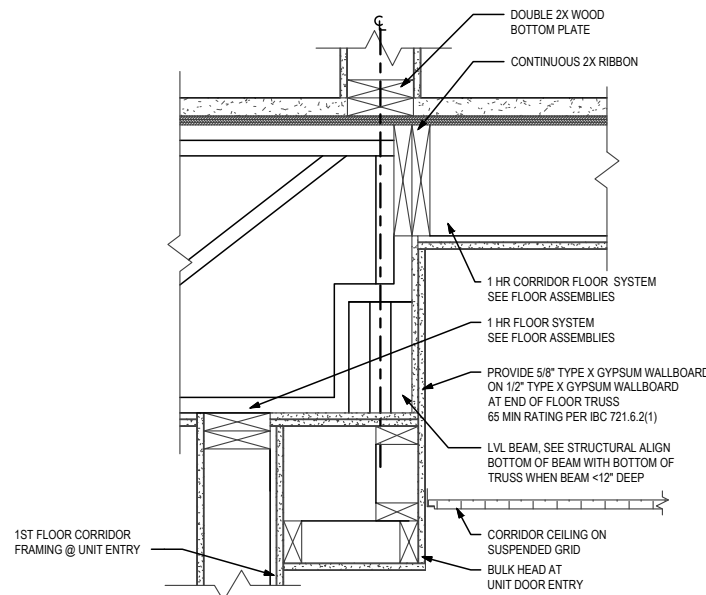
6 WALL BASE @ RAISED FOUNDATION WALL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



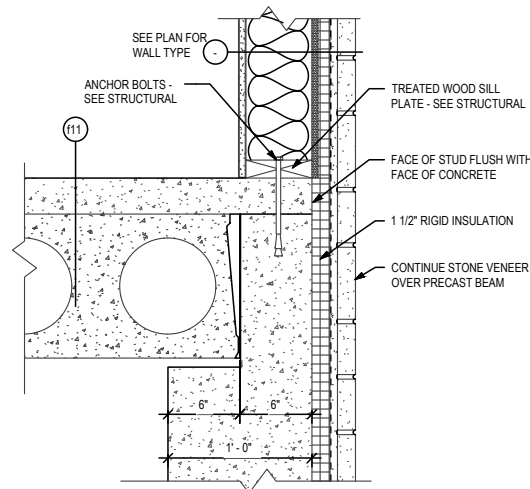
3 WALL BASE @ GARAGE DOOR
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



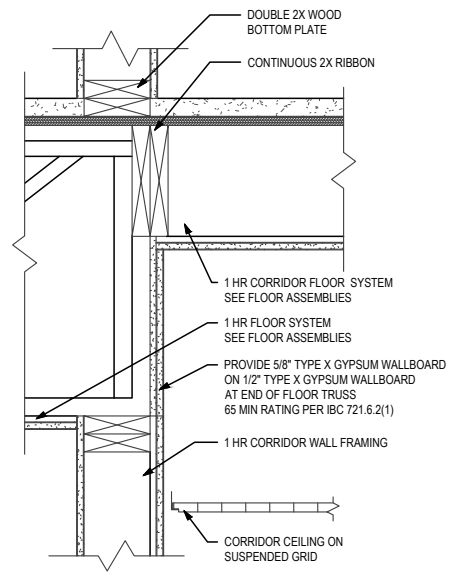
2 WALL BASE @ INTERIOR BEARING WALLS
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



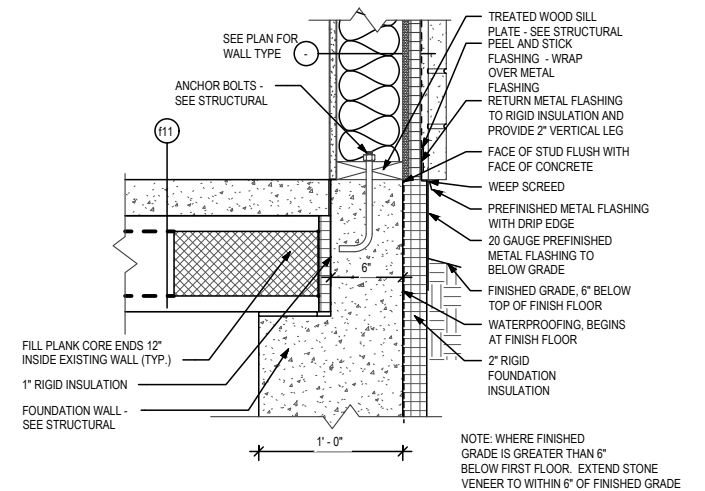
9 FLOOR TRUSS AT UNIT ENTRY - (TYP)
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



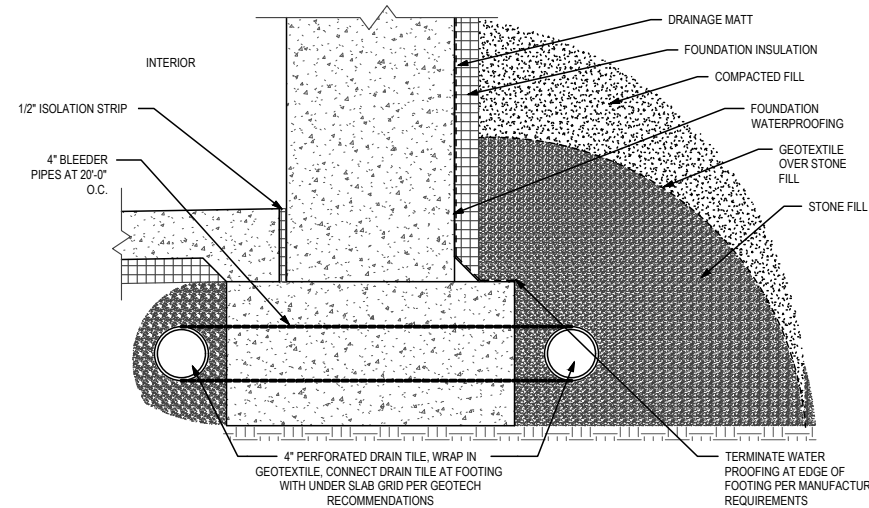
5 WALL BASE @ STONE AND CIP WALL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



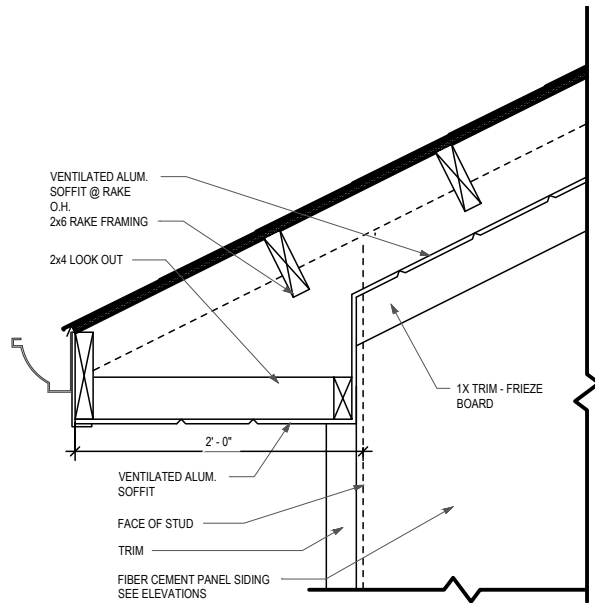
8 FLOOR TRUSS AT CORRIOR - (TYP)
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



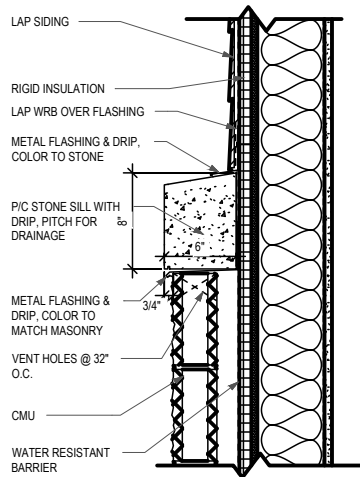
4 WALL BASE @ STONE & PRECAST
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



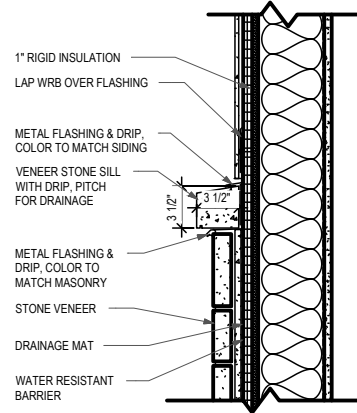
1 FOUNDATION DETAIL @ PARKING GARAGE
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



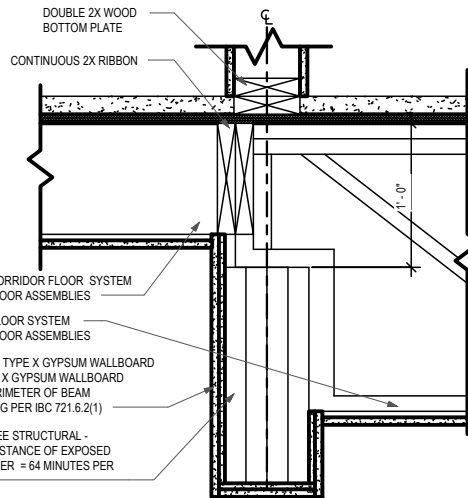
4 ROOF EDGE DETAIL @ GABLE RAKE
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



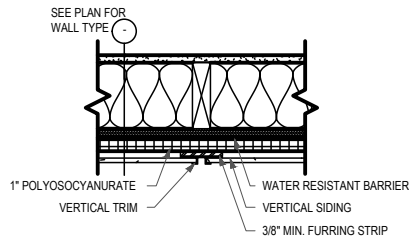
3 CMU TO STONE TRANSITION
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



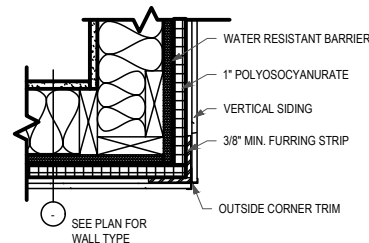
2 STONE TO PANEL SIDING TRANSITION
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



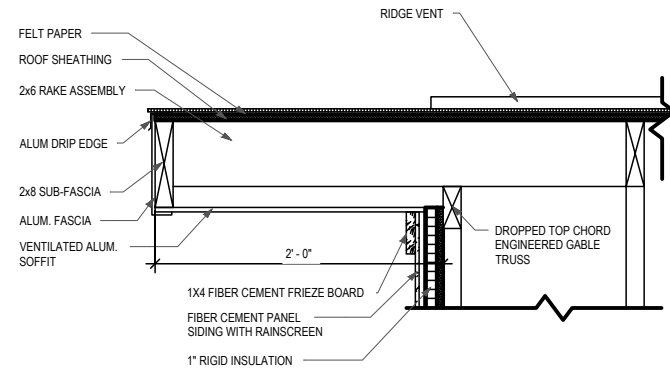
1 FLOOR TRUSS AT 1ST FLOOR BEAM
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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

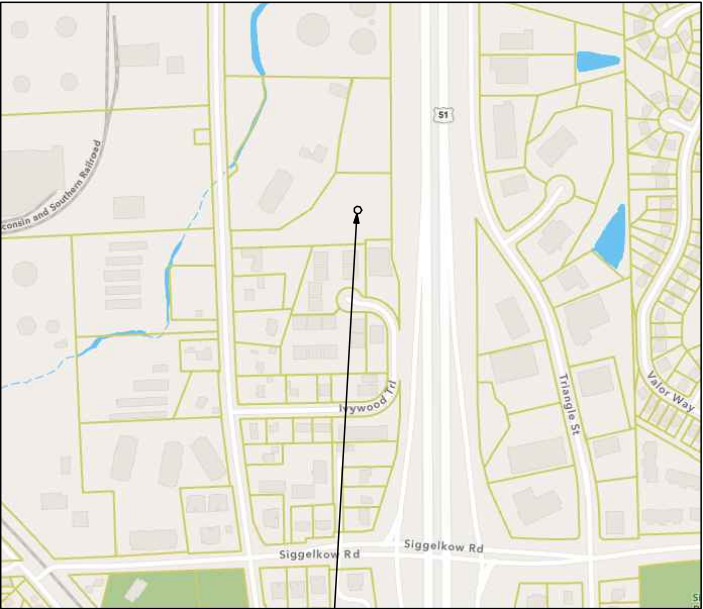
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Phone (608) 838-7750; Fax (608) 838-7752



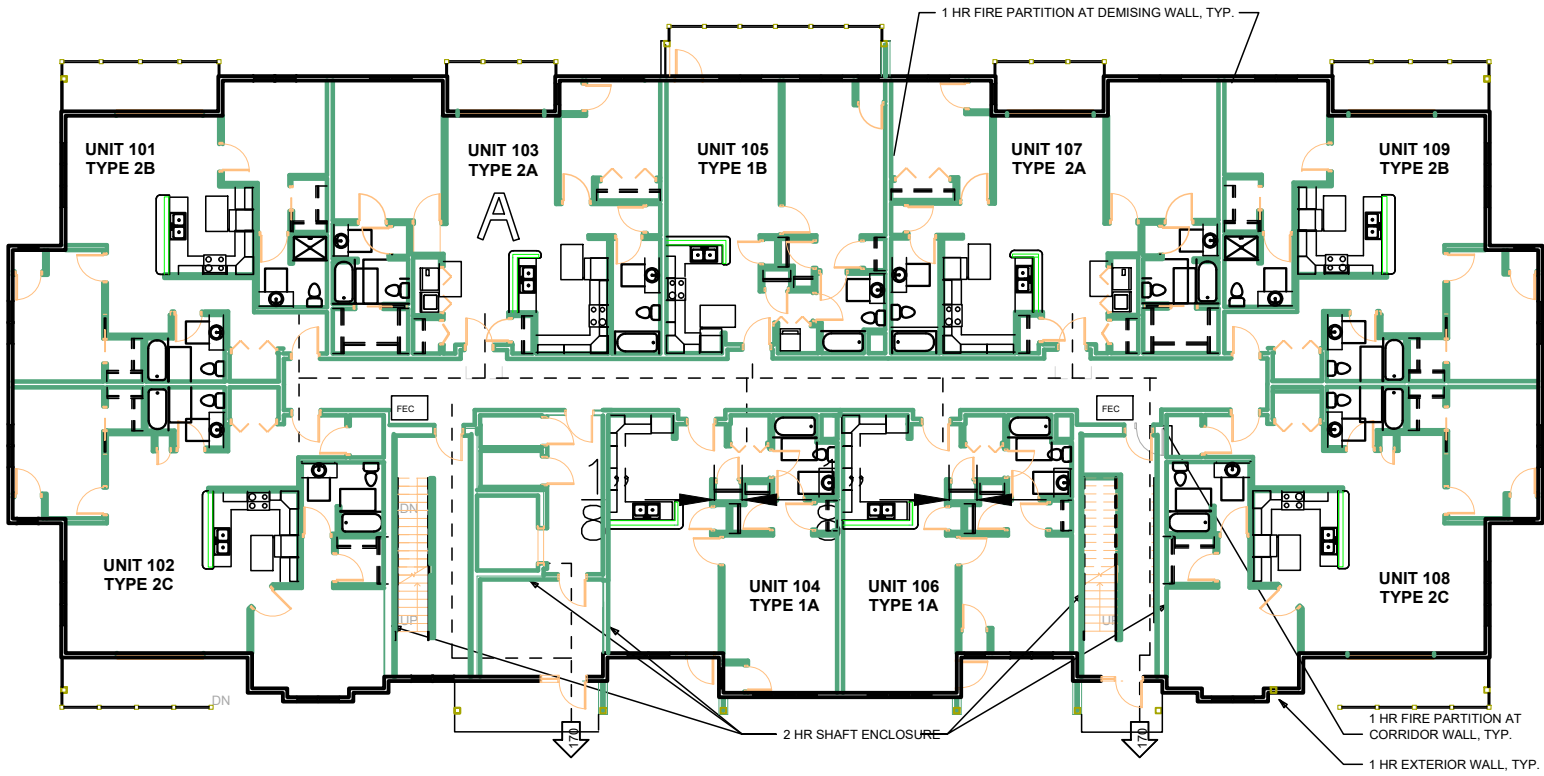
4703 Terminal Drive
McFarland, WI 53558



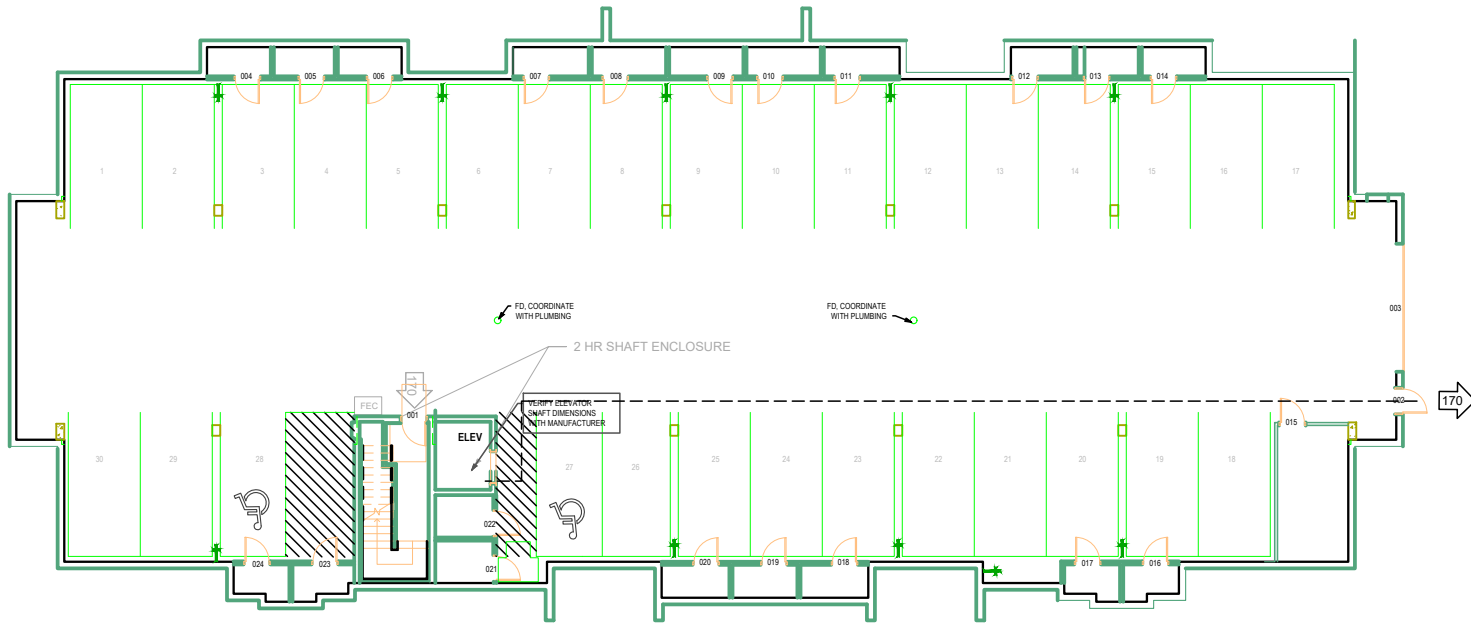
+	- AND	FLN	- FINISH	PREFAB	- PREFABRICATED
@	- AT	FLR	- FLOOR	PERIM	- PERIMETER
AB	- ANCHOR BOLT	FND	- FOUNDATION	PC	- PLUMBING CONTRACTOR
AFF	- ABOVE FINISH FLOOR	FOM	- FACE OF MASONRY	P/C	- PRECAST / PRESTRESSED
ALT	- ALTERNATE	FOS	- FACE OF STUD	P/T	- POST TENSIONED
ALUM	- ALUMINUM	FTG	- FOOTING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

GENERAL		ARCHITECTURAL	
G1.0	COVER SHEET	A1.0	BASEMENT FLOOR PLAN
G1.1	CODE COMPLIANCE PLAN	A1.1	FIRST FLOOR PLAN
G1.2	CODE COMPLIANCE PLAN	A1.2	SECOND FLOOR PLAN
CIVIL		A1.3	THIRD FLOOR PLAN
C1.0	EXISTING SITE PLAN	A1.4	FOURTH FLOOR PLAN
C2.0	SITE PLAN	A1.5	ROOF PLAN
C3.0	GRADING AND EROSION CONTROL PLAN	A2.0	EXTERIOR ELEVATIONS
C4.0	UTILITY PLAN	A2.1	EXTERIOR ELEVATIONS
C5.0	NORTH POND PLAN	A3.0	BUILDING SECTIONS
C6.0	DETAILS	A3.1	WALL SECTIONS
L1.0	LANDSCAPE PLAN	A3.2	WALL SECTIONS
		A3.3	STAIR SECTIONS
		A4.1	FIRST FLOOR REFLECTED CEILING PLAN
STRUCTURAL		A4.2	SECOND FLOOR REFLECTED CEILING PLAN
S-0.1	STRUCTURAL NOTES	A4.3	THIRD FLOOR REFLECTED CEILING PLAN
S-0.2	STRUCTURAL SCHEDULES	A4.4	FOURTH FLOOR REFLECTED CEILING PLAN
S-1.0	FOUNDATION PLAN	A5.0	ENLARGED UNIT FLOOR PLANS
S-1.1	FIRST FLOOR FRAMING PLAN	A5.1	ENLARGED UNIT FLOOR PLANS
S-1.2	SECOND FLOOR FRAMING PLAN	A5.2	ENLARGED UNIT FLOOR PLANS
S-1.3	THIRD FLOOR FRAMING PLAN	A5.3	ENLARGED STAIR PLANS
S-1.4	FOURTH FLOOR FRAMING PLAN	A6.0	WALL TYPES, FLOOR ROOF & CEILING TYPES
S-1.5	ROOF FRAMING PLAN	A6.1	DOOR SCHEDULES, DOOR & FRAME ELEVATIONS
S-2.1	FOUNDATION DETAILS	A6.2	WINDOW TYPES & INTERIOR ELEVATIONS
S-2.2	FOUNDATION DETAILS	A8.0	DETAILS
S-2.3	FOUNDATION DETAILS	A8.1	DETAILS
S-3.1	FRAMING DETAILS	A8.2	DETAILS
S-3.2	FRAMING DETAILS		
S-3.3	STRUCTURAL DETAILS		

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 WBOC, 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:

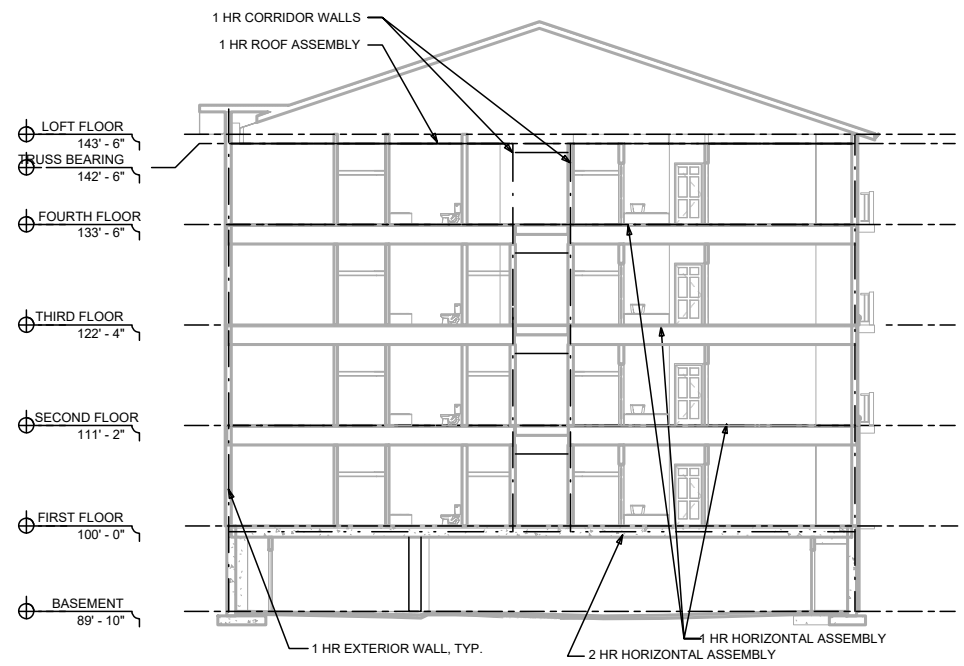
APPLICABLE CODE
2015 WISCONSIN COMMERCIAL BUILDING CODE
CONSTRUCTION TYPE
TYPE VA = 4 STORY BUILDING
OCCUPANCY
S-2 - STORAGE (PARKING GARAGE)
R-2 - RESIDENTIAL (1ST THROUGH 4TH)
FIRE SPRINKLER
BUILDING IS FULLY SPRINKLERED
NFPA 13 @ BASEMENT
NFPA 13R @ 1ST THROUGH 4TH FLOORS
FIRE RESISTANCE RATING BUILDING 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 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

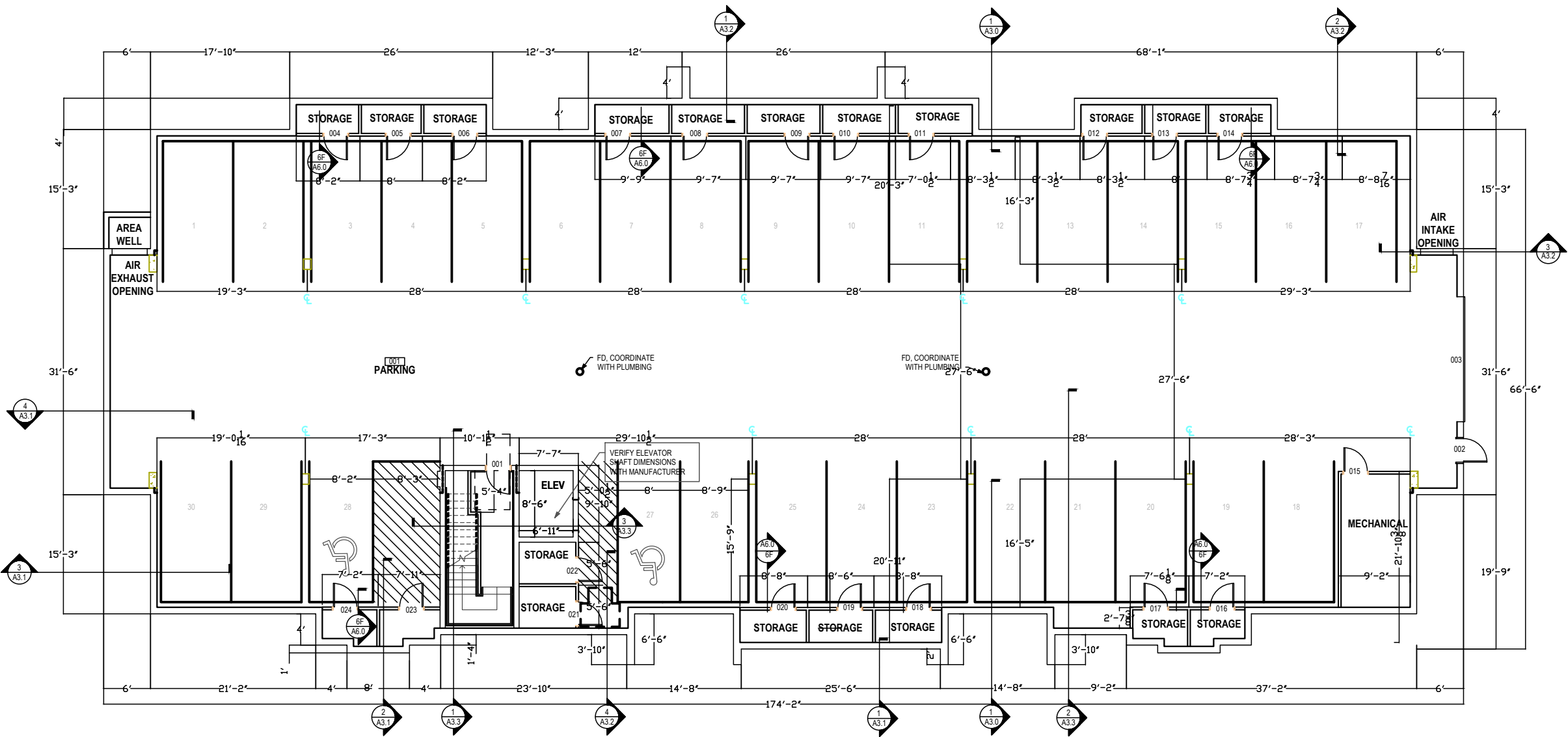
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Residential and Commercial Site Design Consultants



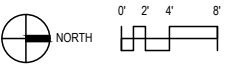
4604 Siggelkow Road; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

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



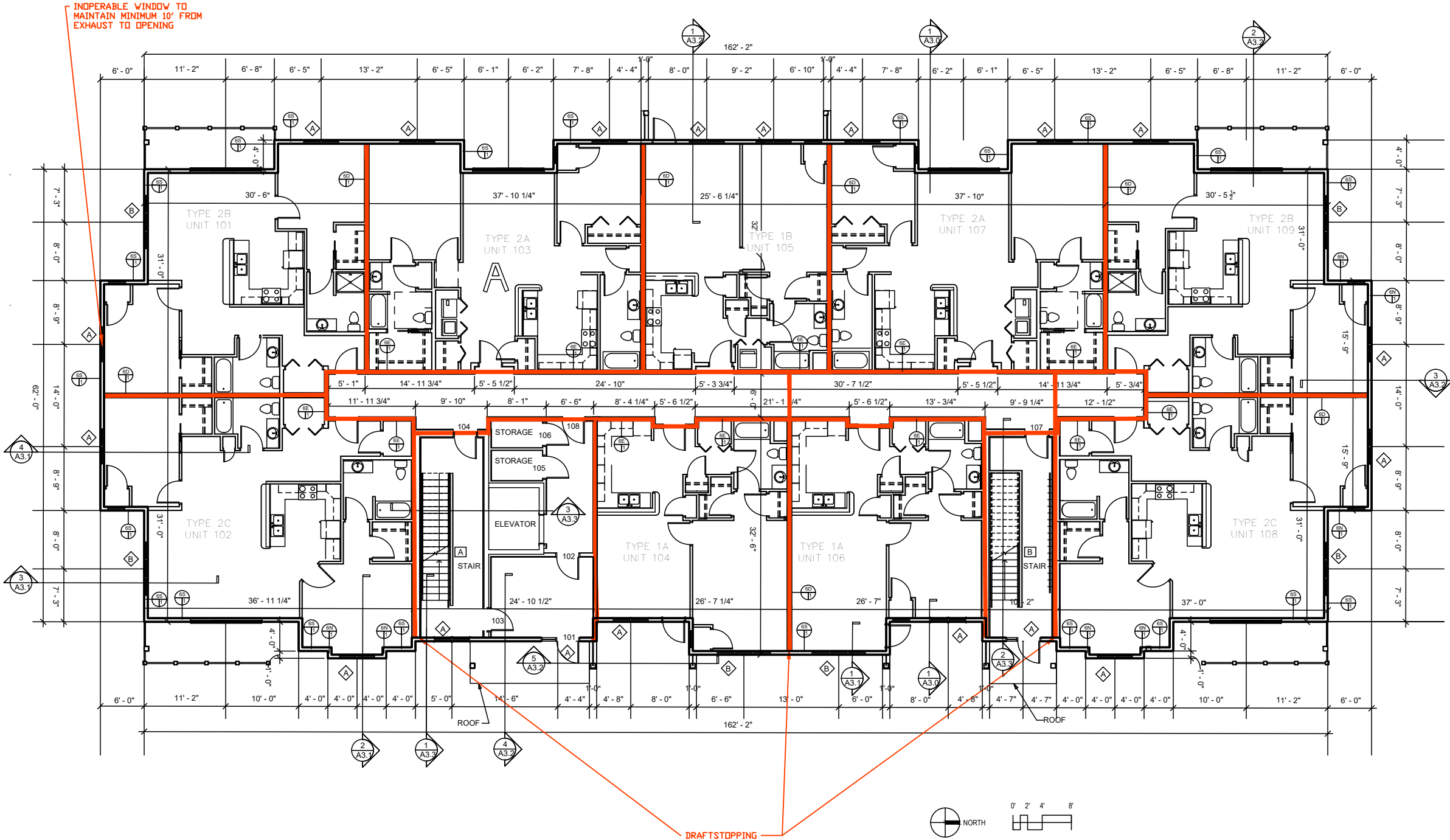
EZRA PROPERTIES APARTMENTS - PHASE 3
BASEMENT FLOOR PLAN
SHEET: A-1.0
DATED: OCTOBER 30, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



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

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



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

FLOOR PLAN GENERAL NOTES

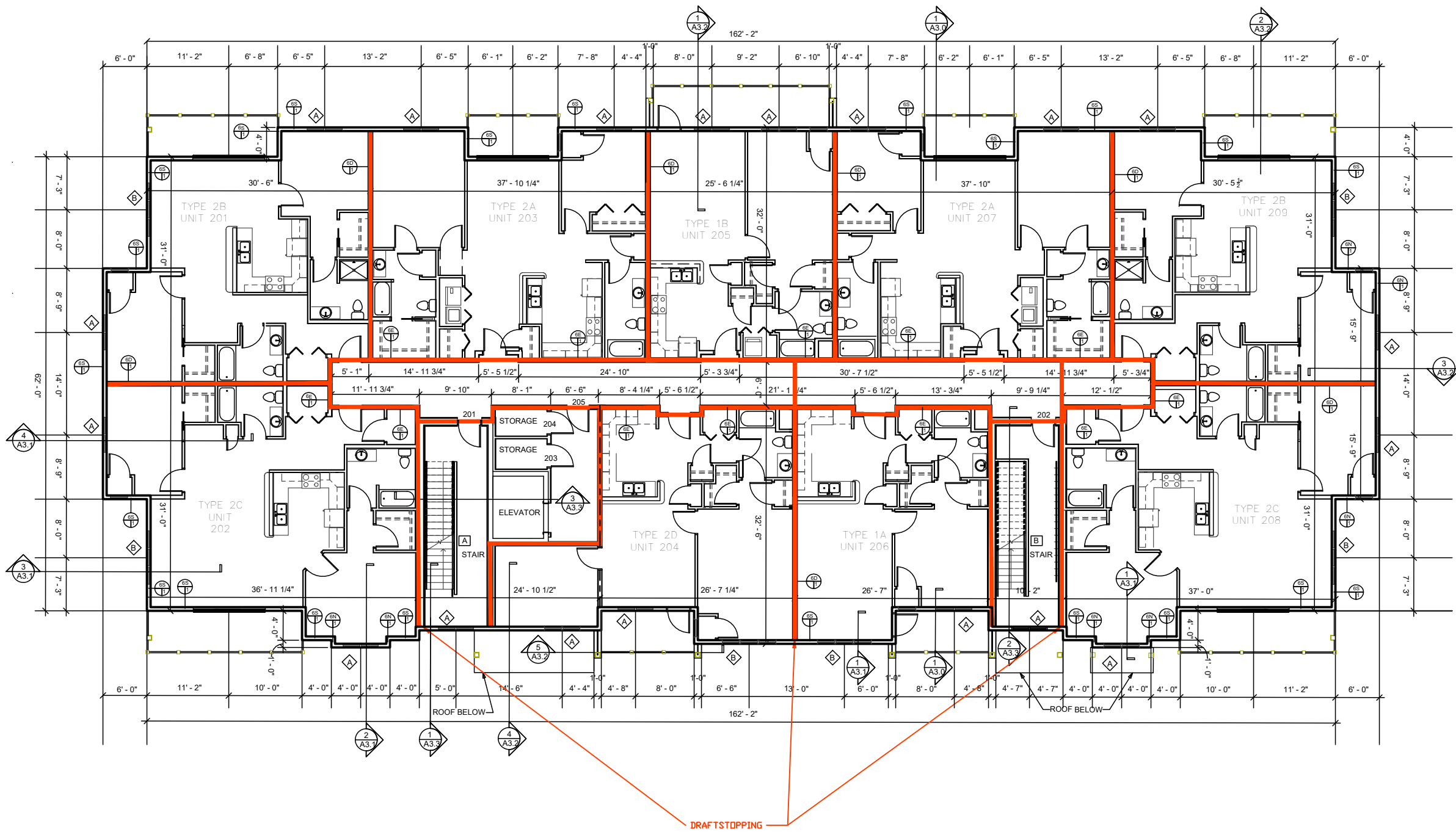
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
- B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
- C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
- D. VERIFY SIZE AND LOCATIONS OF 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.

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

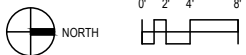
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1 SECOND FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

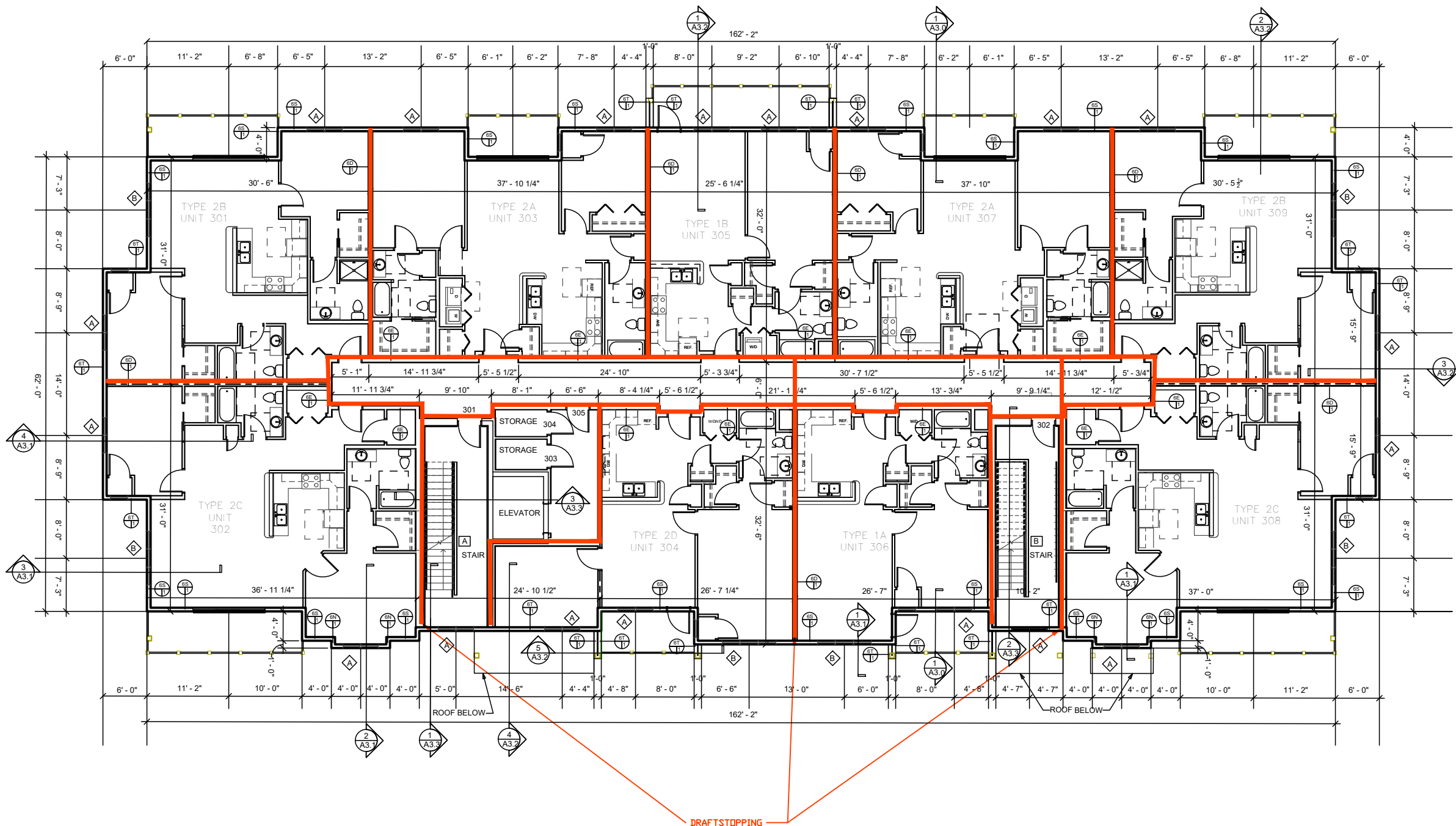


- FLOOR PLAN GENERAL NOTES**
- A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.
 - B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.
 - C. PROVIDE VERTICAL CONTROL JOINTS (CJS) WHERE STRUCTURAL SYSTEMS CHANGE. LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.
 - 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.

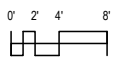
EZRA PROPERTIES APARTMENTS – PHASE 3
SECOND FLOOR PLAN
SHEET: A-1.2
DATED: OCTOBER 30, 2025

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Residential and Commercial Site Design Consultants

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1 THIRD 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.
 - 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.

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

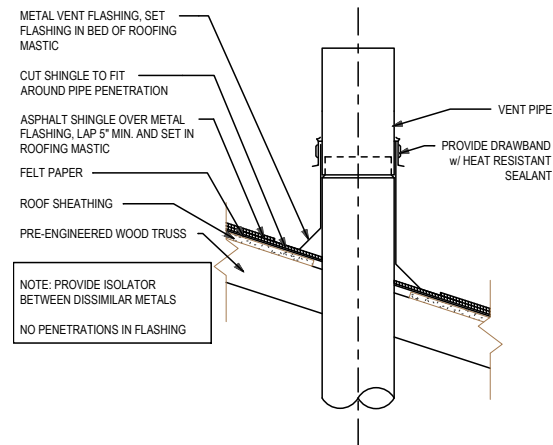
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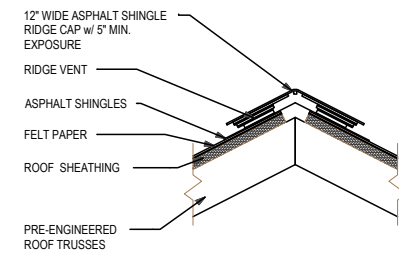
This architectural floor plan illustrates a multi-unit residential building layout. The plan is divided into several unit types, each with specific dimensions and features:

- Unit Types and Dimensions:**
 - TYPE 1A (UNIT 406):** 26'-7" x 26'-7"
 - TYPE 1B (UNIT 405):** 32'-0" x 25'-6 1/4"
 - TYPE 1C (UNIT 402):** 36'-11 1/4" x 4'-0"
 - TYPE 2A (UNIT 403):** 37'-10 1/4" x 13'-2"
 - TYPE 2B (UNIT 401):** 30'-6" x 11'-2"
 - TYPE 2C (UNIT 408):** 37'-0" x 11'-2"
 - TYPE 2D (UNIT 404):** 24'-10 1/2" x 26'-7 1/4"
- Common Areas and Features:**
 - STAIR:** Located in the center of the plan, with dimensions 10'-2" x 14'-6".
 - ELEVATOR:** Located near the center, with dimensions 4'-4" x 4'-8".
 - STORAGE:** Two storage areas are shown, each with dimensions 4'-4" x 4'-8".
 - ROOF BELOW:** Indicated at the bottom of the plan.
- Dimensions and Layout:**
 - The plan includes numerous dimensions for walls, rooms, and overall sections, such as 162'-2" for the total width and 162'-2" for the total depth.
 - Room layouts include kitchens, bathrooms, and living areas, with fixtures like sinks, toilets, and showers indicated.
 - Door swings and window placements are shown throughout the plan.
- Red Outline:** A red outline highlights a specific section of the plan, encompassing the central stair, elevator, and storage areas, as well as portions of the adjacent units.

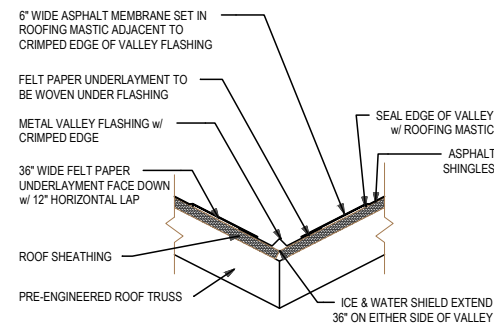
Page 181 of 214



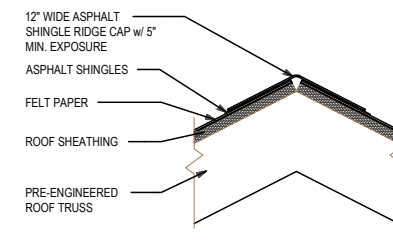
5 ROOF VENT PENETRATION DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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



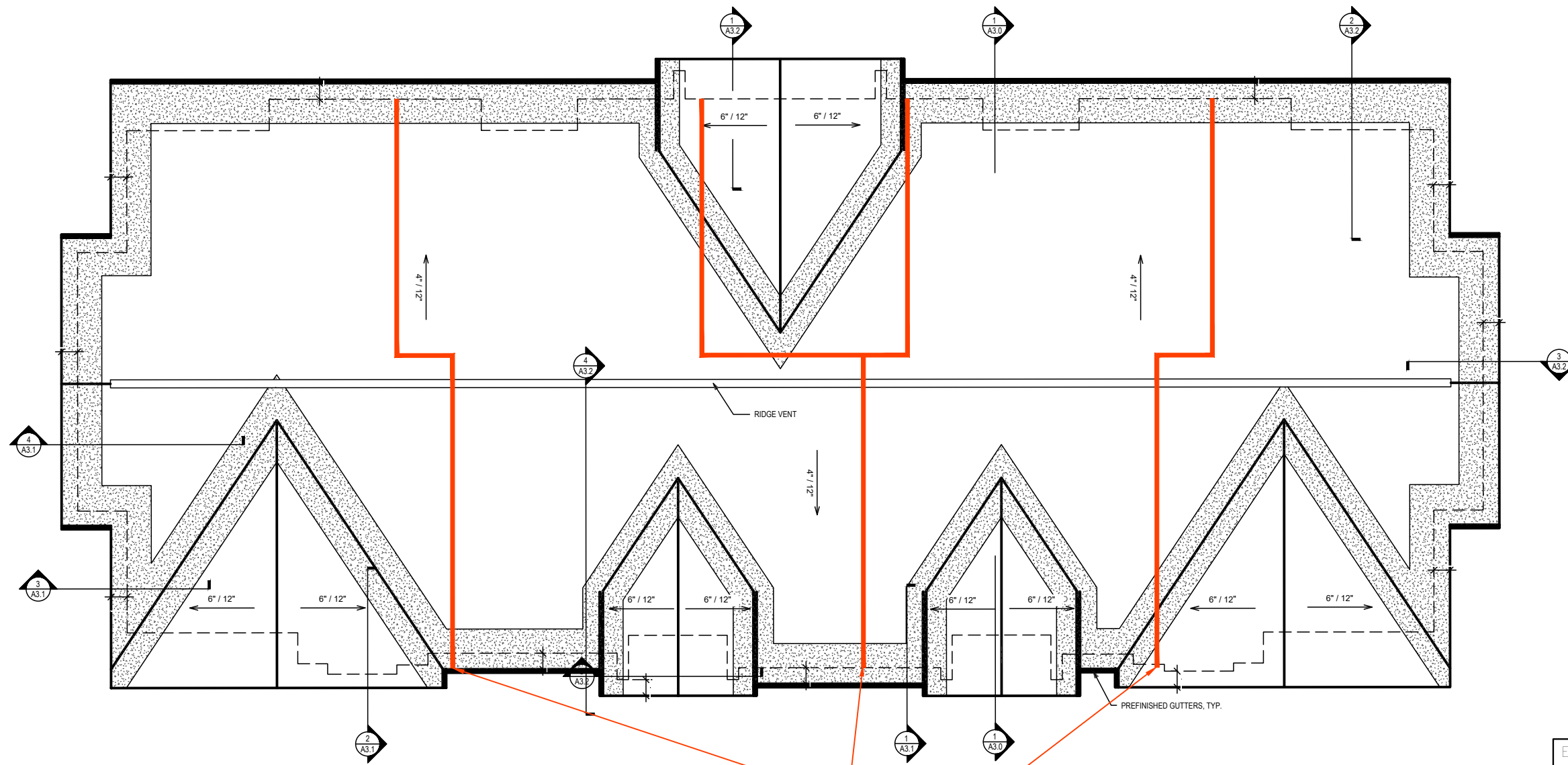
3 ROOF VALLEY DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



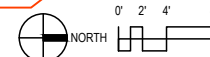
2 ROOF RIDGE/HIP DETAIL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17

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



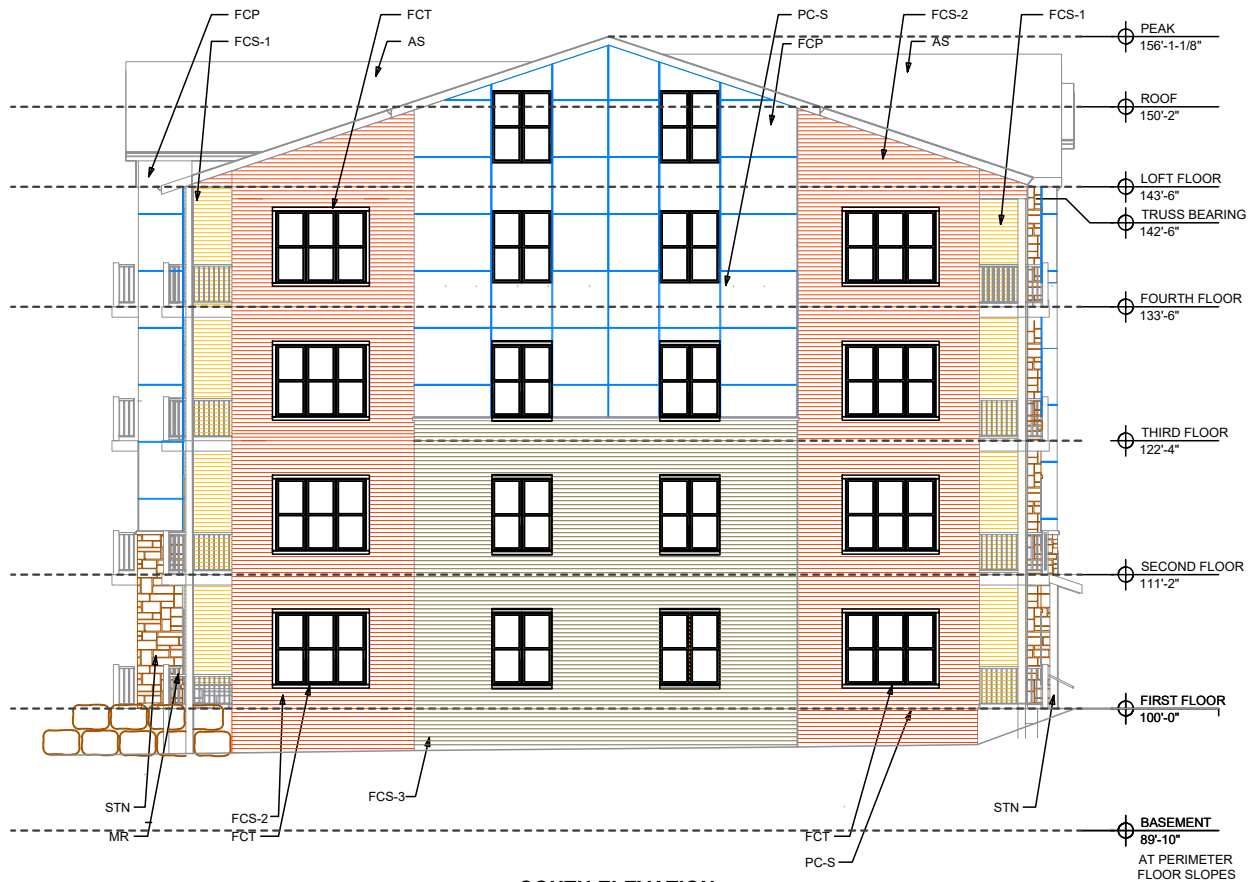
EZRA PROPERTIES APARTMENTS – PHASE 3
ROOF PLAN

SHEET: A-1.5
DATED: OCTOBER 30, 2025

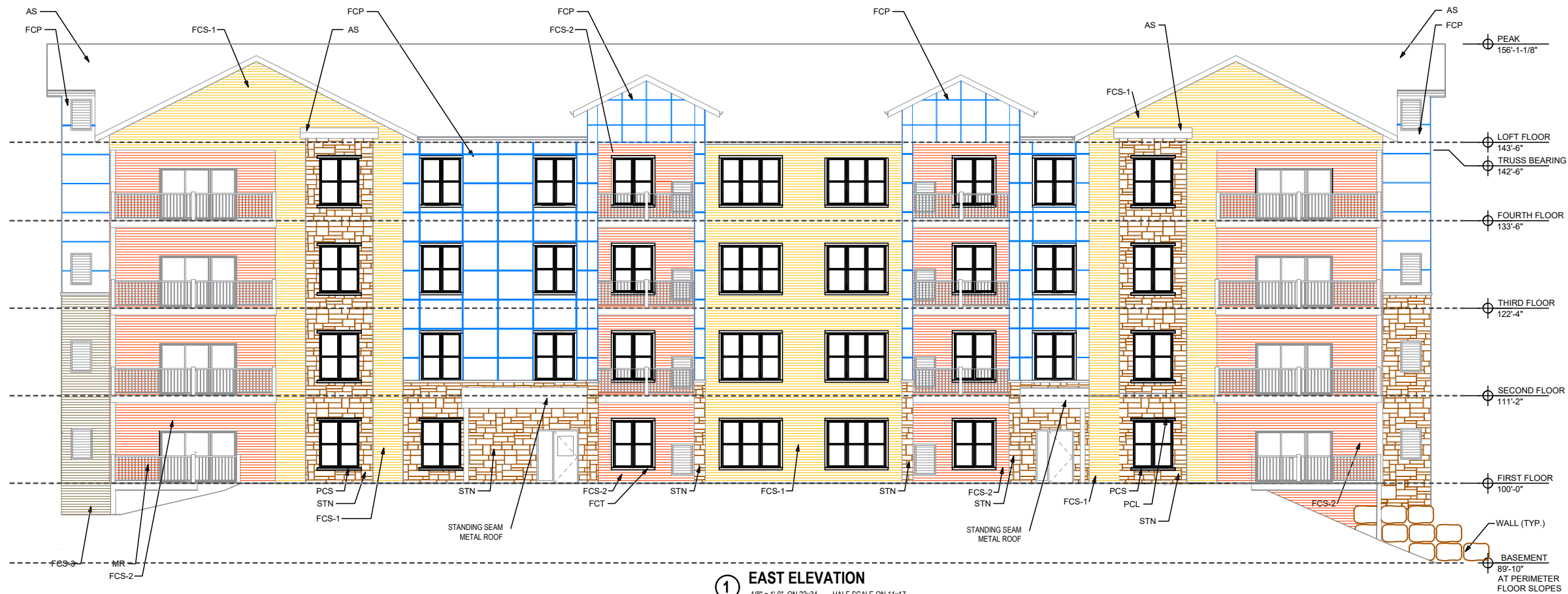
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Residential and Commercial Site Design Consultants



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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

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND	
FCS-1	FIBER CEMENT SIDING
FCS-2	FIBER CEMENT SIDING
FCS-3	FIBER CEMENT SIDING
FCP	FIBER CEMENT PANELS
TRIM	VERTICAL REVEAL TRIM
FCT	FIBER CEMENT TRIM

STN	STONE VENEER
CMU	SPLIT-FACE CMU

PCS	PRE CAST SILL
PCL	PRE CAST LINTEL
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)
MR	METAL RAILING SYSTEM

GENERAL NOTES

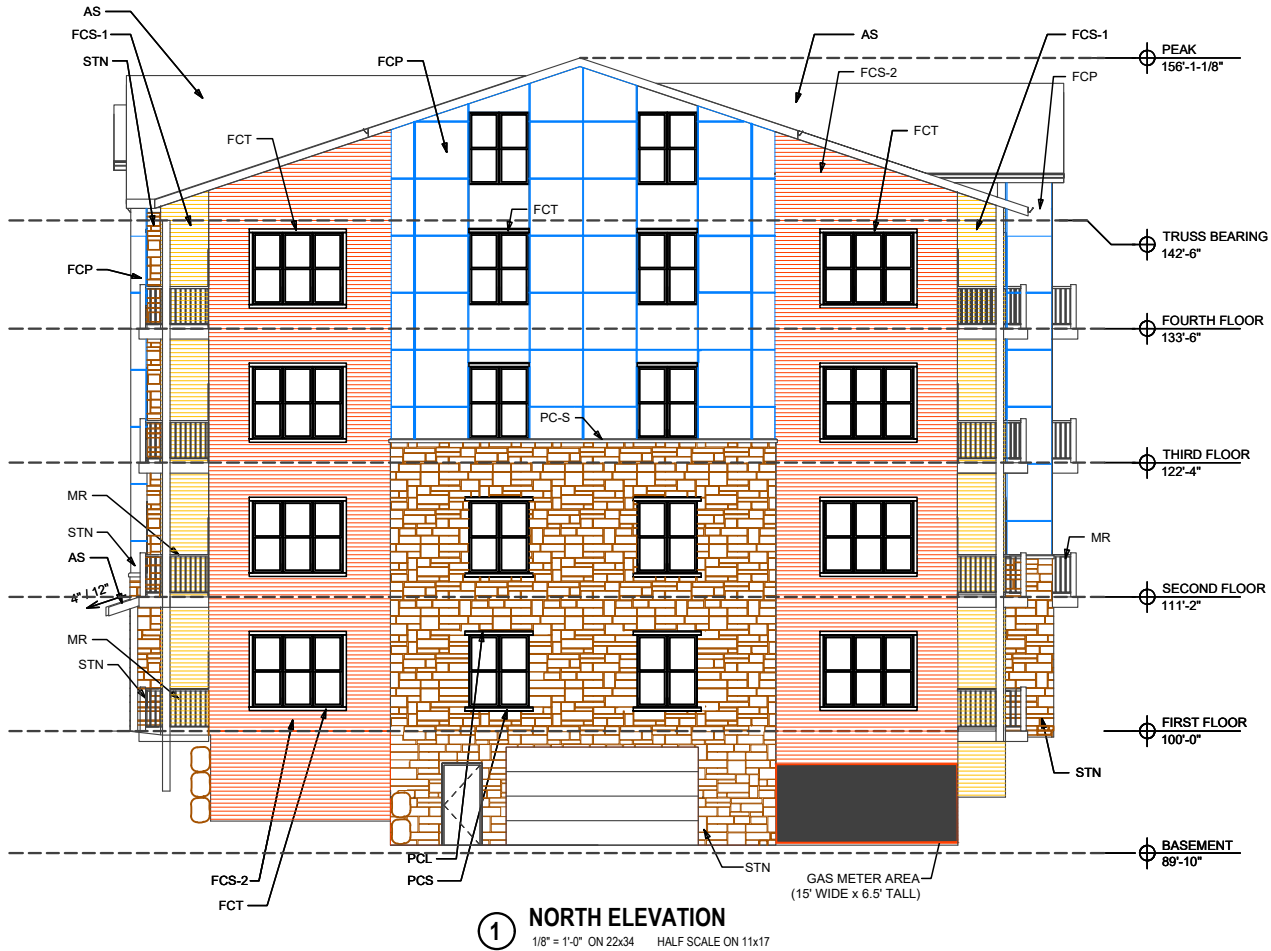
- NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.
- REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.
- CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

EZRA PROPERTIES APARTMENTS – PHASE 3
EXTERIOR ELEVATIONS
SHEET: A-2.0
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.		



EZRA PROPERTIES MIXED USE – PHASE 3
EXTERIOR ELEVATIONS
SHEET: A-2.1
DATED: OCTOBER 30, 2025

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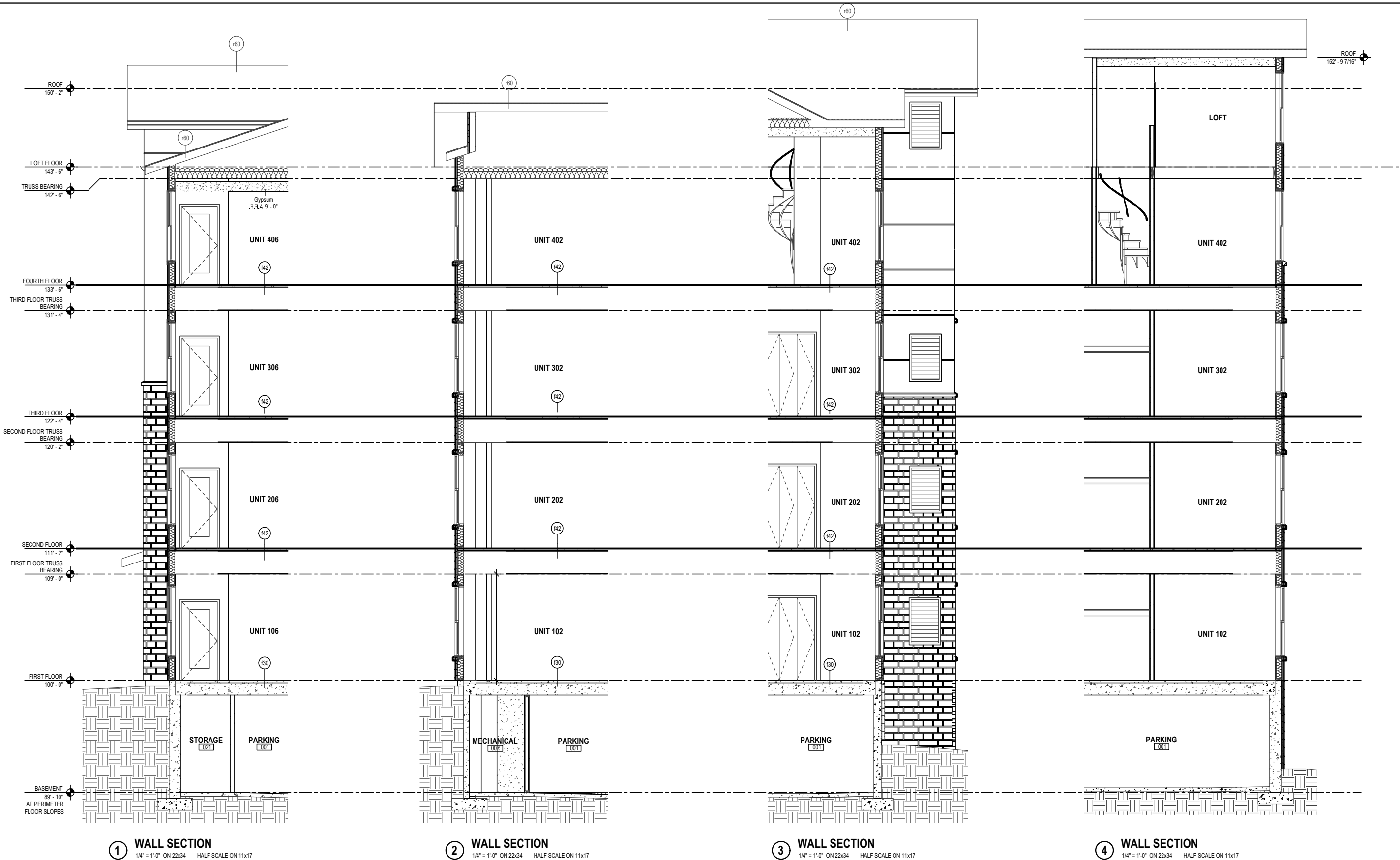
① BUILDING SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

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

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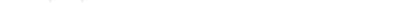
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② STAIR B SECTION
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17

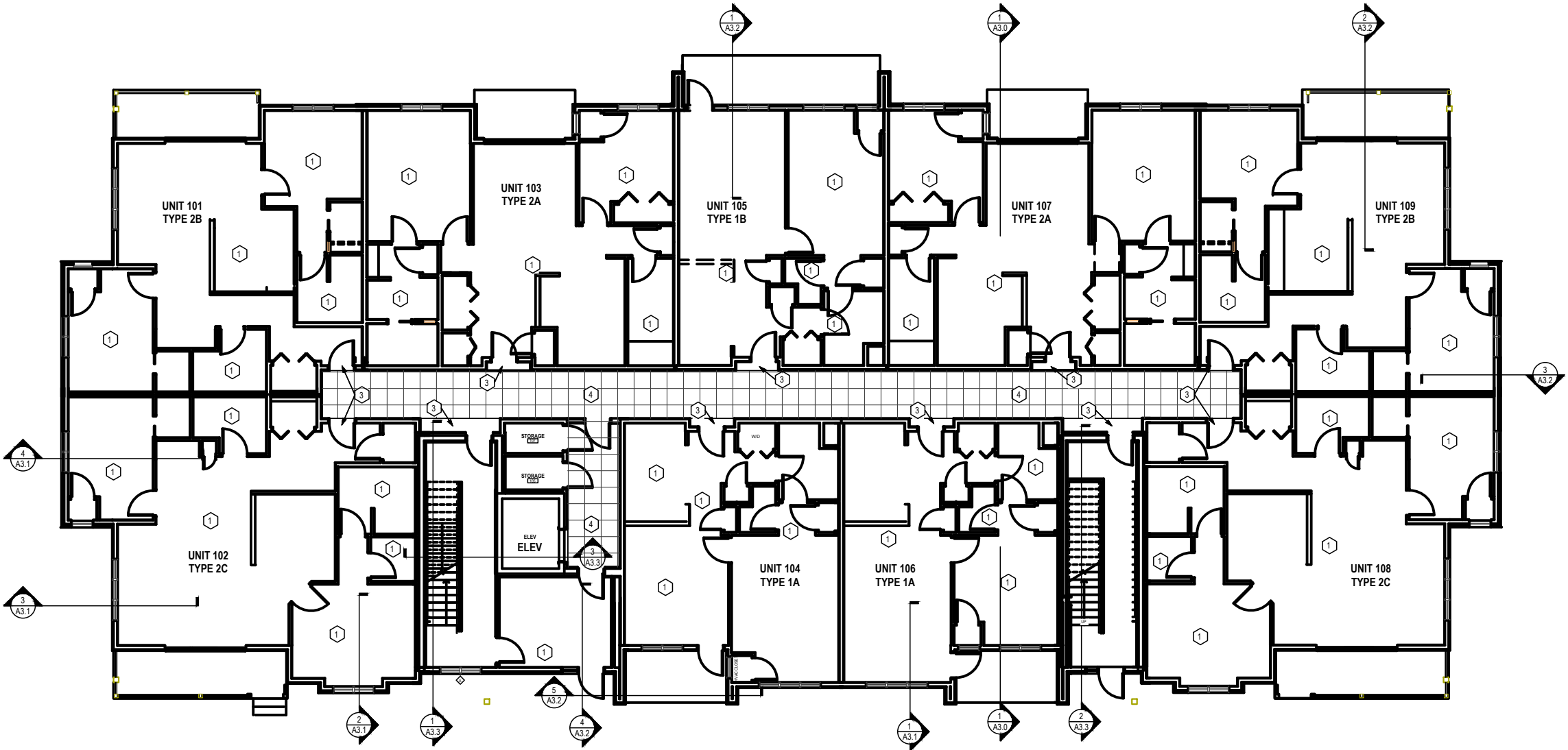
3 STAIR AND ELEVATOR SECTION

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 3
 FIRST FLOOR REFLECTED CEILING LAN
 SHEET: A-4.1
 DATED: OCTOBER 30, 2025



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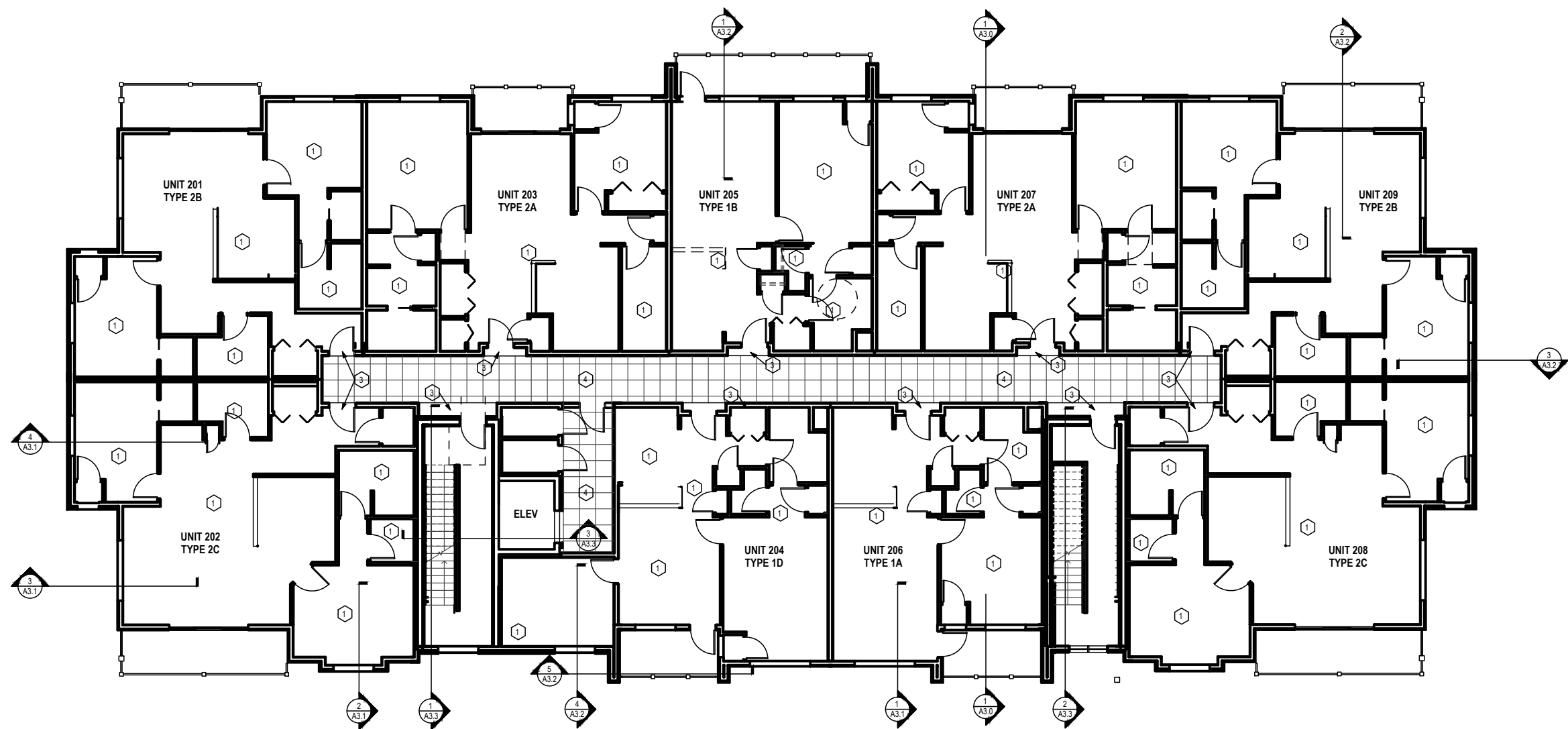
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Page 189 of 214

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

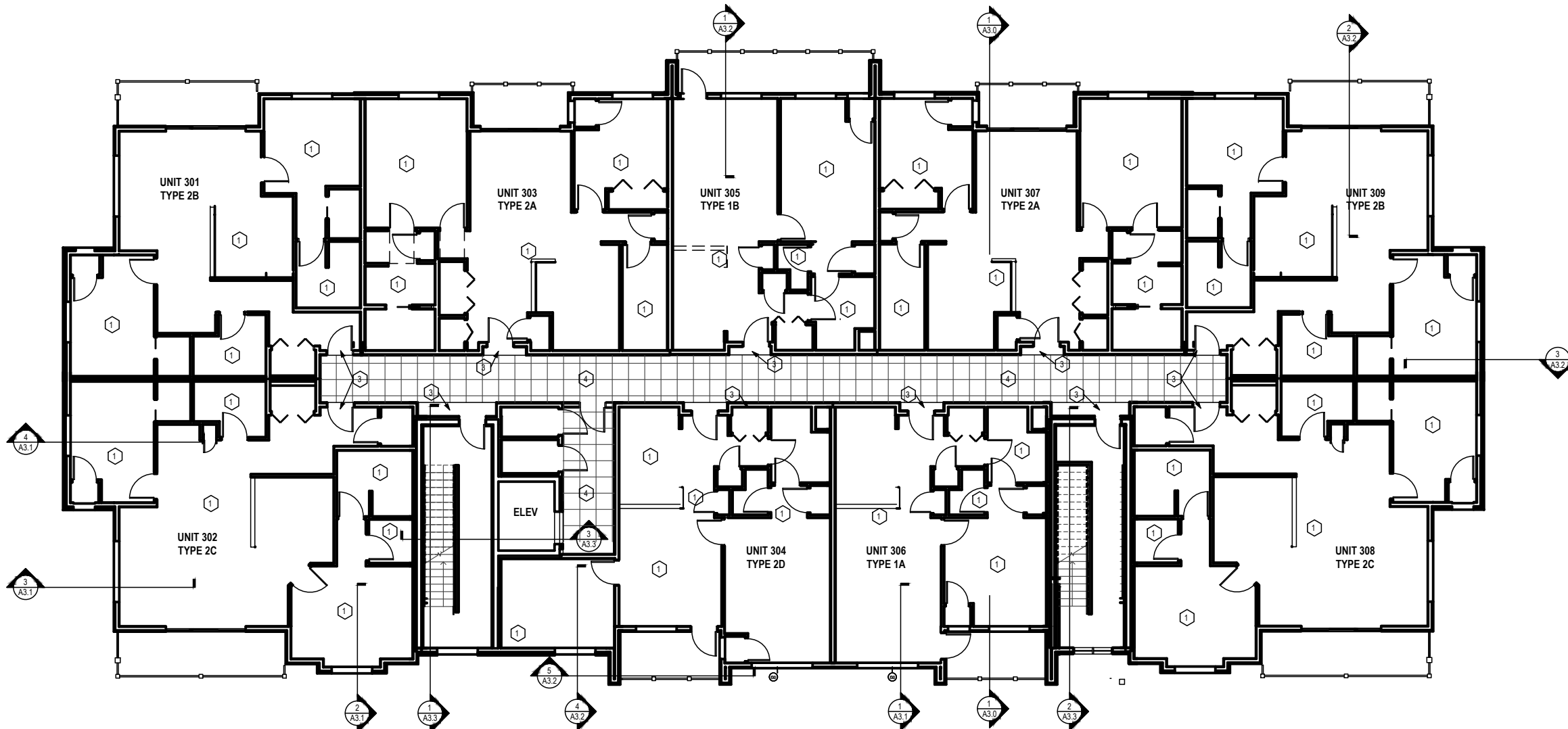
EZRA PROPERTIES APARTMENTS – PHASE 3
SECOND FLOOR REFLECTED CEILING PLAN
SHEET: A-4.2
DATED: OCTOBER 30, 2025

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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	2'x2" 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

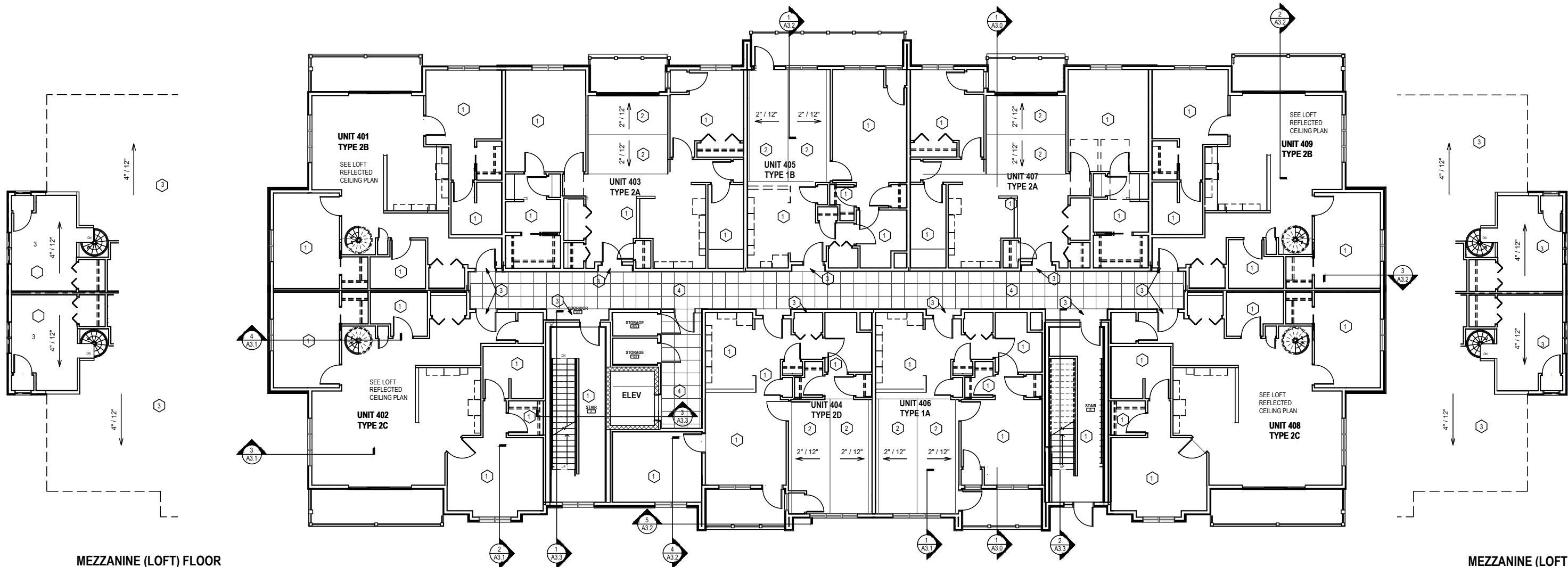
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REFLECTED CEILING PLAN KEYNOTES

- 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.



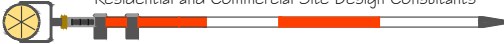
2 MEZZANINE (LOFT) FLOOR
RCP - SOUTH
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

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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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 (608) 838-7752

EZRA PROPERTIES APARTMENTS – PHASE 3

ENLARGED UNIT FLOOR PLANS

SHEET: A-5.0
DATED: OCTOBER 30, 2025

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Residential and Commercial Site Design Consultants

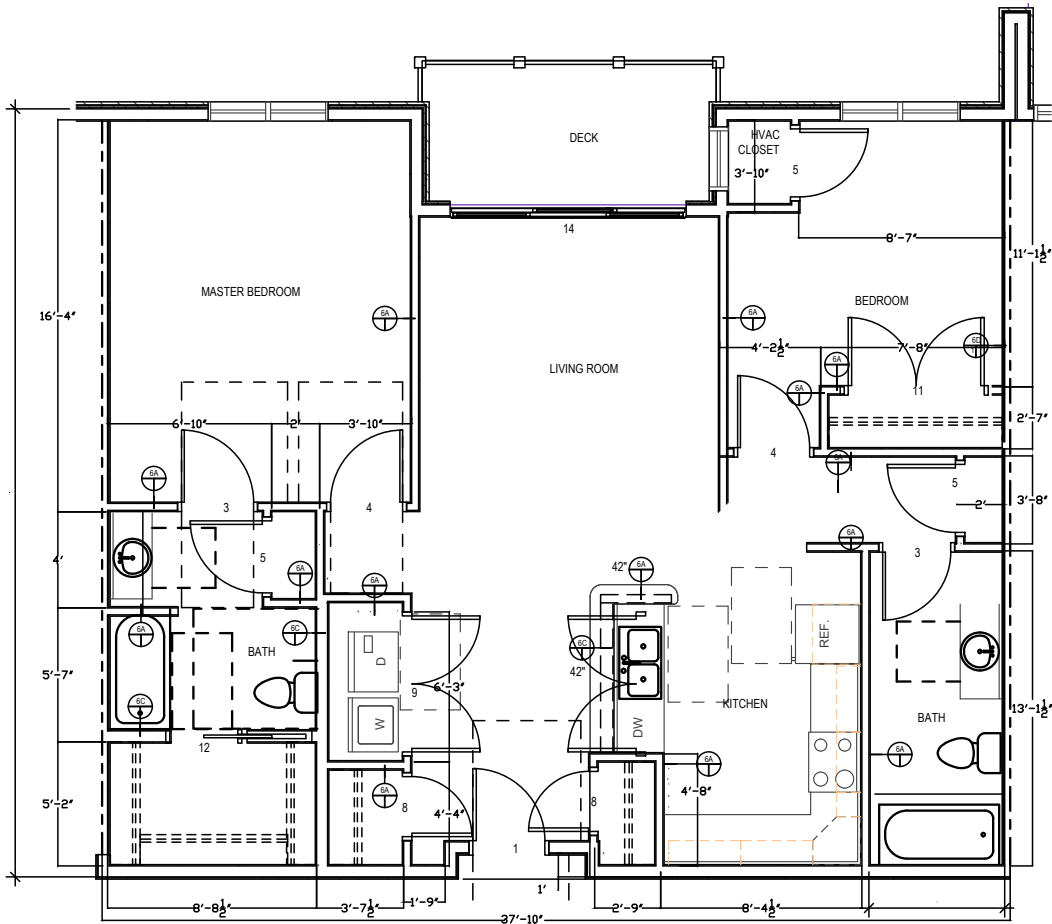
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UNIT FLOOR PLAN GENERAL NOTES

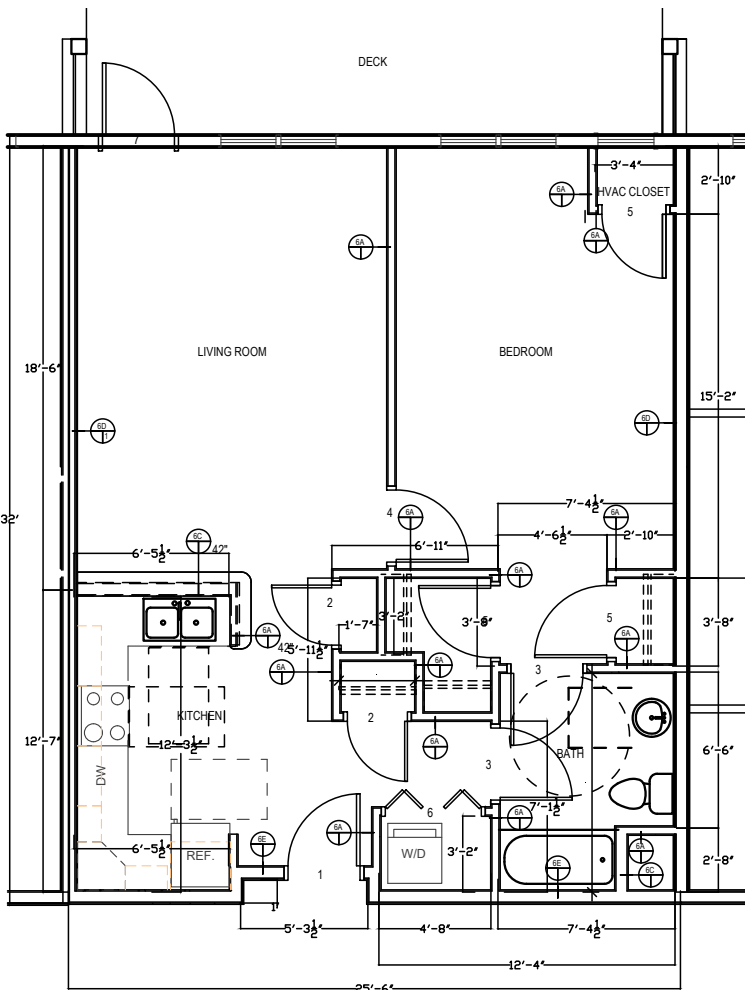
- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.
- B. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- C. PROVIDE BLOCKING AS NECESSARY FOR MOUNTING THERMOSTATS, GRAB BARS, DOOR STOPS, FINISH CARPENTRY AND TRIM.
- D. DEMISING WALLS SHOWN AS 1/2 OF TOTAL 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, 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.

NOTES

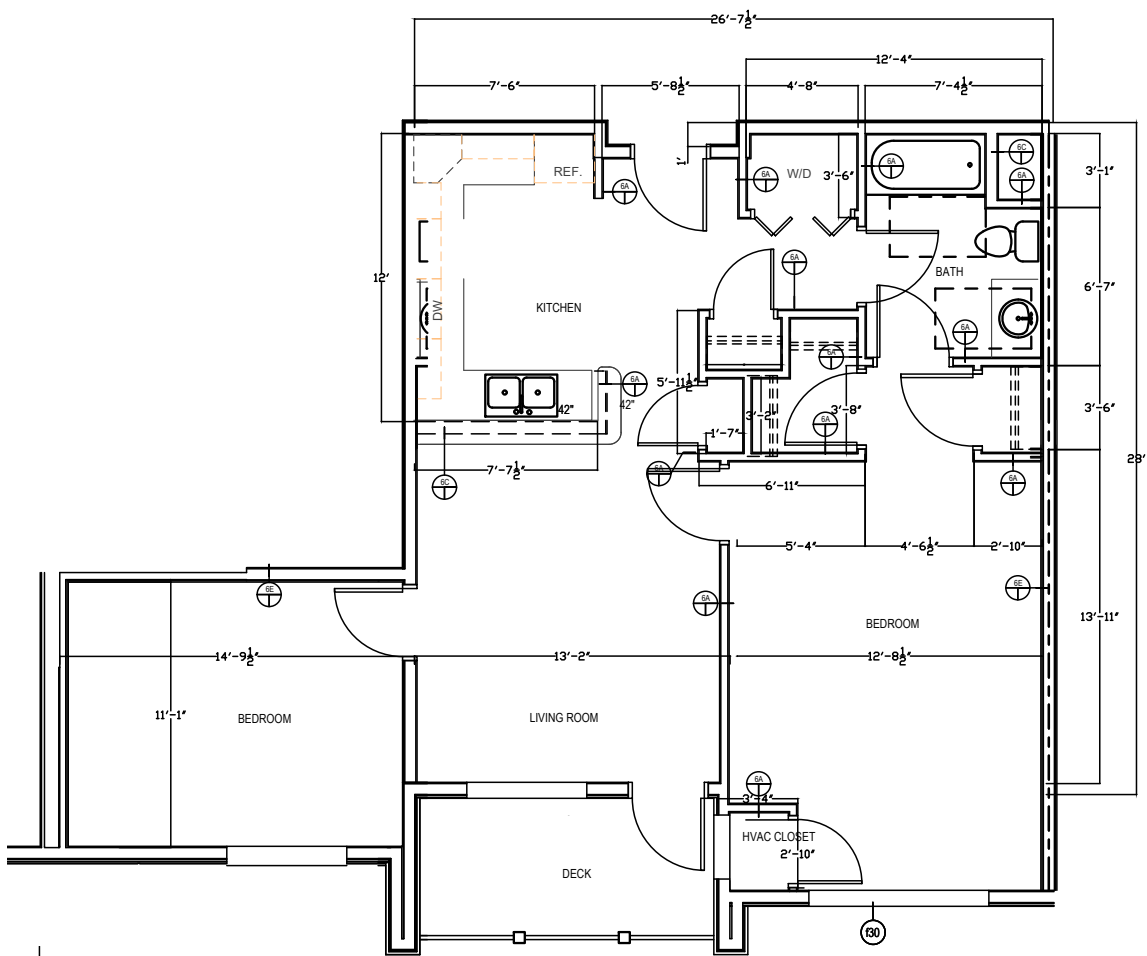
1. IN KITCHEN OF TYPE A UNITS AT LEAST ONE 30 INCH WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH AND NO HIGHER THAN 34 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
2. A KITCHEN SINK IN TYPE A DWELLING UNITS SHALL BE PROVIDED WITH A 30 INCH WIDE AREA CENTERED FOR A FORWARD APPROACH. THE SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND KNEE CLEARANCE COMPLYING WITH SECTIO N306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 3/4 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309.



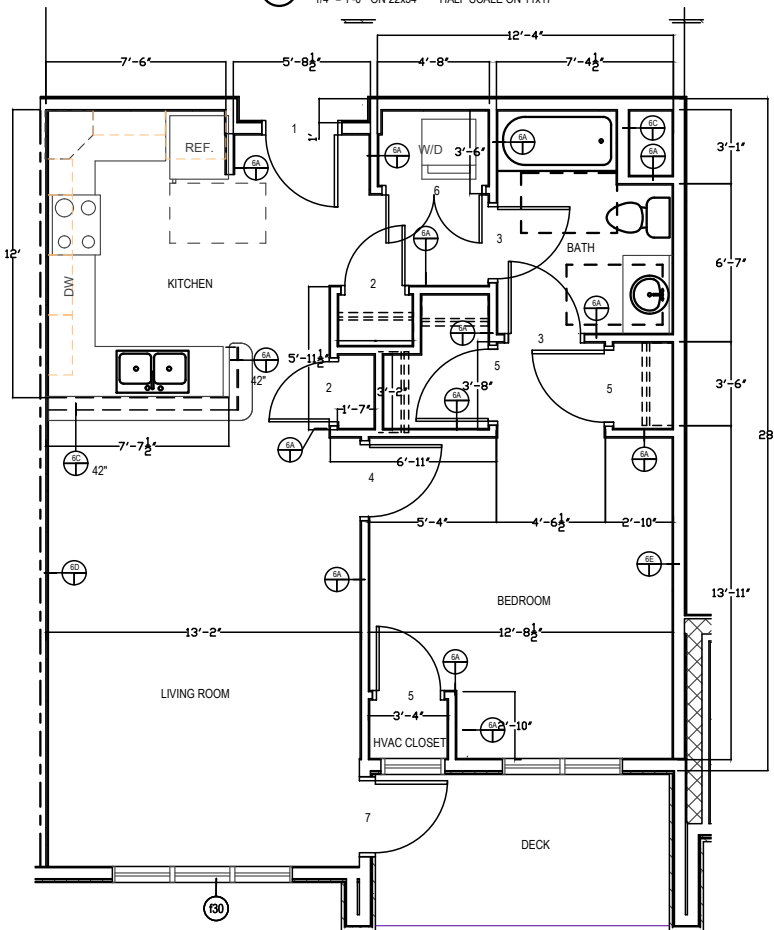
③ UNIT 2A
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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.

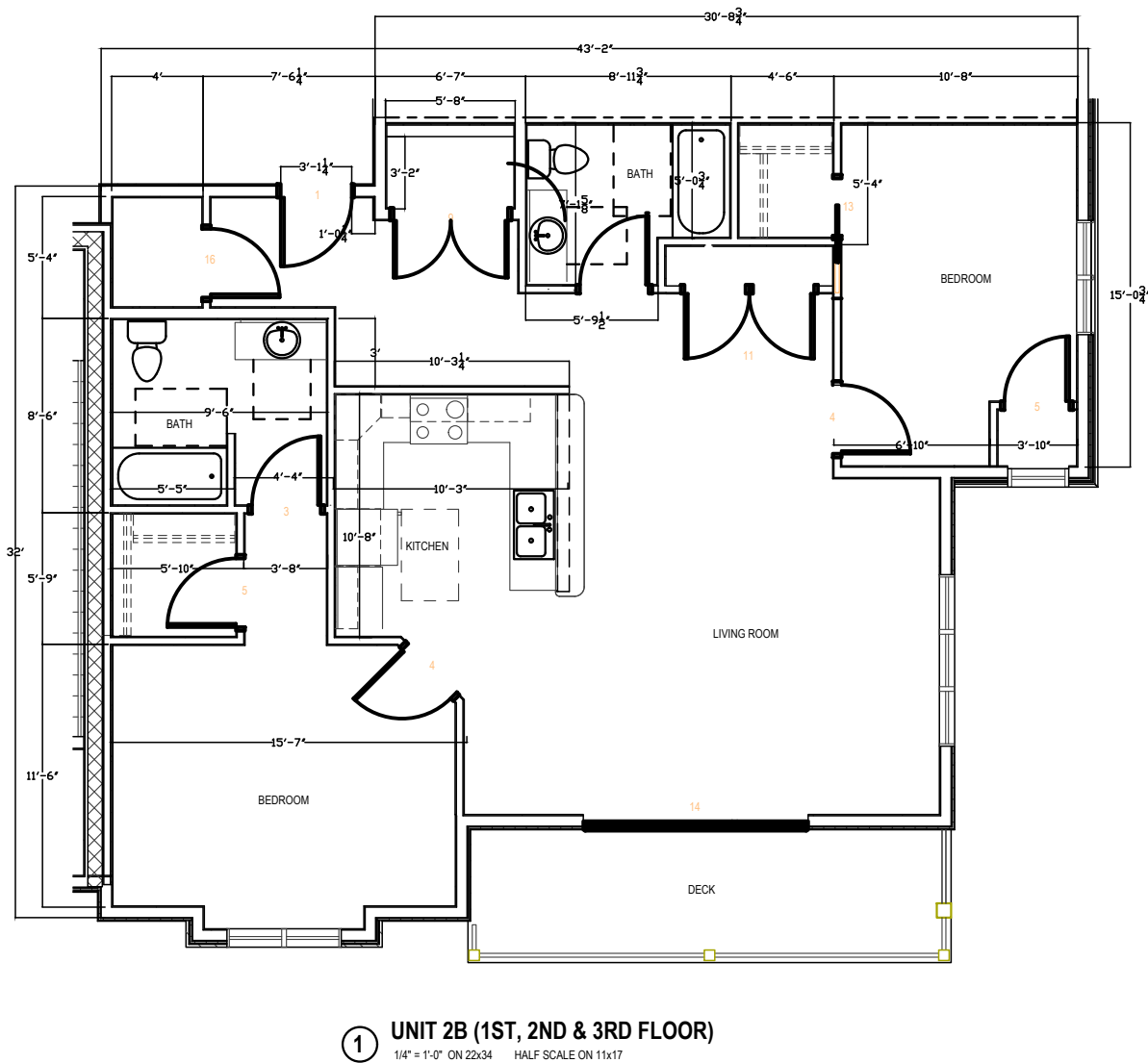
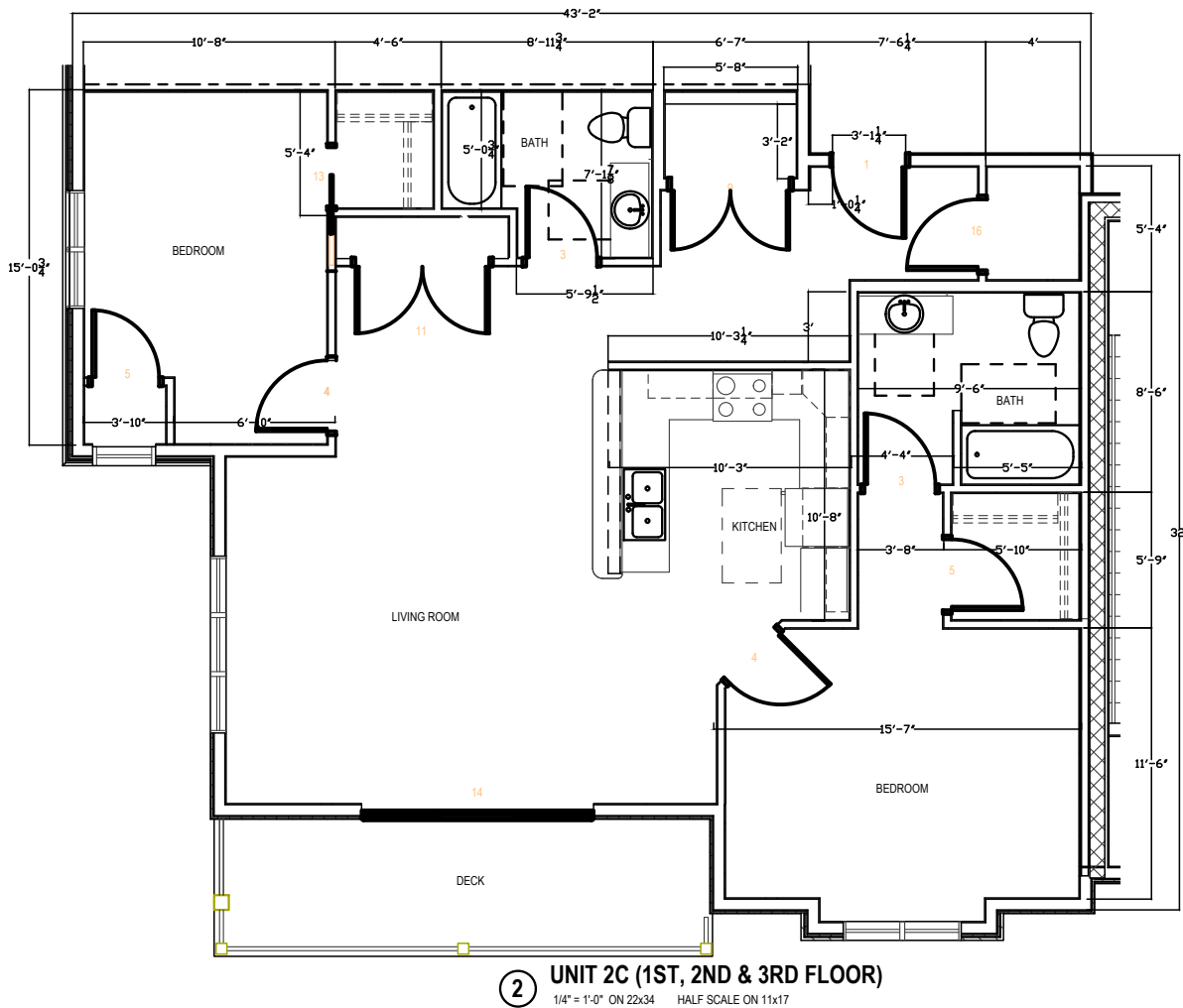
F. COORDINATE HVAC CLOSET SIZES WITH HVAC CONTRACTOR.

G. COORDINATE INTERIOR PARTITION LAYOUT WITH SHOWER, TUB, APPLIANCE, CABINETRY AND VANITY DIMENSIONS.

H. COORDINATE WALL THICKNESS AND FURRING BEHIND ALL 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.

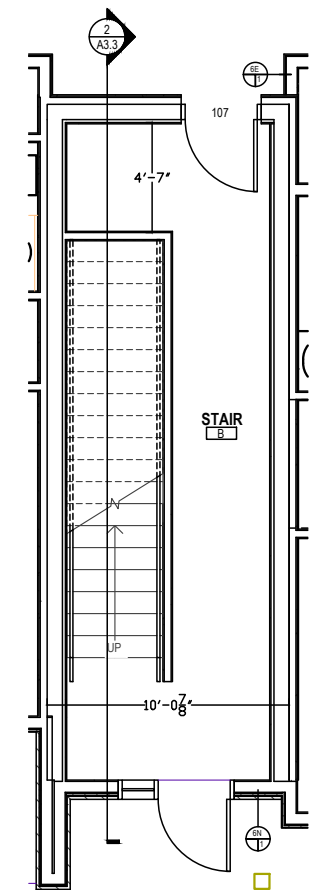
J. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY DEMISING, BEARING AND RATED WALL TYPES. ADDITIONAL LAYER OF GYPSUM BOARD TO BE ADDED ABOVE AND ADJACENT TO MODULAR UNITS TO COVER MOUNTING FLANGES AND AS RECOMMENDED BY MANUFACTURER.



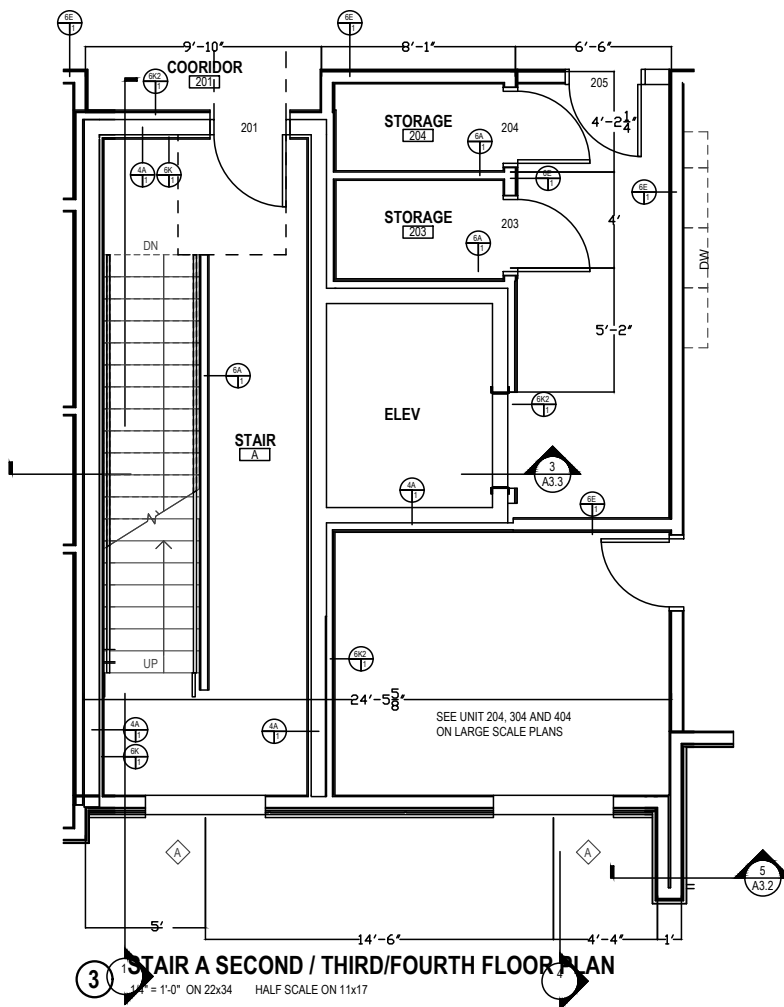
Floor plan of the second floor. The plan shows a large area labeled "LOFT". To the left of the loft is a circular staircase labeled "DN" (down). The plan includes several dimensions: 3'-10" at the top right, 2'-9" on the left wall, 5'-1" on the left wall, 4'-8" on the left wall, 5'-4" on the left wall, 4'-6" at the bottom left, 10'-6" at the bottom, and 17' on the right wall. A curved wall is shown on the right side of the loft area.

[illegible][illegible]

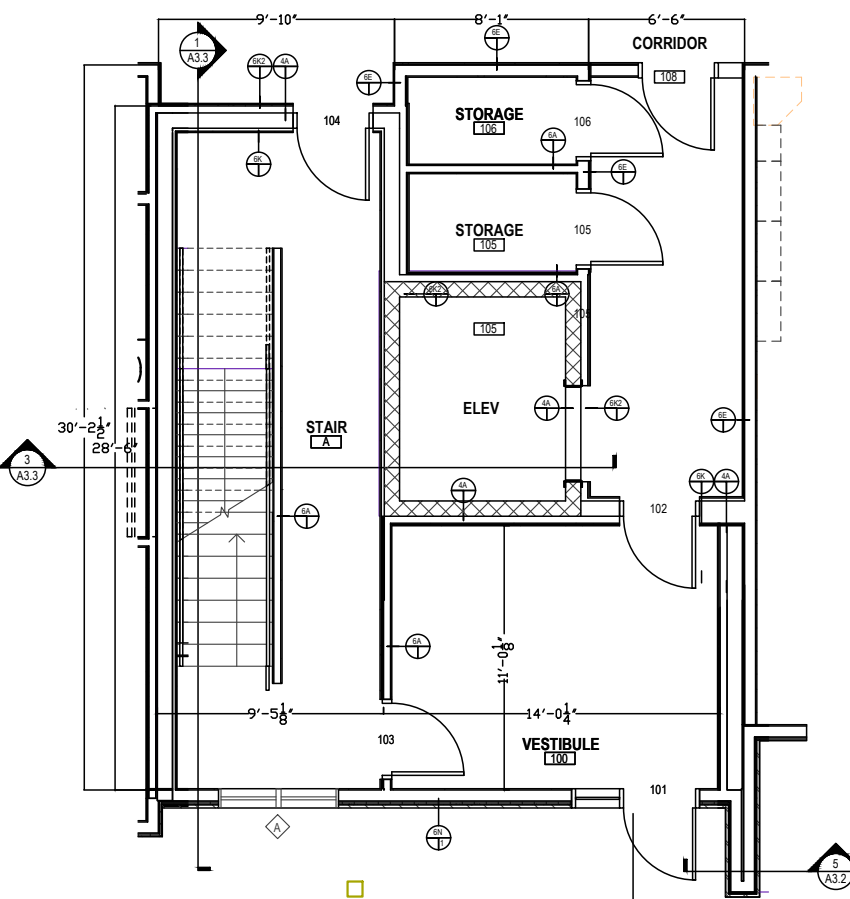
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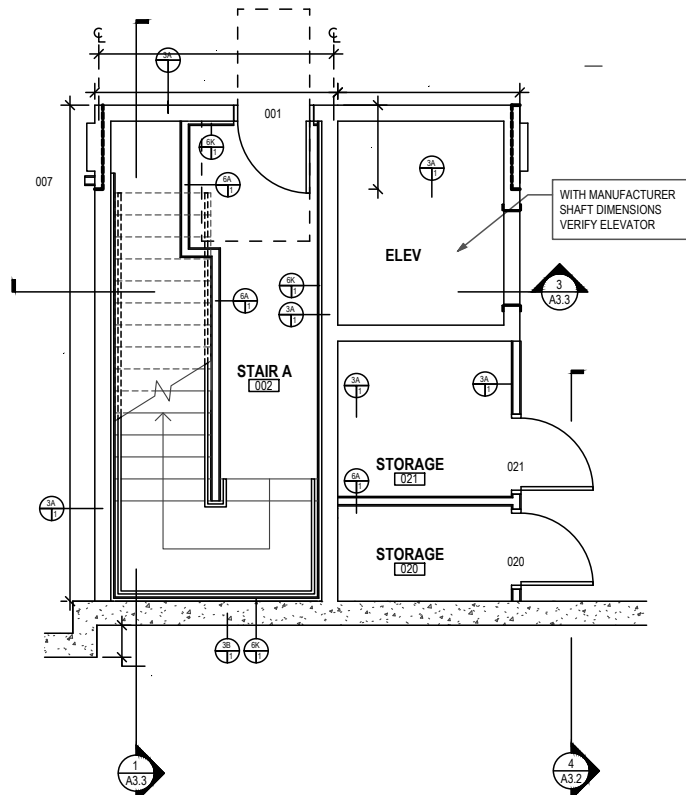
④ STAIR B ENLARGED PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



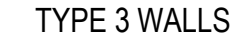
③ STAIR A SECOND / THIRD / FOURTH FLOOR PLAN
1/4" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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



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.

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 TYPE GENERAL NOTES

A. CONTINUE ALL PARTITION FRAMING AND GYPSUM BOARD TO INTERIOR 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 MET, 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 VENER MATERIALS.

I. PROVIDE AT LEAST ONE LAYER OF GYPSUM BOARD BEHIND ALL MODULAR TUBS AND SHOWERS, BUT NO FEWER LAYERS THAN REQUIRED BY EXTERIOR, DEMISING, 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.

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.

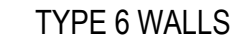
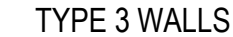
D. STUD FRAMING TO BE 1-4" O.C. UNLESS NOTED OTHERWISE.

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 BOWER 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



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

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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																	
DOOR NO.	ROOM NAME	TYPE	DOOR					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		HM					90			
002	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F/HG	HM		HM								
003	PARKING	Overhead	16'- 0"	7'- 6"	2"	OH											
004	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
005	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
006	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
007	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
008	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
009	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
010	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
011	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
012	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
013	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
014	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
015	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
016	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
017	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
018	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
019	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
020	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
021	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
022	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
023	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					20			
024	PARKING	Single	3'- 0"	6'- 8"	1 3/4"	F	ST		TI					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			HM					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			HM					90		
108	LOBBY	Single	3' - 0"	6' - 8"	1 3/4"	F	WD, SC			HM					20		SMOKE/DRAFT CONTROL ON HOLD-OPEN

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

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

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

DOOR SCHEDULE GENERAL NOTES

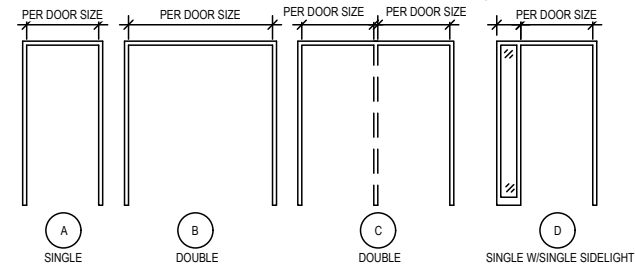
- A. WOOD DOORS TO BE PRE-FINISHED. PROVIDE FINISHED SAMPLES TO OWNER AND ARCHITECT FOR FINAL SELECTION.
- B. HOLLOW METAL FRAME HEADS TO BE 2", U.N.O.
- C. ALL SWING DOORS TO RECEIVE 1-1/2" PAIR BUTTS, U.N.O.
- D. PROVIDE LEVER HANDLE LOCK/LATCH SETS AT ALL DOORS, U.N.O.
- E. ALL FIRE DOORS ARE TO BE 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 lbf 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

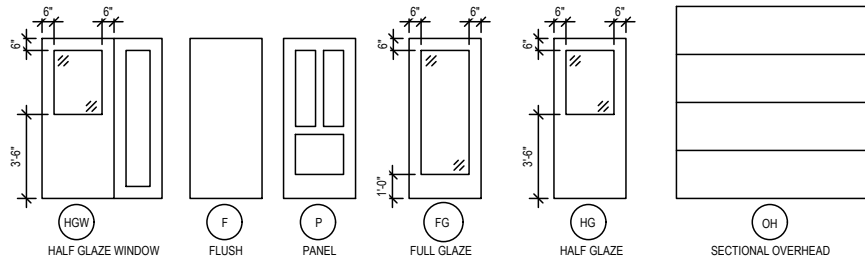
DOOR SCHEDULE LEGEND

- 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

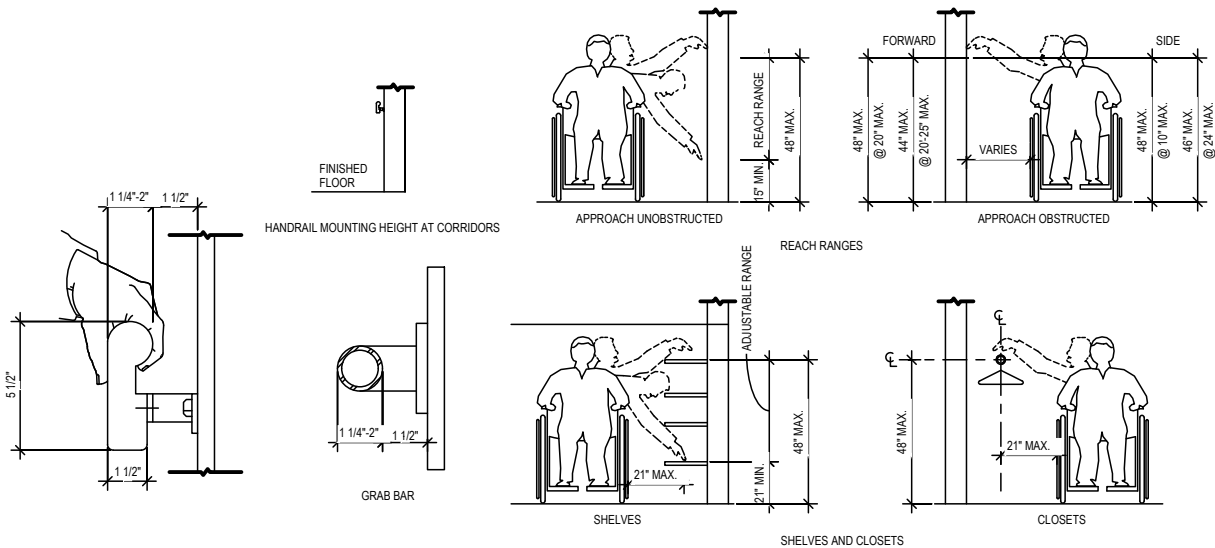
SHEET: A-6.1
DATED: OCTOBER 30, 2025

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

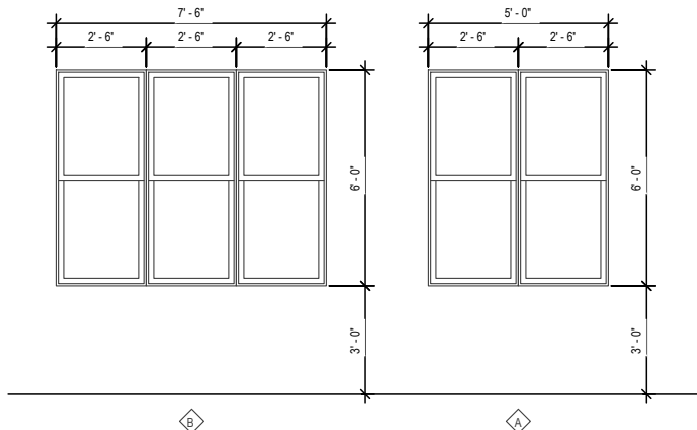


4604 Siggelkow Road, McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

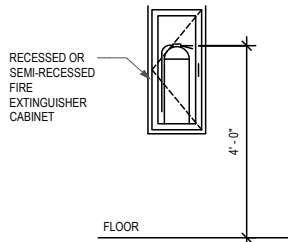
3 ACCESSIBILITY REACH DETAILS
3/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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

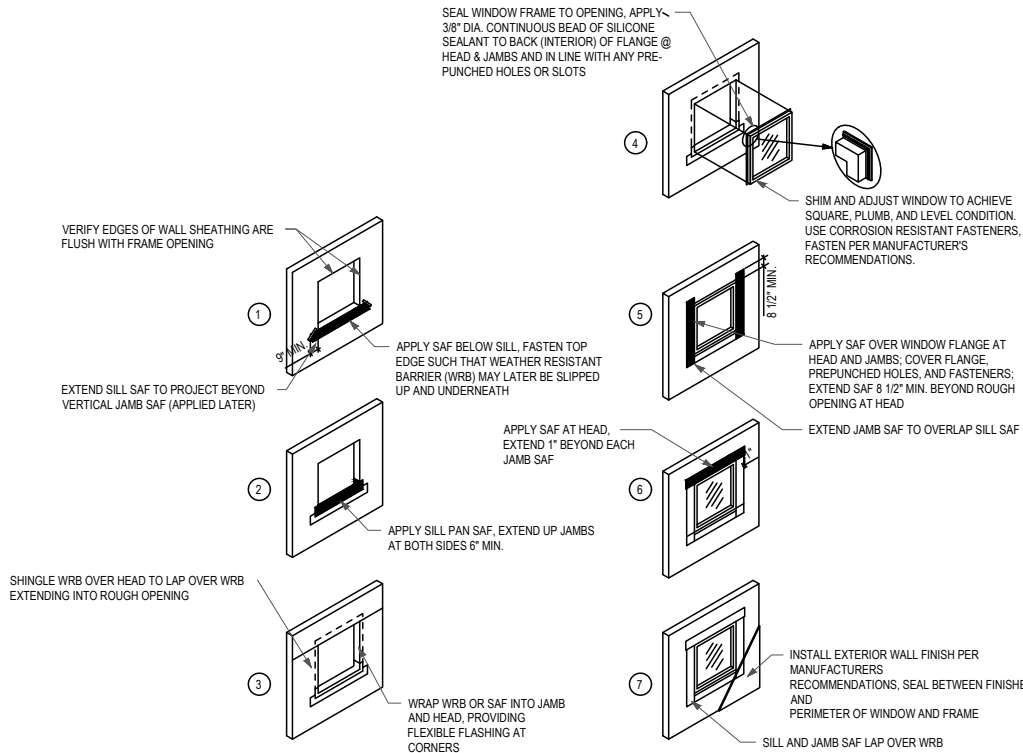


4 TYPICAL FIRE EXTINGUISHER CABINET ELEVATION
1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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.309 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, MULLED BY SUPPLIER AND SHALL HAVE OPERABLE PARTS AS INDICATED ON THE DRAWINGS. OPERABLE SASHES SHALL BE PROVIDED WITH FULL PERIMETER WEATHER STRIPING.
- 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

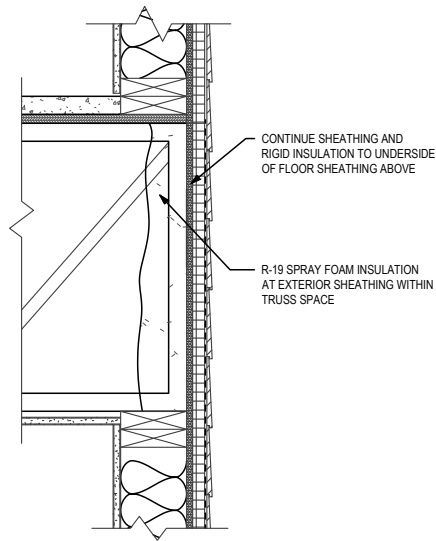
EZRA PROPERTIES APARTMENTS – PHASE 3
WINDOW TYPES & INTERIOR ELEVATIONS

SHEET: A-6.2
DATED: OCTOBER 30, 2025

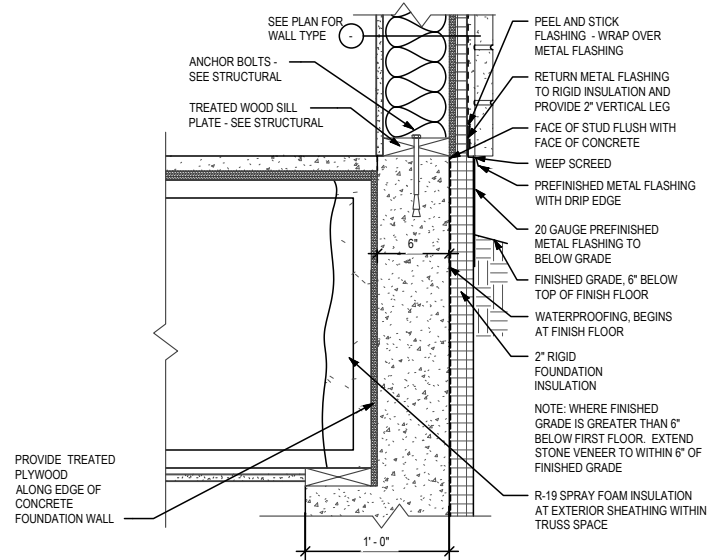
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



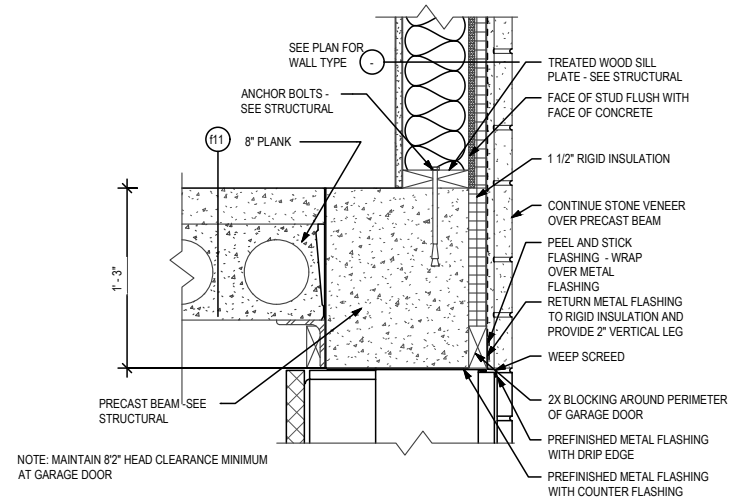
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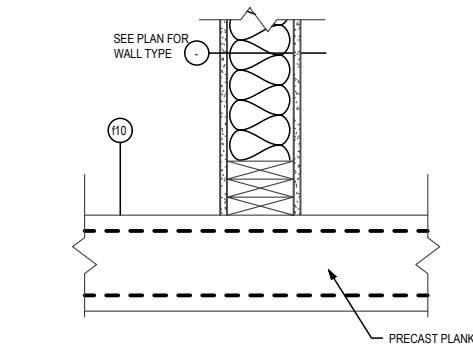
7 FLOOR TRUSS @ EXTERIOR BEARING WALL (TYP)
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



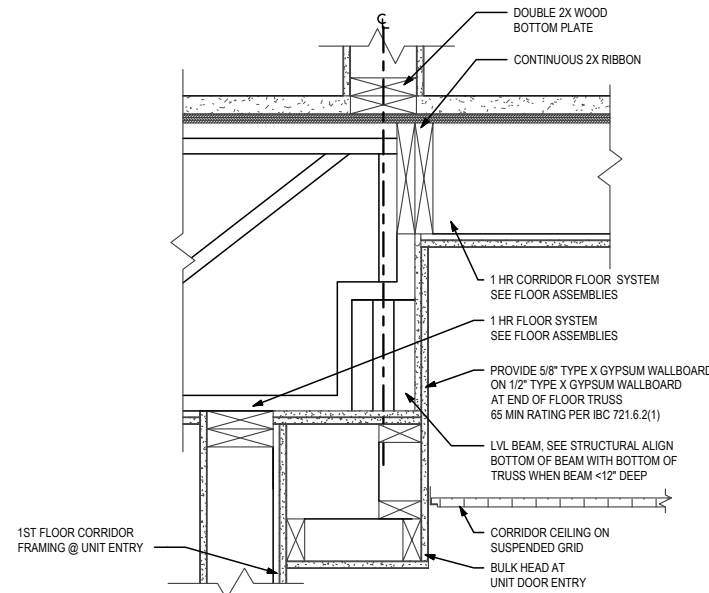
6 WALL BASE @ RAISED FOUNDATION WALL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



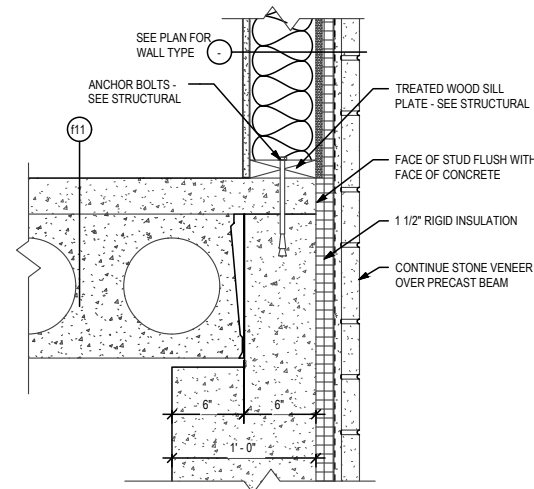
3 WALL BASE @ GARAGE DOOR
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



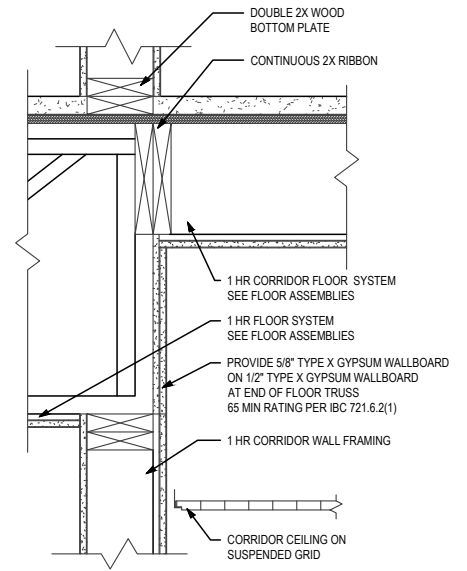
2 WALL BASE @ INTERIOR BEARING WALLS
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



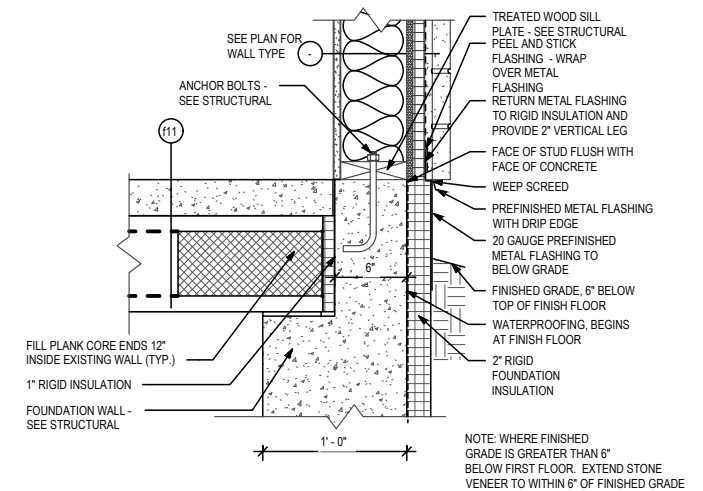
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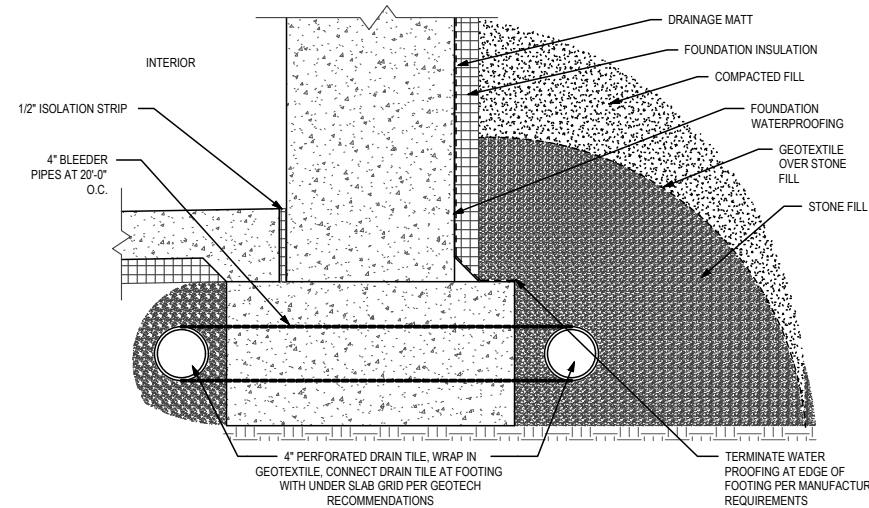
5 WALL BASE @ STONE AND CIP WALL
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



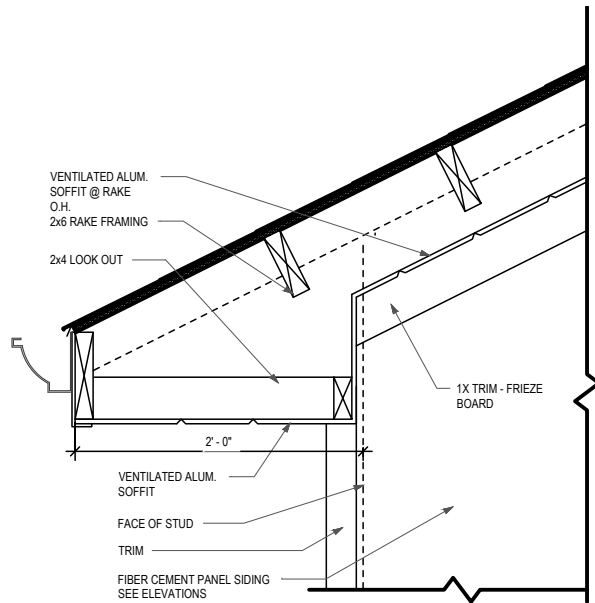
8 FLOOR TRUSS AT CORRIOR - (TYP)
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



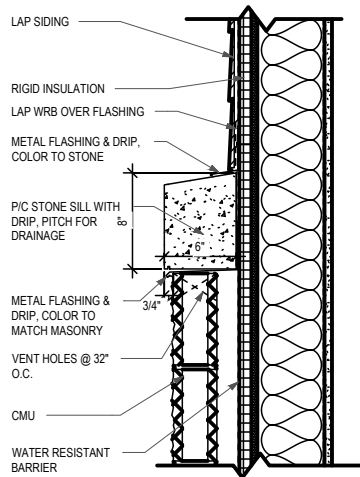
4 WALL BASE @ STONE & PRECAST
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



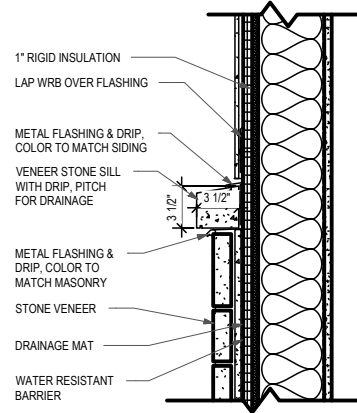
1 FOUNDATION DETAIL @ PARKING GARAGE
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



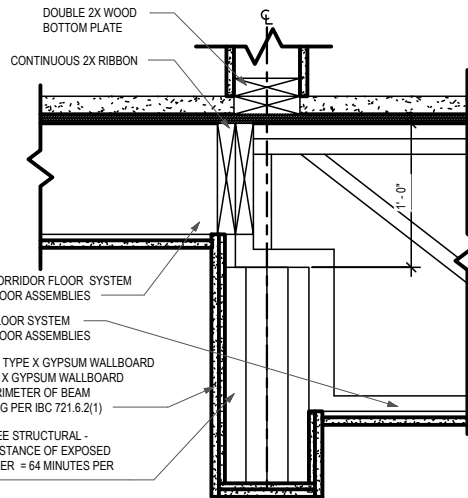
4 ROOF EDGE DETAIL @ GABLE RAKE
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



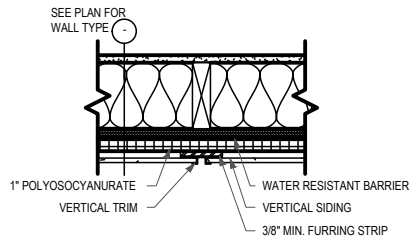
3 CMU TO STONE TRANSITION
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



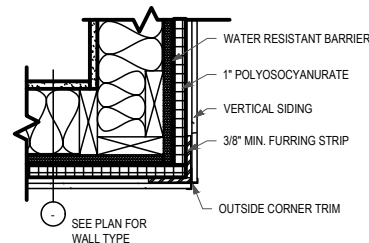
2 STONE TO PANEL SIDING TRANSITION
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



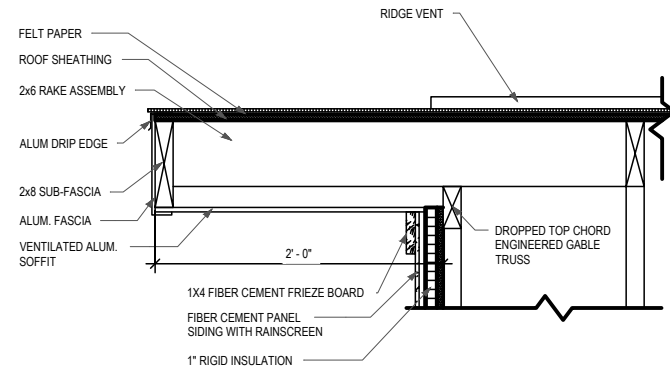
1 FLOOR TRUSS AT 1ST FLOOR BEAM
1 1/2" = 1'-0" ON 22x34 HALF SCALE ON 11x17



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

November 28, 2025

Re: 4703 Terminal Drive – Phase 2 & 3 CUP Application Review

We reviewed the PUD application for 4703 Terminal Drive in the Village of McFarland submitted by Ryan Quam of Ezra Properties, LLC. The application was dated November 4, 2025. Below are items that we noted for consideration and confirmation. No items were found that would prevent approval of the application from our review.

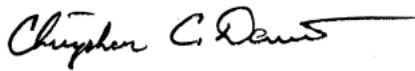
- Due to the height of the buildings an aerial apparatus road would be required, and the location of the road would need to be the parking lots. The driving aisle of the parking lots would be required to be increased to 26' at minimum. (IFC D105.2)
- The proximity of the aerial apparatus road to the building was discussed and the requirement of being between 15' and 30' causes difficulty. It was agreed the proximity of the aerial apparatus could be increased in proportion to the difference in the height of the building and 75' above the ground plan would meet the intent of code. (IFC D105.3)
- The hydrant serving the building will require 26' of fire apparatus access roadway width within 20' of the hydrant. (IFC D103.1)
- The fire apparatus access roadway on the east of the buildings will exceed 150' and an acceptable equivalent is providing standpipes to comply with all portions of the building being within 150' of the fire apparatus access roadway. (IFC 503.1.1 and 503.2.5)
- The review of the landscape plan indicates several trees near or overhanging the fire department access. The trees will be required to be maintained to have a vertical clearance over the fire department access of 13' 6". (IFC 203.2.1)
- The change in slope from phase 1 building to phases 2 and 3 is significant. The overall is with an acceptable range, but the angle of approach and departure shall not exceed 8 degrees for a vehicle. (IFC 503.2.8)

The following items are provided as information for the project as it progresses through design and to ensure no delays during construction or final occupancy inspections.

- Both buildings will require Knox key boxes located at the main entrance of the building. (VOM 26-146a)
- Confirmation that emergency responder radio coverage will be required and a bi-directional amplifier will be required if not obtained. Due to the location and previous buildings, it is highly likely that a bi-directional amplifier will be required. (IBC 916.1)
- The fire department access road between phase 1 and phases 2/3 will require fire lane signage to prevent parking to keep access available. (IFC 503.3)
- Signage will be required to clearly indicate each building's address and view able from Terminal Drive. (IFC 505.1)
- Village of McFarland is a delegated agent for the State of Wisconsin to perform fire protection and fire alarm systems reviews.
- Before the installation of any fire protection system a work permit is required to be issued by McFarland Fire & Rescue.
- Fire protection and fire alarm system reviews require the submission of architectural plans and would the owner to submit on behalf of the sprinkler and fire alarm contractors.
- Any privately owned piping including underground mains and laterals that are associated with or supply fire sprinkler systems require to be reviewed and inspected by McFarland Fire & Rescue before being concealed by building finishes or ground.
- Approval of the fire sprinkler system will require a flow test witnessed by McFarland Fire & Rescue within 1 year prior to the submission of plans for approval.
- The location of the fire department connections will require additional review by the Department as the site provides limited access, and consideration must be given to ensure aerial fire apparatus response can occur during fire sprinkler system support by a pumping apparatus.
- The parking garage areas automatic fire sprinklers shall be designed to ordinary hazard group 2.
- It should be noted that the Department recently revised fire department connection requirements to be a 5" Storz with a 30-degree elbow.

- Any systems provided for occupant safety that would include the fire alarm system or occupant rescue communication equipment will be provided with an annunciator or control panel located in the main lobby or entrance of the buildings.

Sincerely,

A handwritten signature in black ink, reading "Christopher C. Dennis". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

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

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

J:\TCD\Dead\McFarland\MC-152-M6 4703 Terminal Drive Development Review\2025 Phase\4703 Terminal 2025 Review Letter 1.docx

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, January 20, 2026

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director

AGENDA ITEM: Discussion regarding a preapplication conceptual site plan for the potential Bliffert Lumber relocation, 3408 and 3418 Elvehjem Road.

PREVIOUS ACTION:

August 13, 2025, predevelopment agreement unanimously recommended for approval by the CDA.

August 19, 2025, predevelopment agreement unanimously recommended for approval by the Plan Commission.

August 26, 2025, predevelopment agreement unanimously approved by the Village Board.

ISSUE SUMMARY:

Eli Bliffert (owner Bliffert Lumber) has requested to appear before the Plan Commission for a preapplication meeting to review a conceptual site plan for the proposed relocation of Bliffert Lumber from the Downtown to 3408 and 3418 Elvehjem Road (also known as Elvehjem Acres, owner Kevin Urso). Included in the packet is a copy of the conceptual site plan for discussion.

The packet also includes the Village's conceptual site plan for the entire Elvehjem Acres developed last Summer as part of the Predevelopment Agreement for reference purposes only.

Project Background

On August 26, 2025 the Village Board approved a three party predevelopment agreement between Bliffert, Urso, and the Village to authorize further planning and design work to consider the construction of a small business park on [Elvehjem Acres property](#) located at the northeast corner of Elvehjem Road and CTH AB for the primary purpose of aiding in the relocation of Bliffert Lumber from the Downtown to the property. At a high-level the goals of this project include:

- To aid in the development of road, utility, and railroad infrastructure necessary to develop the business park.
- To aid in the relocation of the existing lumberyard from the Downtown to Lot 1 of the proposed business park to enable improved operations and growth of the business.
- To acquire the existing downtown lumberyard for the purpose of redeveloping the property.

More information background information regarding the predevelopment agreement can be found in the [August 26, 2025 Village Board packet](#). The predevelopment agreement required



Bliffert to prepare a conceptual site plan for review by the Village by December 31, 2025, which has been satisfied.

Purpose of a Preapplication Meeting

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

Preapplication meetings are voluntary and provide an opportunity for the developer to share their initial concept plans for a property to receive non-binding feedback from the Plan Commission and interested residents. Preapplication meetings are encouraged within the Village's Comprehensive Plan (Figure 4.2) and within the Village's Zoning Ordinance. The preapplication meeting provides an opportunity for the Plan Commission to ask questions of the development team and to provide non-binding feedback regarding the proposed use of the property, permitting requirements, conceptual site and building designs including parking and vehicle circulation, roadway improvements, park dedication, pedestrian and bicycle amenities, site amenities, stormwater management, erosion control, sewer and water utilities, building orientation, building massing, building setbacks, building materials, lighting, and landscaping.

Per Sec. 62-67(c), the Plan Commission is under no obligation to give a response to such submittals at the same meeting as they are presented. The Plan Commission is entitled to seek outside assistance and sources of critique. No responses by the Plan Commission or by individual Plan Commissioners shall bind the Plan Commission or the Village unless the response is on behalf of the Plan Commission, is in writing and is expressed as a binding response. Similarly, under the Village's TIF Development Incentives Policy Manual, preapplication meetings with the CDA are encouraged but not required. Feedback from the CDA is also non-binding.

Proposed Development Characteristics

The following are some of the key characteristics of the conceptual site plan for review by the Plan Commission:

1. **Lot Size.** The proposed lot size is 6.93 acres. Noting that Bliffert has indicated that in order to build out the development to meet their needs they need to use both Lots 1 and 2 from the predevelopment agreement concept plan. The remaining proposed business park would include Lots 3, 4 and 5 from the initial business park lot concept plan.
2. **Buildings.** The principal building would be approximately 23,600 square feet, including a retail showroom, offices, millwork warehouse, and loading docks. There would be two 12,000 square foot enclosed accessory warehouses that would allow for customer truck loading. There would also be two areas for outside accessory storage racks along CTH AB and the rail road right-of-way.
3. **Zoning & Bulk Requirements.** The property is currently zoned A-1 Agricultural Transition and will need to be rezoned later in the development submittal process to allow for construction of the retail lumber yard. The concept plan utilizes the bulk requirements of the M-IC Manufacturing Intensive Commercial District per [Sec. 62-72](#) of the Zoning Code. The M-IC district allows a maximum of 90% lot coverage (buildings + paved/gravel areas). The concept identifies an estimated lot coverage of 76%. The concept would be able to meet the minimum lot area, lot width, and setbacks of the C-P Commercial Park District as a potential alternative zoning district. However,



the C-P district requires a maximum lot coverage of 70%. A final determination as to how the property would be rezoned has not been determined yet. The Village will either need to amend the Zoning Code to include Retail Lumber Yards as a permitted or conditional use in the M-IC District, or an alternative district (e.g. the C-P district if the amount of lot coverage is adjusted not to exceed 70%), or Planned Unit Development. Noting also that the Bliffert Lumber location could be zoned M-IC while Lots 3, 4, and 5 could be zoned in one of the Village's other commercial districts (e.g. C-P or C-H, etc.).

4. Fencing. An exterior perimeter fence would enclose the yard area.
5. Stormwater Management. The concept includes a conceptual regional stormwater pond to serve Bliffert Lumber and future development from Lots 3, 4, and 5. The Village would be provided with an access easement through the lumber yard for occasional Public Works maintenance needs of the pond.
6. Public Water & Sewer Utilities. Public water and sewer mains would be extended along CTH AB from the railroad tracks and then east along the proposed Lot 1 southern lot line. A 30' public easement would be provided (15' on either side of the lot line). The utilities would then extend through the cul-de-sac right-of-way to serve other properties.
7. Sidewalks. The concept does not illustrate public sidewalks at this time. [Sec. 56-108](#) of the Subdivision Code requires sidewalks for the rights-of-way of major and collector streets. In Staff's opinion, sidewalks are likely not necessary along the eastern right-of-way of CTH AB from Elvehjem Road to the rail road. There would be little to no use of this sidewalk given it will front the rear yards of the business park. In addition, a proposed recreational trail is planned with development of property on the west side of CTH AB ROW. In Staff's opinion, it would be safer for pedestrians and bicycles to cross CTH AB to the business park at the intersection of Elvehjem Road and not encourage mid-block crossings by installing a sidewalk on the east side of CTH AB ROW in this location.
8. Yard Area Surfacing Material. [Sec. 62-173\(e\)](#) of the Zoning Code requires *"all open off-street loading berths, access drives, aisles and maneuvering spaces shall be improved with a bituminous pavement or Portland cement concrete pavement in accordance with the Village Standard Specifications."* The concept plan submitted by Bliffert proposes using a gravel surface within a portion of the lumber yard where the rail spur and delivery truck loading zone is located. Bliffert is requesting the Village consider allowing gravel in these areas instead of asphalt or concrete due to cost considerations. In Staff's opinion this may not be warranted particularly if there are concerns about tracking of sand, gravel, and mud into the public street placing an additional burden on Village resources.
9. Landscaping. The landscaping is very conceptual at this point. What is shown is not the final proposed landscaping plan; however, it does indicate a general intention to focus landscaping in areas that would screen the accessory buildings and yard areas from public view along CTH AB and the proposed cul-du-sac. [Sec. 56-139\(v\)](#) of the Subdivision Code requires *"when lots within the proposed Subdivision back upon the right-of-way of an existing or proposed limited access highway or a railroad, a planting strip at least 30 feet in depth shall be provided adjacent to the highway or railroad in addition to the normal lot depth. The strip shall be part of the platted lots but shall have the following restriction lettered on the face of the plat: This strip reserved for the*



planting of trees and shrubs, the building of structures hereon prohibited". The proposed concept includes a 30-foot wide planting strip along CTH AB where the business and lumber yard would be most visible to the public. The concept does not include a 30-foot planting strip along the railroad ROW. As shown the planting strip is ~5'-wide. Bliffert is requesting the Village consider modifying the minimum 30-foot planting strip requirement along the railroad ROW. In Staff's opinion, this may be warranted for a number of reasons. The proposed use relies on rail transportation, so it stands to reason the owner would desire to place improvements closer in proximity to the railroad ROW. Within that 30-foot buffer, Bliffert is proposing outdoor storage of lumber. If there was ever a derailment of a train, the owner would accept the risk of damage to his property and the risk to the public is likely no different or less than the current downtown lumberyard. There are no proposed buildings within 30 feet of the mainline railroad ROW. The lands on the north side of the railroad ROW are predominantly wetlands and floodplains and future development of those lands is highly unlikely, such that a 30-foot planting strip on the south side of the railroad ROW is needed to screen the lumber yard. If the Plan Commission desires a 30-foot planting strip along the railroad ROW the development would need to shift further south, which would reduce the size of Lot 3 for future development.

Bliffert and Staff desire to obtain initial feedback on items 1-9 above, and in particular 7-9, as they may necessitate consideration of future amendments to the Subdivision or Zoning Code for review by the Plan Commission and approval by the Village Board.

Public Comments

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

Next Steps

The predevelopment agreement requires the Village to draft a TID Project Plan by April 30, 2026. Note, approval of the predevelopment agreement is not required by April 30, nor does it bind the Plan Commission, Village Board, or Joint Review Board to approve the Project Plan.

The CDA will begin conversations regarding the creation of an Elvehjem Acres Business Park TID starting at their February 11th meeting. The development of a TID Project Plan will likely take several CDA meetings to complete before it is ready for a public hearing before the Plan Commission. Bliffert's development team is also currently working on cost estimates for the improvements shown in the concept plan which will be needed as part of creation of the TID Project Plan. The Village will also need to work with Bliffert and Urso to negotiate development agreements for various land acquisition and infrastructure improvements to support the relocation of Bliffert Lumber and the creation of the Elvehjem Acres Business Park.

The predevelopment agreement provided an estimated timeline of June 30, 2026 to complete these negotiations, followed by submittal of subdivision and zoning permits in the Fall of 2026 to permit construction to begin in 2027. These estimated timelines are subject to change.

FINANCIAL/BUDGET IMPACT:

Some funding will be required for the Village to complete the proposed TID Project Plan. Most



of this work is anticipated to be done in-house with assistance from the Village Engineer. The Village will need to hire a surveyor to assist with creating a legal description of the proposed TID boundary and the Village Attorney will be included in the review of the TID and the creation of proposed real estate and development agreements contemplated in the predevelopment agreement. The cost to create the TID was included within the Village's 2026 Capital Improvement budget (\$25K). Costs to provide assistance with land acquisition, railroad, road, and utility infrastructure, and the costs to acquire the existing Downtown lumberyard would be finalized as part of the proposed real estate and development agreements contemplated in the predevelopment agreement. These expenses would then likely occur in 2027, allowing the Village to plan for those expenditures as part of the 2027-2031 Capital Improvement Plan and 2027 Budget.

VILLAGE PLAN REFERENCE:

This proposed project is supported by a number of existing Village plans.

2024-2025 Village Board Strategic Plan

- *Objective 1: Attract and enhance new and existing restaurants, retail, light industrial, office, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area, and surrounding areas.*
- *Objective 2: Develop incentives for business growth such as incubator programs, tax increment financing districts, and recruitment/retention.*
- *Action Step VI: Consider property acquisition where appropriate including funding.*
- *Action Step VII: Advance East Side Plan through consideration of its recommendations, associated engineering for additional analysis, partnerships with applicable municipalities, and continued public engagements as projects are proposed.*

2023 East Side Plan

The Elvehjem Acres property is identified in [Chapter 4, Master Plan Concept](#), for future Business" or Medium Density Residential, including Map Note #2 which further explains: *This 22-acre parcel is adjacent to an existing rail corridor, which offers an opportunity for a niche rail-support industry. The property is uniquely buffered by wetlands and a major road. Siting an industrial use should take advantage of these buffers, as well as use building architecture to minimize its impact on adjacent uses. If a niche industrial use is not found, medium-density residential is preferred. Chapter 4 describes the "Business" future land use category as "including office buildings, office-showrooms, warehouses, and light industrial buildings that offer retail trade, or services for individuals or businesses. Typical implementing zoning districts include: General Commercial (C-G), Commercial Park (C-P), Highway-Commercial (C-H), Limited Commercial (C-L), and Manufactured-Intensive Commercial (M-IC)."*

2023 Economic Strategic Plan

Strategy #2: Expand Commercial and Industrial Land Base. McFarland only has one remaining vacant industrial zoned property and needs additional commercial and industrial land. The Village is in the unique position to be programming new space in the community via the East Side Plan as the property along McFarland's east side is available and prime for



development to meet the community's needs for the next several years. Additional work to be done in tandem with development includes extending utilities, road construction, and potentially creating Tax Increment Districts. Expanding the land available for commercial and industrial development is an invitation for investment which facilitates wage and income growth, growth in the tax base, and quality of life for residents. Expanding the land base allows for existing businesses to grow locally - retaining the relationships between themselves and their labor force as well as the communities that have nurtured them. Additionally, land availability can be a competitive advantage to attract outside investment into the community.

Strategy #6: Attract New Commercial/Retail/Service Businesses. Retail and commercial businesses will be best located in existing commercial corridors, downtown, and newly planned mixed-use buildings within the East Side neighborhood. The redevelopment of the existing lumberyard is specifically mentioned on page 30: The lumberyard and several of the older residential lots present opportunities for redevelopment to higher density residential, mixed-use, and commercial development and on page 44: "The current site of Chase Lumber near downtown is a prime redevelopment site. Village staff should engage in conversation with company representatives to initiate or continue the discussion."

2017 Comprehensive Plan

The [Future Land Use Map](#) identifies the existing lumberyard property for future Downtown uses. Figure 4.1 further defines this as *"land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses."* Redevelopment of the Downtown lumberyard is also supported by the following:

- *Land Use Initiative #4: Implement and Update Plans for Downtown Revitalization.*
- *Land Use Policy #5: Actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.*

In 2023, the Comprehensive Plan was amended to include the 2023 East Side Plan. The Future Land Use Map identifies the Elvehjem Acres property for future Mixed-Use/Flex Commercial with additional details regarding preferred land uses and policies as provided within the 2023 East Side Plan.

2010 Downtown Strategic Market Analysis

Page 19: *Chase Lumber - As an operating business that generates activity, the lumber yard brings benefits to the downtown. Pursuing a relocation strategy for the business should not be a near-term priority. Particularly given that the current economic situation will limit near-term private development. However, in the longer term, utilizing the lumber yard site for development that is more appropriate for its central and highly-visible downtown location may become a priority.*

2008 Tax Increment District #4



The existing lumber yard is located within TID #4. Map 4 of the Project Plan identifies the existing lumberyard as a future redevelopment site.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This agenda item is presented for discussion only.

ATTACHMENTS:

1. Bliffert Lumber SP1.34 SITE PLAN OPTION v3.4_01.09.26
2. Elvehjem Acres - Lot and RR Spur Concept 3_08.01.25



