VILLAGE OF MCFARLAND **Plan Commission** *NOTICE OF PUBLIC MEETING*

Tuesday, March 17, 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 February 19, 2026 Plan Commission meeting.

   b. Motion to approve the minutes of the February 19, 2026 joint CDA and Plan Commission meeting.

4. PUBLIC HEARINGS.
   a. Public hearing on a Conditional Use Permit requested by Naomi Beahm, 2 B's Auto LLC, for a proposed wholesale automobile dealership located at 4800 Ivywood Trail, Suite 103, McFarland, WI.

   b. Public hearing on Ordinance 2026-05, An ordinance rezoning parcel #0710-273-8620-1, #0710-273-8515-8, #0710-273-8640-1 and approximately 11,634 square feet of the west portions of #0710-273-8665-1, properties in the vicinity of 4008, 4012, and 4016 Terminal Drive, McFarland, WI from C-H Highway Commercial to PD - Planned Development General Plan Approved and Phase 1 Detailed Plan Approved. Requested by Ezra Properties, LLC, Ryan Quam.

   c. Public hearing on Resolution 2026-01, a Plan Commission resolution approving a Planned Development Detailed Plan for Phase 2, Lots 1 and Lots 3-16, Sperle Corners Subdivision, McFarland, WI.

5. BUSINESS.

a. Discussion and action on a Conditional Use Permit requested by Naomi Beahm, 2 B's Auto LLC, for a proposed wholesale automobile dealership located at 4800 Ivywood Trail, Suite 103, McFarland, WI.

b. Discussion and action on a Site Design Review Permit for an accessory garden tool shed requested by McFarland Community Garden located at 5710 Anthony Street.

c. Discussion and action on a Site Design Review Permit for construction of a new municipal well house (Well No. 5), requested by Lee Igl, located at 6016 Prairie Wood Drive.

d. Discussion and recommendation to the Village Board to approve Resolution 2026-05 a resolution approving adjustments to water and sewer utility easements for the Humble Oaks development, 4703 Terminal Drive.

e. Discussion and action on Resolution 2026-01, a resolution approving a Planned Development Detailed Plan for Phase 2, Sperle Corners Lots 1, and Lots 3-16, McFarland, WI.

f. Discussion regarding a preapplication conceptual condominium subdivision submitted by Austin Gannon for six duplex buildings located 6612 Schneider Place, to be called River Edge Court.

g. Discussion and action to make a recommendation to the Village Board to issue a Request for Proposals for the update of the Village's 2017 Comprehensive Plan.

6. SCHEDULE NEXT MEETING DATE.
   a. Tuesday, April 21, 2026 at 7:00 PM.

7. ADJOURNMENT.

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

Plan Commission Minutes
February 19, 2026, at 7:00 P.M.

Members Present: Stephanie Brassington, Luke Fessler, Karen Pominville, Austen Conrad, Eric Johnson

Members Absent: Scott Peters, Chris Reynolds

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER, ROLL CALL

   Chair Brassington called the meeting to order at 7:03 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 January 20, 2026 Plan Commission meeting.

      Brassington motioned to approve the minutes of the January 20, 2026 Plan Commission meeting. Pominville seconded the motion. Motion passed 5-0.

4. BUSINESS.
   a. Discussion regarding the Village's 2026 Park Impact Fee Study.

      Bremer provided the Commission a presentation on the park impact fee study, describing the methodology used, pros/cons to community comparisons, cost per acre, past approaches the Village used to set fee amounts, past park impact fee rates, and the types park impact fees collected. The Commission discussed preliminary results of the findings, sources of data points from Bremer's presentation, alternatives when adjusting certain factors from the calculation, and development of blended rates, burden and cost of growing impact rates. The Commission requested Staff to work with the Village consultant to develop a couple of alternatives for the proposed parkland impact fee that use various methods of blending the cost per acre of property based on whether the property is adjacent to existing urban roads and utilities, near existing urban roads and utilities, or further away from existing urban roads and utilities.

5. SCHEDULE NEXT MEETING DATE.
   a. Tuesday, March 17, 2026 at 7:00 p.m.

6. ADJOURNMENT.

Fessler motioned to adjourn. Conrad seconded the motion. Motion passed 5-0. Meeting adjourned at 8:05 PM.

Joint Plan Commission
and Community Development Authority Minutes
February 19, 2026 at 6:00 PM

CDA Members Present:	Kathy Annen, Luke Fessler, Kurt Zimmerman, Elizabeth Yszenga, Ben Tanko
CDA Members Absent:	Anthony Hennes, Josh Ostermann
PC Members Present:	Stephanie Brassington, Luke Fessler, Karen Pominville, Austen Conrad
PC Members Absent:	Eric Johnson, Scott Peters, Chris Reynolds
Staff Present:	Andrew Bremer, Kong Thao

1. CALL TO ORDER

   Annen called the joint meeting to order at 6:00.

2. PUBLIC APPEARANCES

   There were no members from the public or online present to speak during this time.

3. BUSINESS.

   a. Discussion on review of the Village of McFarland East Side Plan.

   Bremer provided summary on the referral from President Brassington and Trustee Fessler for discussion. Bremer discussed the development of the 2023 East Side Plan, other associated plans developed and adopted during that time (2023 Housing Needs Assessment Study and Economic Strategic Plan), previously proposed Tax Increment District #7, and neighborhood planning compared to comprehensive planning. Bremer summarized the status of the four actions recommended by the Plan Commission from their September 11, 2024 meeting were TID #7 was not approved, including 1) completing a traffic study of Siggelkow Road, 2) creation of 30% engineering design for Siggelkow Road, 3) creation of policy for communication with the City of Madison, and 4) East Side Plan reevaluation.

   The Joint Committee discussed the following items:

   - Member's preferences on concurrent or separate plan development processes for East Side Plan reevaluation and/or the already planned Comprehensive Plan update for 2026-2027.
   - Community engagement planning and improving public participation

- The need to obtain public feedback from the entire community in addition to those that may live in or adjacent to the east side.
- Past strategies on information dissemination, surveying, public engagement related to the 2023 East Side Plan.
- Need to make sure that the comprehensive planning public engagement process includes specific community engagement activities directly related to the East Side Plan reevaluation.
- Desire for a consultant or consultant team that has a proven track record of public relations and community engagement around land use planning.
- Desire to incorporate the East Side Plan (as may be amended through the community engagement process) into the Comprehensive Plan instead of having two separate documents. Some CDA/PC members felt that it can sometimes be confusion for members of the public to have to refer to two plans even if the East Side Plan is adopted as part of the Comprehensive Plan.

The CDA and Plan Commission reached a consensus to direct staff to prepare a Request for Proposals to update the 2017 Comprehensive Plan, including public engagement separate and specific to the East Side Plan, as one holistic project.

4. SCHEDULE NEXT MEETING DATE.

    a. Tuesday, February 19, 2026 at 7:00PM – Plan Commission meeting
    b. Wednesday, March 11, 2026 at 7:00PM – Community Development Authority meeting
    c. Tuesday, March 17, 2026 at 7:00PM – Plan Commission meeting

5. ADJOURNMENT.

    Fessler motioned to adjourn the meeting for Plan Commission. Brassington seconded the motion. Motion carried 4-0. Annen motioned to adjourn the meeting for CDA. Tanko seconded the motion. Motion carried 5-0. Meeting adjourned at 6:58 PM.

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 17, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Public hearing on a Conditional Use Permit requested by Naomi Beahm, 2 B's Auto LLC, for a proposed wholesale automobile dealership located at 4800 Ivywood Trail, Suite 103, McFarland, WI.**

PREVIOUS ACTION:

ISSUE SUMMARY:
The Applicant (Naomi Beahm, 2 B's Auto LLC) is requesting a conditional use permit for a wholesale automobile dealership located at 4800 Ivywood Trail. The proposed use will occupy Suite 103 within the existing building and be primarily used as a physical office space for operation of their business. Essentially, the business purchases automobiles from one area of the country and directly ships them to another buyer somewhere else in the country. The planned operating hours are from 10:00 AM - 6:00 PM, Monday-Friday and 10:00AM - 2:00 PM on Saturday. There are only two employees currently, the Applicant and their business partner (Lorenzo D. Barnett Sr.). There would be no on-site retail sales of vehicles like a traditional dealership. The applicant is required to have a Motor Vehicle Wholesaler Permit from the Wisconsin Department of Transportation (WisDOT). The WisDOT requires the permit holder to have access to at least one off-street parking stall in the event that a vehicle in transit from seller to buyer needs to be temporary stored at the wholesale business. The applicant's lease agreement with the property owner establishes only 1 vehicle may be stored onsite, lasting no longer than two days and no deliveries. The applicant is not proposing any changes to the exterior site, other than a business sign, and no interior remodeling that would require a building permit.

EXISTING PROPERTY CONDITIONS
The lot is 0.47 acres and zoned C-H, Commercial Highway. The existing building is approximately 3,550 square feet and includes 19 off-street parking stalls, a second driveway north of the structure leading to a detached accessory shed, and a paved area (approximately 200 square feet) near the north lot line. The property includes a freestanding flagpole and a wooden sign structure near the main parking lot entrance with supported lighting fixtures. Light fixtures are directed upwards towards the flagpole and another towards the parking lot. The property is considered a corner lot and has a limited rear yard space. Adjacent to the west is a storage condominium lot, a sewer and drain service company to the south and a private business to the north. To the east is the Siggelkow Road exit off USH-51. An existing tree line provides adequate screening of USH-51 and the existing property. All adjacent properties are zoned C-H, Commercial Highway.

VILLAGE OF
McFarland

CONDITIONAL USE PERMIT REQUIREMENTS

Sec. 62-111 Standards of Conditional Uses

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

DEPARTMENT STAFF COMMENTS

Off-street parking spaces. The applicant will be utilizing the existing shared off-street parking for storage of their vehicles as part of their business operation. The applicant's lease agreement limits the applicant to 1 vehicle stored in the parking lot and no more than two days. Staff are recommending as a condition of approval, a limit of up to two parked cars for business-related storage at one time. Staff is recommending granting one additional stall (2 total) as part of the conditional use permit to provide greater flexibility should the applicant need to temporarily store an additional vehicle on-site without the need for the applicant to request an amendment to the conditional use permit. Staff also recommends allowing on-site parking for up to 5 business days. In staff's opinion, allowing up to two vehicles to be stored on-site for up to 5 business days would not be considered a determinant to surrounding land uses and these conditions ease the Village's administrative costs to monitor the site for compliance by granting slightly more flexible terms than what the tenant has noted within their lease agreement with the property owner. Allowing for up to 5 days of parking would also deter the applicant from moving a vehicle to public on-street parking if for some reason the vehicle could not be moved within 2 days. Future amendments to these conditions must be requested by the applicant through an amended CUP as approved by the Plan Commission. The landlord and tenant can agree to terms that are more restrictive than these terms but not less restrictive without an amendment to the CUP.

DEPARTMENT HEADS COMMENTS

No additional comments or concerns from the Village Engineer, Director of Public Works, Fire & Rescue Chief, and Police Chief.

PUBLIC COMMENTS

Notification of the public hearing on the Conditional Use Permit was preceded with a Class 2 Notice, as well as a direct mail notice to property owners within 400 feet. Prior to publication of the meeting packet, the Department did not receive any written public comments directed to the Plan Commission in support or opposition to the proposed CUP.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

2004 Tax Increment District #3. The property is located within TIF District 3. There are no requests for tax increment financing.

2005 Terminal and Triangle District Plan. The property is located within Map 6 - Mixed-Use Lakeview Village, a subdistrict outlined in the Terminal and Triangle District Plan. This subdistrict is envisioned this area of the Village developing into more mixed development (mixed-use buildings & sites), **office** & residential, neighborhood & lake-oriented retail, potential transit station, high profile buildings, and under building parking. The intended use of the property is consistent with the office and neighborhood service and retail uses designated in this subdistrict.

2017 Comprehensive Plan. Future Land Use Map, Map 6 - The property is identified as Mixed Use/Flex Commercial. The general description of land uses in Figure 4.1 for Mixed Use/Flex Commercial 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*." The proposed use of the property is consistent with this designation.

2025 Tax Increment District #6. The property is located within TIF District 6. There are no requests for tax increment financing.

ORDINANCE REFERENCE:
Sec. 62-111 Standards Conditional Uses

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This item is for public hearing only. The business portion of the agenda includes action on the CUP if the Plan Commission has no unresolved questions or concerns that require postponing action to the April 17th Plan Commission meeting.

ATTACHMENTS:
1. PC CUP Public hearing intro 1.18.2022
2. 3.17.26 - Ivywood Trail - 4800 - CUP - Beahm - notice to paper
3. 4800 Ivywood Trail Unit 103 Beahm CUP App_02.01.26

Conditional Use Permit Public Hearing Introductory Language

1.18.2022

The purpose of the public hearing regarding a conditional use permit is to hear and gather information to assist in determining whether the McFarland Plan Commission should approve or deny the permit application. Such decision is to be based on substantial evidence under section 62-111 of the McFarland Municipal Code. Substantial evidence, as defined by state law, 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. The applicant must demonstrate that the application and all requirements and conditions established by the Village relating to the conditional use are or shall be satisfied, which must be supported by substantial evidence.

The Plan Commission's decision to approve or deny the permit must be supported by substantial evidence. In addition, the Plan Commission may attach requirements to the development as part of any approval of the application; however, any condition imposed by the Plan Commission must be related to the purpose and intent of the zoning code and based on substantial evidence.

The public hearing will begin with a presentation by the applicant. The Plan Commission members can ask questions during the applicant's presentation. The Commission will then accept comments by the public. Those planning on speaking, should state your name and address at the beginning of your speaking time. The comments from the public may or may not rise to the level of substantial evidence. All public comments should be addressed to the Commission, rather than to the applicant or any other speaker. After the public comments, the applicant may provide a response to the public comments and information, as well as to answer additional questions from the Plan Commission. After all comments have been heard I will close the public hearing.

After the public hearing is closed the Plan Commission will take action under a separate agenda item under the Business portion of the agenda. The Plan Commission may deny, approve, approve with conditions, or postpone action to a future meeting. If there is written or verbal public opposition submitted as part of the public hearing, or outstanding concerns, 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 as part of the public hearing.

Please publish in the
Leader Independent on
February 26, 2026 and March 5, 2026

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, March 17, 2026 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 Naomi Beahm for a proposed wholesale auto dealership at 4800 Ivywood Trail, Suite 103, 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/83189708596 or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 831 8970 8596. 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.

VILLAGE OF McFarland
Community & Economic Development

Plan Commission Application – 2026

~Application must be completed in full~

Applicant	Naomi Beahm	Applicant's Agent	
Property Owner (if different)	Katie Lichtie	Name	
Address	4800 Ivywood Trl #103 McFarland, WI. 53558	Address	
Email	Twobsauto77@yahoo.com	Email	
Phone #	608-206-1186	Phone #	

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

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☒ Preliminary Plat	$500+AF	☒ Conditional Use	$500+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	$500+BF	☐ Rezoning (map)	$500+F	☐ Dev. Agreement Including Addendums	$400+F
☐ Certified Survey Map	$300+FG	☐ Zoning Amendment (text)	$500+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)

4800 Ivywood Trail Ste 103 McFarland. WI. 53558.

We want to have an office for a Wholesale Car dealership at this location

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 2026 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 2026 Meeting date of:
December 9 (2025)	January 20
January 6	February 17
✓February 3	March 17
March 10	April 21
April 7	May 19
May 5	June 16
June 9	July 21
July 7	August 18
August 4	September 15
September 8	October 20
October 6	November 17
November 3	December 15
December 8	January 19, 2027

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 Naomi Beal _____ 2-1-26

Signature of Applicant/Agent Date

Hello,

I would like to introduce myself. My name is Naomi Beahm (Minter). I was born and raised in McFarland. I have lived here most of my life. I graduated in 1995 from McFarland High School. I even bought my childhood home from my parents when they moved. So, I have a lot of ties to this great Village. I know my neighbors and we help each other if we need it and that's why I love living here.

Because I call McFarland home, this wouldn't have any environmental impact at all. Per the State of Wisconsin, we need to have an office location, and that's all this would be to store our paperwork at and have mail sent to.

My business partner and I are starting a wholesale car dealership. We are going to buy and sell used cars through car auctions and some private sales. The location we would like to have our office location at is 4800 Ivywood Trail Ste 103 McFarland, WI. 53558. Our plan is to not have cars parked at this location. We just want to use the location as an office. So, traffic won't increase, and noise won't increase. If we do need to park a car at the location it would be for a day or two nothing more.

My first choice is to start our business here cause it's my home and because we don't have anything like this here. We are both excited to start this business and hope to start it here. We are trying to get this up and running as soon as we can. If you have any questions, I am here to answer them. Thank you for taking the time to listen to our proposal.

VILLAGE OF McFarland
Community & Economic Development
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	Renter - Naomi Beahm Owner - Katie Lichtie	**Applicant's Agent** (If applicable)	
Applicant Address	5500 N. Cook St McFarland, WI. 53558	**Agent Address**	
Email	twobsauto77@yahoo.com	**Email**	
Applicant's Phone #	608-206-1186	**Agent's Phone #**	
Project Site Address	4800 Ivywood Trail #103 McFarland, WI. 53558	**Project Site Parcel #**	
Current Zoning	C-H	**Proposed Zoning** (If applicable)	
Current Lot Size (Square Feet)	not sure	**Current Building Size** (Square Feet)	
Proposed Lot Size (If applicable)	not sure	**Proposed Building Size** (If applicable)	
Proposed Use	Wholesale Car Dealership	**Number of Residential Units** (If applicable)	
Describe the Proposed Operations (hours of operation, number of employees, truck delivery schedules, outdoor storage needs, etc.)	Hours 10-6 Monday- Friday 10-2- on Saturday 2 Employees No Truck deliveries No outdoor Storage		
Describe any Proposed Changes to the Building Interior*	No indoor changes we are just using the office Space		
Describe any Proposed Change to the Building Exterior or Site**	No outdoor changes either. We would only put our business name on the sign that is already outside.		

* 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.

Maintenance will be done by the owner of the building. Public Health & Safety & everything else listed above will not be any concern.

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.

We will not be using any adjacent land. We are only using as an office space to store our paperwork & collect our mail.

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.

We would be renting a small office we will not impede on any homes & other businesses already in the neighborhood

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

All the utilities, roads & drainage is already done we don't need to add anything.

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.

We don't see any Traffic increasing with us renting this office space.

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.

This is an existing business owned by Katie Lichtie and she already has this in place.

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

No, everything is already established + she has multiple businesses being ran out of this location.

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.

No, we are wanting to make sure this is a safe Place inside + out and not change anything that is already done.

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.

This is not a new build + we are not changing anything to the office space we would be renting.

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.

   Most of the maintenance will be done by the owner. Our space will always kept clean + safe for everyone.

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

Any maintenance on our car will not be done at the office location. No water pollution would be happening.

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

This should already be established at the office location.

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

This should already be established also. We would not be changing.

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

We are not changing anything that is already in effect at the office location.

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

No changes would need to be done.

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

The office location doesn't have any shoreland.

8. Its compatibility with uses on adjacent land.

We would never use any adjacent land. We would respect everyone that lives or works in the neighborhood.

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

We wouldn't be generating any additional waste we wouldn't need a dumpster or anything.

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): Naomi Beahm Date: 2-1-26

Applicant's Signature: Naomi Beahm

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 17, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Public hearing on Ordinance 2026-05, An ordinance rezoning parcel #0710-273-8620-1, #0710-273-8515-8, #0710-273-8640-1 and approximately 11,634 square feet of the west portions of #0710-273-8665-1, properties in the vicinity of 4008, 4012, and 4016 Terminal Drive, McFarland, WI from C-H Highway Commercial to PD - Planned Development General Plan Approved and Phase 1 Detailed Plan Approved. Requested 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 on Ordinance 2025-14 to rezone 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
December 16, 2025 - The Plan Commission held a public hearing on a CSM for properties located at 4008, 4012, and 4016, including parcel #0710-273-8620-1.
January 14, 2026 - The CDA held a preapplication meeting on the Children's Indoor Playground concept.
January 20, 2026 - The Plan Commission recommended approval of Ordinance 2025-14.
January 20, 2026 - The Plan Commission approved a CSM for the properties located 4008, 4012, and 4016 Terminal Drive, including parcel #0710-273-8620-1.
January 20, 2026 - The Plan Comission held a preapplication meeting on the Children's Indoor Playground concept.
January 27, 2026 - The Village Board approves Ordinance 2025-14.
March 11, 2026 - The CDA recommended approval of a Tax Increment Finance Development Incentive for Phase 1.

ISSUE SUMMARY:

Ryan Quam (Ezra Properties, LLC) is requesting a rezone to parcels #0710-273-8620-1, #0710-273-8515-8, #0710-273-8640-1 and approximately 11,634 square feet of the west portions of #0710-273-8665-1, properties in the vicinity of 4008, 4012 and 4016 Terminal Drive, McFarland, WI from C-H Highway Commercial to PD - Planned Development General Plan Approved and Phase 1 Detailed Plan Approved. The General Development Plan includes several mixed-use commercial buildings across all parcels mentioned. The Plan Commission approved a CSM for the mentioned properties at the January 20, 2026 Plan Commission meeting and is pending recording with the Dane County Register of Deeds. The GDP includes an office-

headquarters building, restaurant and indoor recreational gym (conceptually showing pickleball courts), a quick service restaurant (with drive-thru), two general commercial/retail buildings, and the proposed Phase 1 children's indoor playground building. The proposed Phase 1 building will be 9,965 square foot and will be occupied by the future tenant "Well Played", owner Nicole Bice.

Review Procedures for Planned Development District Rezoning

Per Sec. 62-68(c) Statement of Purpose of the Zoning Code, "*the Planned Development District is established to provide a voluntary regulatory framework designed to encourage greater variety and flexibility in land development while achieving substantial compliance with the Village Land Use Plan and basic intent of the zoning ordinance and land uses beneficial to the Village. Such district is also established to promote the maximum benefit from coordinated area site planning, including diversified location of structures and mixed compatible uses, and to provide for safe and efficient systems for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, and economic design and location of public and private utilities and community facilities. Within this district are allowed the diversification and variation in the bulk and relationship of uses, structures and spaces in developments planned as comprehensive and cohesive unified plans and projects*."

Per Sec. 62-67 of the Zoning Code, a Planned Unit Development (PUD) consists of two parts, a General Plan and a Detailed Plan. The General Plan establishes the uses of the property, total residential units, the general location of proposed streets, stormwater basins, public parks, building dimensions and stories. A Detailed Plan establishes the specific architectural character and design of each building, the dimensioned yards between buildings or structures and lot lines, final location and dimensions of vehicular and pedestrian facilities, including dimensioned streets walkways, access driveways, off-street parking, refuse receptacle areas, utility plans (water, sewer, storm sewer, lighting), and landscaping. Applicants can either request approval of the General and Detailed Plan in one stage, or in two stages. Approval of a General Plan requires a public hearing by the Plan Commission, a recommendation by the Plan Commission to the Village Board, and Village Board approval. If granted approval of the PD General Plan, the applicant would have one year after the recording of the General Plan to obtain approval of a Detailed Plan for at least one stage of the General Plan, unless an extension is granted by the Village Board per Sec. 62-67(i) of the Zoning Code. The applicant's request is for General Plan Approval and Detailed Plan for Phase 1 only. No building construction shall be permitted in any other phase of the General Plan until a Detailed Plan is approved by the Village per Sec. 62-67(h)(3)(a) of the Zoning Code.

Summary of Development Characteristics

The proposed GDP is found in Sheet C-0. The site plan includes a mix of commercial uses that includes office-headquarters building, restaurant and indoor recreational gym (conceptually showing pickleball courts), a quick service restaurant (with drive-thru), two general commercial/retail buildings, and the proposed Phase 1 children's indoor playground building, utilities layouts, onsite stormwater retention, and parking. On the same sheet, the site plan is estimated to add 185,321 sq. ft. of impervious area over a combined lot of ~274,067 sq. ft., a ratio of 0.676 or 67.6% lot coverage. For reference, the maximum impervious surface for the C-H District is 70%. The General Plan does not include any dwelling units. The total size of the

combined lots is 6.29 acres. Phase 1 of the Detailed Plan includes a proposed 9,965 sq. ft children's indoor building, 26 off-street parking stalls with an additional 6 stalls located in the right-of-way along the south lot line, and development of the regional wet pond for future commercial buildings. The preliminary timeline for future building construction is stated in the *Description of General Plan for Staged Development - (8)*. The following table below summarizes the GDP's Phases, building type, proposed uses, building size, and parking.

Phase	Building Type	Proposed Use	Building size (gross sq. ft.)	Parking
1	**Children's Indoor Playground**	**Indoor Recreation**	**9,965**	**32 (~ 1 stall per 312 G.S.F)**
TBD	Office/headquarters	Office	68,210	168[1]
TBD	Bar/Restaurant	Restaurant	4,988	Shared 1
TBD	Indoor Sports Facility	Indoor Recreation	30,279	Shared 1
TBD	Quick Service Restaurant, QSR with drive-thru	Restaurant	2,765	50[2]
TBD	Retail Store A	Commercial/Retail	6,000	Shared 2
TBD	Retail Store B	Commercial/Retail	3,000	Shared 2
		Totals	125,207	250 (~1 stall per 500 G.S.F.)

[1] This number represents shared surface parking stalls between multiple commercial buildings. The total count includes 38 underground parking stalls and 150 surface parking stalls.

[2] This number represents the shared surface parking between the QSR and Retail Stores A + B.

Summary of the tenant — Well Played

The building's floor layout includes a large open play area, approximately 5,000 sq. ft with various activity rooms serving various event gatherings such as parties, restrooms, and office space. 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.

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 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.
- 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 Kwik Trip Gas station 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.

Sec. 62-67(4) PD Planned Development District Standards

The applicant's submittal includes responses to the standards provided in the Zoning Code. Staff's review of the responses are determined to be satisfactory. The following comments are regarding the applicant's response to Sec. 62-67(4)c-e.

- (c) Traffic circulation and off-street parking. Per Sec. 62-67(a)(3) there are no prescribed requirements for the number of off-street parking spaces within the PD District; however, consideration should be given to the off-street parking requirements of the Zoning Code. 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. Applying the 30% capacity ratio would require 45 parking stalls. Sec. 62-172(j) also requires 1 space per 300 gross square feet for general commercial and office uses. Applying this standard would require 34 parking spaces. The concept shows 32 parking stalls, not including potential shared stalls with future phases of development on the property. This is the equivalent of one stall per 312 G.S.F or a capacity of 107 persons. The number of stalls available to customers of the playground business will increase with future buildout of the site given that it is the developer's intent that the indoor playground facility will have access to shared use parking spaces adjacent to the bar/restaurant. However, the timing of construction of the other parking lots on the development site are unknown. In Staff's opinion, the parking requirements under Sec. 62-172(c) are 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. The PD zoning allows the Village to grant deviations from the minimum parking requirements in Sec. 62-172(j). If the Plan Commission is concerned about the short-term number of parking stalls for the playground business it could require the developer to build some additional temporary gravel parking stalls where the future larger parking lot is planned for construction. The six parking stalls shown in the Unnamed Street ROW will require approval of a Limited Liability Agreement, or another similar agreement, by the Village Board. The Phase 1 development does not include any bicycle parking spaces. Staff recommends the inclusion of bicycle parking somewhere adjacent to the Phase 1 building.

- (c) Pedestrian circulation. The concept shows a sidewalk partially in the Unnamed Street ROW. The sidewalk terminates at the shared lot line with 4016 Terminal Drive where a small stormwater basin is located. The location of this stormwater basin would impede the ability in the future to continue the sidewalk along the south side of 4016 Terminal Drive to the future multi-purpose trail proposed for the west side of Terminal Drive. Staff recommends the applicant revise the plans such that a public sidewalk can be constructed from along the north side of the Unnamed Street ROW from Terminal Drive to the driveway entrance to Well Played. Staff also recommends the plans be updated to show the multi-use trail, curb and gutter along the full frontage of 4008, 4012, and 4016 Terminal Drive.

- (d) Phase 1's Landscaping Plan is found on Sheet L-1. Per Sec. 62-72 Bulk Standards, the schedule models C-H standards for minimum landscaping points. The minimum landscaping requirement for Phase 1, Well Played, is 252 (rounding up). The schedule also includes the addition of an "Entrance Landscaping Plant schedule." This includes plantings in the ROW to the south and along the north lot line of 4016 Terminal Drive (not in ROW). Staff's review of the landscaping plan found all species and symbols were accounted for on the site plan as listed in the plant schedule. However, the total point count for both schedules is incorrect. For Well Played, the total should be 614 points provided. For the Entrance Landscape, the total should be 720 points provided. The grand total points for all landscaping provided is 1,334, a surplus of 1,082 points. As a condition of approval, the applicant will coordinate with the Village Forester for appropriate landscaping plantings in the public ROW.

- (e) At the Plan Commission's January 20, 2026 preapplication meeting, the applicant inquired about consideration of alternative durable metal exterior material. The Plan Commission was open to consideration. Staff's full summary is discussed in the following section.

Sec. 62-73 Terminal and Triangle Design Overlay (TTDO) Zoning District

The Applicant's submittal includes elevation drawings on Sheets A2.0 and A2.1, with additional descriptions included in section 3 of the Description of Detailed Plan for Phase 1 Development. The Terminal and Triangle District Plan Section 4: Beltline-Oriented Commercial Subdistrict provides design and conceptual guidelines on the desired features for this subdistrict. The packet includes Staff's review of Appendix B-Beltline Oriented Commercial Subdistrict Design Guidelines. Supplemental Staff comments to Appendix B are included below.

Site Design

- *5. Does the project locate service areas, mechanical equipment, and refuse containers to the rear of buildings and screen them?* Mechanical equipment is located inside the building. The refuse container is located in the front of the building on an island peninsula with a screened fence. Without sacrificing parking stalls, Phase 1 site locations are limited in space for a refuse container in alternative locations. At the January 20 preapplication meeting, the Plan Commission provided non-binding feedback that the location of the dumpster area was acceptable.

Signage. The proposed Phase 1 does not appear to include any signage plan at this time. Sign permits will be required for approval by the Building Inspector prior to installation. Staff recommends the applicant revise the General Plan to show the location of one freestanding ground sign along the Terminal Drive frontage that can be used for all future businesses in the development site, along with individual building wall signs.Building Design & Materials

- *13. Does the project use high-quality natural building wall materials, such as stone, brick and glass?* The building's design utilizes a combination of metal siding of different colors and textures, EIFS, and includes windows on all sides of the building, including the taller "gym" portion of the building. The building design does not use any stone or brick. Sec. 62-310(e)(6)(e) of the Zoning Code (site design review, building design), also states that *"with the exception of the M-IC Zoning District, the front, sides, and rear of all commercial and industrial buildings shall be entirely faced with non-metallic or wood material."* At the January 20 preapplication meeting, the Plan Commission provided non-binding feedback that they would be open to not requiring stone or brick and allowing metallic material.

Page 24 of the TTOD plan provides the following additional building design guidelines:

- *"For larger buildings, use various techniques to reduce apparent scale and monotony, such as proper use of window patterns, structural bays, articulated entryways, roof overhangs, siding, awnings, moldings, and fixtures."*
- *"Use high-quality natural building wall materials, such as stone, wood, brick, and glass. Fabricated products, such as pre-cast concrete and hardi-plank siding, may also be considered. Avoid metal and vinyl siding, except where used as a deliberate and attractive architectural element or for a future building expansion wall."*

Sec. 62-310(e)(6)(e) also states that *"these requirements may be waived in whole or in part by the Plan Commission."* In addition, Sec. 62-73(c)(3) TTOD Design standards states, *The Plan Commission may waive or alter any of the design guidelines in the Terminal and Triangle District Neighborhood Plan as they apply to a particular development project, but only if all of the following criteria are met:*

a. *Such a waiver or alteration is approved by at least a three-quarters vote of Commissioners in attendance.*
b. *The waiver or alteration may be attributed to unique characteristics of the project or site rather than general characteristics applicable across various projects or the district.*
c. *Supplemental design elements or improvements are incorporated into the project that compensate for the waiver or alteration of the particular guideline.*
d. *The design guideline is not also an ordinance requirement included in this Chapter, in which case a variance would also be required under Section 62-366.*

Staff recommends the Plan Commission waive the prohibition on the use of metal siding and the inclusion of stone and brick for the following reasons, per sub. a-d above:

- The design includes *techniques to reduce apparent scale and monotony, such as proper use of window patterns, structural bays, articulated entryways, roof overhangs, siding, awnings, moldings, and fixtures.* This is particularly emphasized in the portions of the

building that are visible to the public. The east elevation of the "gym" portion of the building has the least amount of architectural variation in building design materials; however, this portion of the building is partially screened from public view by the existing building on 4016 Terminal Drive. It is likely that at some point in the future, 4016 will redevelop and any future building will also screen this side of the building. In Staff's opinion, the design requirements prohibiting the use of metal exterior materials are dated. New building materials and design for commercial buildings continue to improve and outpace existing plans and ordinances. Staff's interpretation of the 2005 design guidelines is an attempt to avoid boxed corrugated metal industrial buildings devoid of variations in architectural features, colors, material changes, and windows. While the design does use a high concentration of metal exterior materials, some of those materials are in a modern wood finish and are accented with EIFS materials. In addition, the proposed building design includes using design materials that add texture, depth, height variation, and windows. If the Plan Commission desires the use of some brick, stone, or masonry materials, the recommended modification might be along the lower base of the "non-gym" portions of the building to provide additional architectural variation for the portions most visible to the public. The brick, stone or masonry material should be brought up to the bottom edge of the windows. Staff does note that the use of brick, stone, and masonry should be considered for future phases of the development site that are more highly visible from Terminal Drive and don't include taller "gym" building features.

Department Staff Comment
The packet includes review letters from the Village Engineer, Director of Public Works and Fire & Rescue Chief. The Police Chief did not have any comments or concerns.

- Village Engineer and Director of Public Works letter addresses new water and sewer connections and associated fees; No opposition to the proposed 6-parking stalls in the ROW, but to include clear responsibilities by adjacent tenant for snow removal and maintenance; relocation of Dane County fishing area gate; Stormwater pond overflow to reflect 200-year peak flow rate, adjustments to stormwater in public ROW along Terminal Drive; surplus of landscaping in ROW to be determined for necessity.
- Fire & Rescue Chief's letter included general compliance, plans to include Fire Lane markings prior to approval, and a reminder on Knox box.

Public Comments
Notification of the public hearing on Ordinance 2026-05 was provided as a Class 2 Notice, as well as a direct mail notice to property owners within 400 feet. Prior to publication of the meeting packet, the Department did not receive any written public comments in support or opposition to Ordinance 2026-05.

FINANCIAL/BUDGET IMPACT:
The applicant is seeking $270,000 in tax increment financing development incentives for the Phase 1 development. The TIF application was recommended for approval by the CDA at their

March 11, 2026 meeting. Background for this request is available for review within the CDA meeting packet. The Village Board will consider the review TIF request at their March 24, 2026 meeting.

In section (j) of the applicant's response to Sec. 62-67(4) Planned Development Districts Standards, the applicant shared estimated value development of the buildings as follows: $1,100,000 for Phase 1 play gym building, $1,300,000 for pickleball facility, $1,800,000 for 2-story bar/restaurant, $5,000,000 for 4-story office or headquarters building, $800,000 for retail building A, $750,000 for retail building B, and $800,000 for the quick service restaurant for a total estimated value of $11,550,000. The proposed development does not include dwelling units, therefore library, park impact fee and parkland dedication are not applicable. The estimated impact fees for the Phase 1 project are provided using the Utility Plan from Sheet C-5 indicating 6" water and sanitary lateral costs.

- Public Safety Center - $1,113.00 per 1,000 sq ft. of development; Building's footprint is 9,965 sq. ft; a total of $11,091.05
- Public Water Well Fee (6") - $55,850.00
- Public Water Tower Fee (6") - $18,650.00
- Phase 1 Total Impact Fees: $85,591.05

VILLAGE PLAN REFERENCE:

2005, Terminal and Triangle Street District

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. In staff's opinion, the proposed uses are consistent within this future land use category. Staff's notes on the review of Appendix B-Beltline Oriented Commercial Subdistrict -Building and Site Design Checklist is included in the staff summary section.

2017 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 development models its minimum standards to the C-H Highway Commercial. In staff's opinion, the proposed uses

are consistent within this future land use category.

2024 Tax Increment District #6.
The property is included within Tax Increment District #3 and #6. TIF District #3 was established as an Industrial District type on 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. The project will exceed this timeline, and additional direct incentives from TID #3 are no longer eligible. However, Tax Increment Financing District #6, which was created in July 2024 as a Blight District has 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. The Village's Community Development Authority will review TIF applications the Village receives.

ORDINANCE REFERENCE:
Sec. 62-67 PD Planned Development District
Sec. 62-71 Bulk Standards - Commercial Districts
Sec. 62-72 Terminal and Triangle Design overlay (TTDO) Zoning District
Appendix B Village of McFarland Landscaping Standards

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This item is for public hearing only. Action on this item will be scheduled for the April 21, 2026 Plan Commission meeting.

ATTACHMENTS:
1. 3.17.26 - Quam - 4018 Terminal - ord2026-005 - notice to paper
2. 2026-05 Request for Rezone 4008-4016 Terminal Drive from CH to PD
3. 4008-4018 Terminal Drive PUD General Plan and Phase 1 Detailed Plan_02.02.26
4. Appendix B-Beltline Oriented Commercial Subdistrict-Building and Site Design Checklist-Terminal and Triangle District Plan-02.26.2026
5. 4008-4018 Terminal Drive Phase 1 Detailed Plan Review - MFR Comments_02.27.2026
6. 4008-4018 Terminal Drive Phase 1 Detailed Plan_VE Letter of Review_03.03.2026

Please publish in the
Leader Independent on
February 26, 2026 and March 5, 2026

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, March 17, 2026 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. 2026-05, An Ordinance Rezoning Parcels #071027386201, #071027385158, #071027386401 and approximately 11,634 square feet of the west portions of #071027386651, properties in the vicinity of 4008 through 4016 Terminal Drive, McFarland, WI, from C-H Highway Commercial to PD – Planned Development General Plan Approved and Phase 1 Detailed Plan Approved.

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/83189708596 or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 831 8970 8596. 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 2026-05

AN ORDINANCE REZONING PARCELS #0710-273-8620-1, #0710-273-8515-8, #0710-273-8640-1 AND APPROXIMATELY 11,634 SQUARE FEET OF THE WEST PORTIONS OF #0710-273-8665-1, PROPERTIES IN THE VICINITY OF 4008, 4012 AND 4016 TERMINAL DRIVE, MCFARLAND, WI, FROM C-H HIGHWAY COMMERCIAL TO PD – PLANNED DEVELOPMENT GENERAL PLAN APPROVED AND PHASE 1 DETAILED PLAN APPROVED.

Purpose: To rezone parcels #0710-273-8620-1, #0710-273-8515-8, #0710-273-8640-1 and approximately 11,634 square feet of the west portions of #0710-273-8665-1, properties in the vicinity of 4008, 4012 and 4016 Terminal Drive, McFarland, WI, from C-H Highway Commercial to PD – Planned Development.

Sponsor: Andrew Bremer, Community & Economic Development Director

Recommended Referral: Plan Commission (Required)

Public Hearing: Required; Preceded by Class 2 Notice

WHEREAS, on January 20, 2026, the Plan Commission approved the CSM of the lands under Section 1; and,

WHEREAS, on January 27, 2026, the Village Board approved 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; and,

WHEREAS, Ryan Quam (Ezra Properties LLC) owns, or has agreed upon options to purchase, the lands described under Section 1 of this Ordinance, as described in Exhibits A and B; and,

WHEREAS, Quam has requested the lands under Section 1 of this Ordinance be rezoned from C-H Highway Commercial to PD Planned Development General Plan Approved and Phase 1 Detailed Plan Approved; 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 the lands described in Exhibits A and B; and,

WHEREAS, the lands under Section 1 is identified for future Highway and General Commercial development within the Village's approved 2017 Comprehensive Plan Future Land

Use Map, and identified with the Beltline-Oriented Commercial Subdistrict of the Village's approved 2025 Terminal and Triangle District Plan, which is adopted as a subarea plan of the 2017 Comprehensive Plan; and

WHEREAS, the Plan Commission held a public hearing on the proposed zoning amendment on March 17, 2026, 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 2017 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 real estate described in Exhibits A and B of this Ordinance is hereby rezoned from C-H Highway Commercial to PD Planned Development General Plan Approved and Phase 1 Detailed Plan Approved.

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

3. This ordinance constitutes approval of Phase 1 for construction which includes one approximate 9,965 square foot commercial building to be used as an indoor playground facility for future tenant, Well Played, regional stormwater management basins, and accessways. No construction of any other buildings within the General Development Plan is permitted on the parcel described in Section 1 of this ordinance until applicable Detailed Plans, 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 28th of April, 2026.

APPROVED:

_____

Stephanie Brassington, Village President

ATTEST:

_____

Cassandra Suettinger, Deputy Administrator/Clerk

ORDINANCE 2026 – 05	
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:	

ORDINANCE 2026-05

EXHIBIT A

LEGAL DESCRIPTION

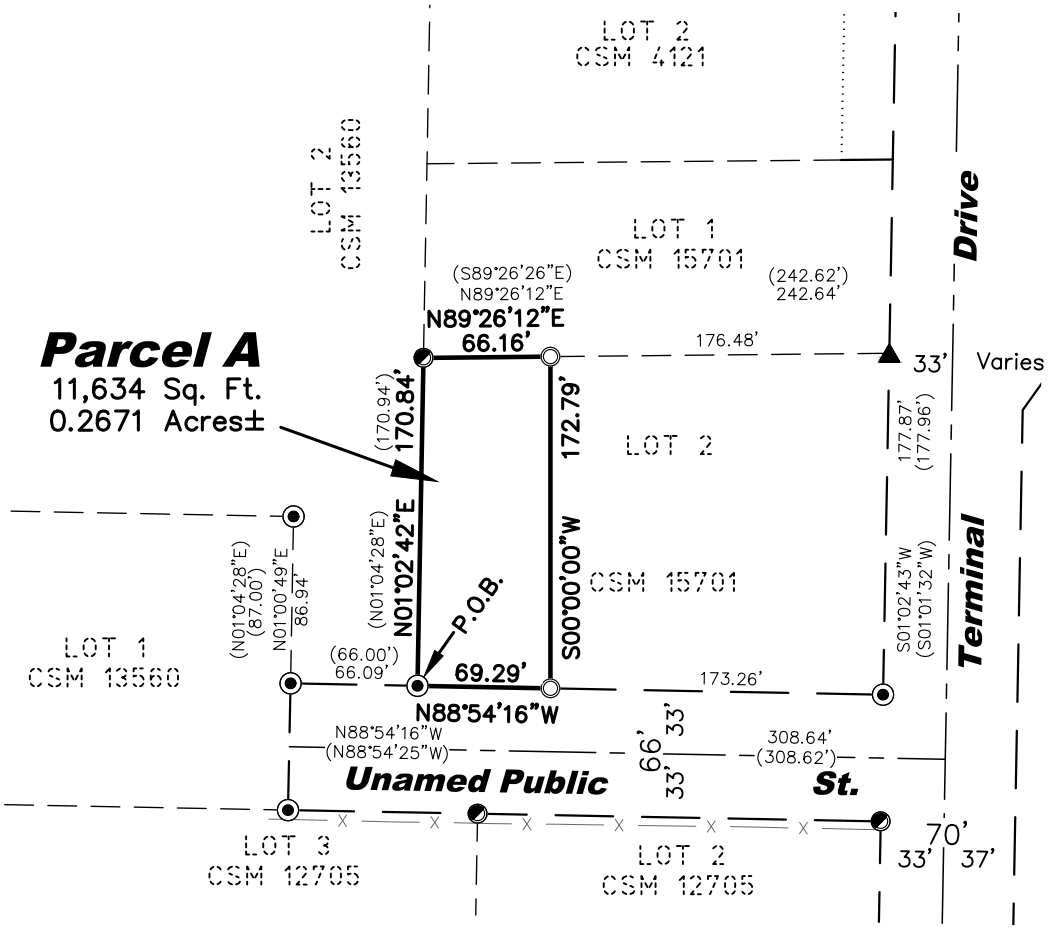
Lot 2 of CSM 4121, Lots 1 CSM 15071 and Lot 2 of CSM 13560, all being located in the NW ¼ of the SW ¼ of Section 27, T7N., R10E., Village of McFarland, Dane County Wisconsin and Parcel A:

A part of Lot 2 of Certified Survey Map (CSM) No. 15071, recorded on March 12, 2019 in Volume 106 of Certified Survey Maps, on Pages 269 through 271 as Document No. 5474534, 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, being more particularly described as follows:

BEGINNING at a found 1" iron pipe at the Southwest corner of said Lot 2; thence, along the West line of said Lot 2, North 01°02'42" East, 170.84 feet to a found 1-1/4" iron pipe at the Northwest corner of said Lot 2; thence, along the North line of said Lot 2, North 89°26'12" East, 66.16 feet; thence South 00°00'00" West, 172.79 feet to a point on the South line of said Lot 2; thence, along said South line, North 89°54'16" West, 69.29 feet to the POINT OF BEGINNING. Said Parcel A contains 11,634 square feet or 0.2671 acres, more or less, and is SUBJECT TO all easements and agreements, if any, of record and/or fact and is shown on the map, Exhibit B, prepared by Quam Engineering, LLC for Project No. DB-21-24, dated February 4, 2026 attached hereto, and by this reference made a part hereof.

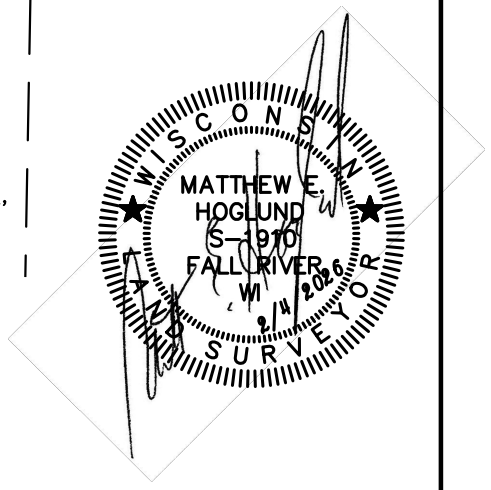
Exhibit B

A part of Lot 2 of CSM 15071, 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 South line of Lot 2 of CSM 15701, which bears North 88°54'16" West on the Dane County Coordinate System NAD'83(2011).

N



Note:

A legal description hase been provided on a separate sheet as Exhibit A.

GRAPHIC SCALE

0 50 100 200

(IN FEET)

LEGEND

- ◉ Found 1" Iron Pipe (unless noted)
- ◍ Found 1–1/4" Iron Pipe
- ▲ Found "PK" or "MAG" Nail
- ◎ 3/4" by 24" Iron Rebar to be set on CSM – Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- — x — x — Existing Fence Line
- — — — — — Platted Lot Lines
- ——— Boundary Line
- — — — Existing R/W Line
- ——— – ——— Centerline

Exhibit B

Purchase Parcel A

PROJECT NO. DB–21–24 SHEET 1 OF 1

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

VILLAGE OF McFarland
Community & Economic Development

Plan Commission Application – 2026

~Application must be completed in full~

Applicant	Ezra Properties, LLC	Applicant's Agent	Ryan Quam
Property Owner (if different)		Name	Ryan Quam
Address	4008-4018 Terminal Drive	Address	4604 Siggelkow Rd, Ste A, McFarland
Email	rquam@quamengineering.com	Email	rquam@quamengineering.com
Phone #		Phone #	608-838-7750

Parcel No(s). Multiple Refer to PD General Plan **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	$500+F	❑ Annexation	At cost
❑ Preliminary Plat (reapplication)	$500+BF	■ Rezoning (map)	$500+F	❑ Dev. Agreement Including Addendums	$400+F
❑ Certified Survey Map	$300+FG	❑ Zoning Amendment (text)	$500+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)

Parcel 071027386201: Development of the land with multiple commercial buildings, associated drive aisles, parking lots, and storm water pond as shown on the General Development Plan. Current zoning is C-H Highway Commercial. Detailed plan for phase 1 building being a play gym

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.)**

~~Discussed at (Village Board meeting on 08/12/25)~~

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 2026 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 2026 Meeting date of:
December 9 (2025)	January 20
January 6	February 17
February 3	March 17
March 10	April 21
April 7	May 19
May 5	June 16
June 9	July 21
July 7	August 18
August 4	September 15
September 8	October 20
October 6	November 17
November 3	December 15
December 8	January 19, 2027

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 _____ 2/3/2026

Signature of Applicant/Agent Date

Site and Design Plans

Check List

Date received: _____

Subject property address: 4012 Terminal Drive

Landowner's name: Ezra Properties, LLC

Landowner's address: 4604 Siggelkow Rd, McFarland WI 53558

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

Landowner's email: rquam@quamengineering.com

Agent's name: _____

Agent's address: _____

Agent's phone/fax: _____

Agent's email: _____

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 _____no

x F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

x G. All required building setback lines.

x H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.

x I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.

x J. Existing and proposed site and building signage.

x K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.

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.

General Development Plan and Detailed Development Plan for Phase 1

Statement of Owners Intent,
And General Plan for Staged
Development, and Detailed
Plan for Phase 1 Development

02-13-2026

Project:
4012 Terminal Drive Development

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 as a Commercial Highway development in general conformance with the TIF plan. The purpose of this submittal is to seek the following Village approvals:

1) General Plan for Staged Development for all controlled lands;
2) Detailed Plan for Phase 1 Development;

Legal Description

The lands controlled by the Owner address is 4008, 4012 Terminal Drive and the legal description is as follows:
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 ¼ of the SW ¼ of Section 27, T7N., R10E., Village of McFarland, Dane County Wisconsin and Parcel A:

A part of Lot 2 of Certified Survey Map (CSM) No. 15071, recorded on March 12, 2019 in Volume 106 of Certified Survey Maps, on Pages 269 through 271 as Document No. 5474534, 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, being more particularly described as follows:

BEGINNING at a found 1" iron pipe at the Southwest corner of said Lot 2;
thence, along the West line of said Lot 2, North 01°02'42" East, 170.84 feet to a found 1-1/4" iron pipe at the Northwest corner of said Lot 2;
thence, along the North line of said Lot 2, North 89°26'12" East, 66.16 feet;
thence South 00°00'00" West, 172.79 feet to a point on the South line of said Lot 2;
thence, along said South line, North 89°54'16" West, 69.29 feet to the POINT OF BEGINNING.
Said Parcel A contains 11,634 square feet or 0.2671 acres, more or less, and is SUBJECT TO all easements and agreements, if any, of record and/or fact and is shown on the map, Exhibit B, prepared by Quam Engineering, LLC for Project No. DB-21-24, dated February 4, 2026 attached hereto, and by this reference made a part hereof.

See also attached Lot 1 of Draft CSM being reviewed for approval by Village.

Existing Site

The Existing Site Plan is included as sheet C-1 and site features are as follows:

1) 6.2917 total acres;
2) In the process of being rezoned Commercial Highway.
3) Dane County Lands are adjacent to the west and South;
4) Existing commercial building is adjacent to the southeast;
5) Existing Oil Terminal is adjacent to the north;
6) Existing gas station is adjacent to the northeast;
7) Terminal Drive are adjacent to the east;
8) Public sanitary sewer and water main is available beneath Terminal Drive;

Description of General Plan for Staged Development

The General Plan proposes the development of the land with six buildings and associated drive aisles, parking lot, and regional ponds as shown on the General Development Plan included as sheet C-2. In general, the intent of the General Plan is for the buildings to follow the Village's C-

H Zoning Code Regulations, with the exceptions noted in the tables that follow. The applicable commercial bulk standards for the building phases are described in the tables under "PUD-GP Standard". The tables include the "C-H Standard" informational purposes only. In addition to the minimum principal building setbacks described in the following tables, a 75-foot wetland setback applies to building phases as shown in the General Development Plan site plan. The 75-foot setback applies to principal and accessory structures as well as impervious surfaces as required for Environmental Corridor policies of the Capital Area Regional Planning Commission, as administered by the Village of McFarland. Unless otherwise stated within this General Plan, or future approved Detailed Plans, applicable building and zoning requirements shall be those of the Village's Building and Zoning codes, including but not limited to, permitted obstructions in required yards (e.g. flagpoles, overhanging eaves and gutters, etc.), accessory uses and structures, fences, and exterior signage. The buildings and site layout are described as follows:

1) Phase 1
   - 9,965 square foot commercial building which will be described in the Detailed Plan for Phase 1 Development portion of this submittal;
   - 32 parking stalls and associated drive aisles and sidewalk;
   - Sanitary sewer connection at Terminal Drive;
   - Water main connection at Terminal Drive;
   - Stormwater management ponds;

	C-H Standard	PUD-GP Standard
Minimum Lot Area (sq.ft.)	12,000	12,000
Minimum Lot Width (ft.)	80	80
Maximum Building Height (ft.)	35 (None with conditional use permit)	35
Minimum Front and Street Yard Setback (ft.)	35	6
Minimum Side Yard Setback (ft.)	10	10
Minimum Side Yard Setback both sides combined (ft.)	20	20
Minimum Rear Yard Setback (ft.)	30	30

2) Future Phase
   - 4-story, approximately 16,810 square foot office or headquarters building with 38 underground parking stalls;
   - Approximately 168 shared surface parking stalls and associated drive aisles and sidewalk;

	C-H Standard	PUD-GP Standard
Minimum Lot Area (sq.ft.)	12,000	12,000
Minimum Lot Width (ft.)	80	80
Maximum Building Height (ft.)	35 (None with conditional use permit)	None
Minimum Front and Street Yard Setback (ft.)	35	35
Minimum Side Yard	10	10

Setback (ft.)		
Minimum Side Yard Setback both sides combined (ft.)	20	20
Minimum Rear Yard Setback (ft.)	30	30

3) Future Phase
- 2-story, approximately 4,988 square foot bar/restaurant with attached approximately 30,279 square foot indoor pickleball facility;
- Approximately 168 shared surface parking stalls and associated drive aisles and sidewalk;

	C-H Standard	PUD-GP Standard
Minimum Lot Area (sq.ft.)	12,000	12,000
Minimum Lot Width (ft.)	80	80
Maximum Building Height (ft.)	35 (None with conditional use permit)	35
Minimum Front and Street Yard Setback (ft.)	35	35
Minimum Side Yard Setback (ft.)	10	6
Minimum Side Yard Setback both sides combined (ft.)	20	20
Minimum Rear Yard Setback (ft.)	30	30

4) Future Phase
- 6,000 square foot retail building A;
- Approximately 50 shared surface parking stalls and associated drive aisles and sidewalk;

	C-H Standard	PUD-GP Standard
Minimum Lot Area (sq.ft.)	12,000	12,000
Minimum Lot Width (ft.)	80	80
Maximum Building Height (ft.)	35 (None with conditional use permit)	35
Minimum Front and Street Yard Setback (ft.)	35	35
Minimum Side Yard Setback (ft.)	10	10
Minimum Side Yard Setback both sides combined (ft.)	20	20
Minimum Rear Yard Setback (ft.)	30	30

5) Future Phase
- 3,000 square foot retail building B;
- Approximately 50 shared surface parking stalls and associated sidewalk;

	C-H Standard	PUD-GP Standard
Minimum Lot Area (sq.ft.)	12,000	12,000
Minimum Lot Width (ft.)	80	80
Maximum Building Height (ft.)	35 (None with conditional use permit)	35
Minimum Front and Street Yard Setback (ft.)	35	25
Minimum Side Yard Setback (ft.)	10	10
Minimum Side Yard Setback both sides combined (ft.)	20	20
Minimum Rear Yard Setback (ft.)	30	30

6) Future Phase
- 2,765 square foot quick service restaurant building;
- Approximately 50 shared surface parking stalls and associated sidewalk and drive through lane;

	C-H Standard	PUD-GP Standard
Minimum Lot Area (sq.ft.)	12,000	12,000
Minimum Lot Width (ft.)	80	80
Maximum Building Height (ft.)	35 (None with conditional use permit)	35
Minimum Front and Street Yard Setback (ft.)	35	25
Minimum Side Yard Setback (ft.)	10	10
Minimum Side Yard Setback both sides combined (ft.)	20	20
Minimum Rear Yard Setback (ft.)	30	30

7) Site Layout
- Approximately 250 above ground parking stalls are proposed to supplement the 38 underground parking and to meet overall parking requirements;
- One regional detention pond will meet rate runoff control, sediment control requirements and one infiltration pond will meet infiltration requirements for all proposed impervious areas;
- 67,240 approximate gross square feet of office/head quarters space;
- 63,375 gross square feet of commercial space;

8) Anticipated Schedule
- Phase 1 Commercial “Well Played, Play Gym” building to open in November 2026;
- Indoor pickleball facility to open in December 2026 (to be determined);
- Retail building B to open in May 2027 (to be determined);
- 2-story bar/restaurant to open in May 2028 (to be determined);
- Retail building A to open in May 2028 (to be determined);
- Quick service restaurant open in October 2028 (to be determined);

- 4-story office or headquarters building to open in May 2030 (to be determined);

Description of Detailed Plan for Phase 1 Development

A commercial indoor play gym with future mezzanine is proposed as the first phase of development and the details are as follows:

1) The Site Plan is included as sheet C-3 with features as follows:
   - 9,965 square foot building footprint;
   - 32 above ground parking stalls;
2) The Grading Plans are included as sheets C-4.1 and C-4.2 with features as follows:
   - Two man doors and an overhead door along the western façade of the building, and an additional man door in the southeast corner of the building;
   - One regional detention pond to meet rate runoff control, sediment control requirements and one infiltration pond to meet infiltration requirements for all proposed impervious areas;
3) The Building Exterior Elevations drawings are included
   - Wall materials include two metal colors and E.I.F.S.;
   - Wall geometry includes building jogs and north wall angle;
   - Low roof includes parapet wall to better balance building height and screen mechanicals;
4) The Utility Plan is included as sheet C-5
   - The 8" sanitary sewer will connect to the existing sanitary sewer line under Terminal Drive with a sanitary manhole to provide 6" sanitary sewer laterals to serve the phase 1 building.
   - The 8" water main will connect to the water main to the existing 10" water main under Terminal Drive to provide 6" water services to serve the phase 1 building.
   - Inlets and catch basins will collect runoff from all impervious areas and storm sewer will carry runoff to the detention pond and infiltration pond;
5) The Landscape and Lighting Plan is included as sheet L-1
6) The Play Gym First Floor Plan is included (subject to tenant's changes or uses)
   - 5,000 square foot open play area;
   - Three (3) party rooms;
   - 660 square foot lounge area;
   - 400 square foot coffee bar/micro market area;
   - One (1) 80 square foot utility room;
   - Three (3) storage rooms (226 square feet total);
   - Two (2) 162 square foot bathrooms;
   - One (1) 150 square foot quiet room;
   - One (1) 240 square foot office;
   - One (1) 790 square foot reception and check in area;
7) The future Mezzanine Floor Plan is included (subject to tenant's changes or uses)
   - 658 square foot storage area;
   - 732 square foot lounge area with stairway to open play area below;
8) Variances
   - PDD Front yard setback of 6.0' (versus C-H front yard setback of 35 feet);
   - Parking, sidewalk, and landscaping within the Village right-of-way;

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*". This application includes a proposed use in conformance with the future land use map of "Highway and General Commercial".

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 General Plan for Staged Development, and Detailed Plan for Phase 1 Development will not substantially impair or diminish the use value and enjoyment of the adjacent properties. Commercial buildings, gas stations, oil terminals and County Lands are the adjacent properties, and the proposed setbacks to adjacent developments are in excess of the required setbacks.

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 proposed 24 foot private drive aisles from Terminal Drive to the east and the unnamed public street to the south will provide safe and convenient movement of vehicles and the adjacent sidewalk will provide safe movement for pedestrians within the development.

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*". The proposed buildings are located a minimum of 75' from the delineated wetlands. 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 cotton wood trees and one black cherry tree will be protected during construction in order to remain. The Landscape Plan will meet Village landscaping ordinances for C-H properties.

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 proposed buildings will be designed with similar materials and architectural style. The proposed landscaping will be installed to maximize privacy to the neighboring properties. Building uses will be chosen to allow for shared parking.

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*". Although not residential development, the lawn and landscaped areas will provide a common open space that is safe and accessible to residents of McFarland and there will be a patio area for customer use at the bar/restaurant and pickleball facility building.

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". There are no proposed dwelling units for this development.

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 constructions 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. The estimated value of this development is as follows: $1,100,000 for Phase 1 play gym building, $1,300,000 for pickleball facility, $1,800,000 for 2-story bar/restaurant, $5,000,000 for 4-story office or headquarters building, $800,000 for retail building A, $750,000 for retail building B, and $800,000 for the quick service restaurant for a total estimated value of $11,550,000;

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.

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \DB-21-24\DB21BASE.DWG

75' WETLAND SETBACK

WETLAND DELINEATION

EX. 12" UNDERGROUND PETROL LINE

INFILTRATION POND

CONCEPT FUTURE 4-STORY OFFICE OR HEADQUARTERS w/ 38 UNDERGROUND PARKING (16,810 SQ. FT. FOOTPRINT)

WET POND (RATE RUNOFF & SEDIMENT CONTROL)

4004 TERMINAL DRIVE CITGO

QSR (2,765 SQ. FT.)

RETAIL A (6,000 SQ. FT.)

RETAIL B (3,000 SQ. FT.)

EDGE OF PATIO FLOORS 1 & 4

PATIO

REFUSE

BAR/RESTAURANT (4,988 SQ. FT. FOOTPRINT 2 STORY)

STANDPIPE CONNECTION

INDOOR PICKLEBALL (30,279 SQ. FT.)

4016 TERMINAL DRIVE MADISON TRUCK ACCESSORIES

CHILDREN'S INDOOR PLAYGROUND BUILDING (9,965 SQ. FT.)

TERMINAL DRIVE

KWIK-TRIP

DANE COUNTY PARKS PARKING LOT

UNNAMED STREET

GAS

OHEL

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

0 30 60

Lot Area	274,067	sqft
Building Area	73,807	sqft
Paved Area	111,514	sqft
Impervious Area	185,321	sqft
Percent Impervious	67.6	%

COMMERCIAL DEVELOPMENT AT TERMINAL DRIVE

GENERAL DEVELOPMENT PLAN

SHEET: C-0

DATED: FEBRUARY 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

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \DB–21–24\DB21BASE.DWG

TEST PIT #2 (2024)

EX. 12" UNDERGROUND PETROL LINE

TEST PIT #1 (2024)

TEST PIT #6 (2024)

TEST PIT #1 (2022)

4012 TERMINAL DRIVE

EX. STORAGE BUILDING (TO BE REMOVED)

EX. PAVEMENT

EX. STORAGE BUILDING (TO BE REMOVED)

LOT 2 OF CSM 15071

4016 TERMINAL DRIVE

EX. PAVEMENT

EX. GRAVEL

USLE SLOPE LINE (100' @ 1.0%)

EX. CURB & GUTTER

EX. GRAVEL SHOULDER

EX. 8" SANITARY SEWER

EX. 10" WATER MAIN (BASED ON GIS DATA)

EX. TRAFFIC SIGN

EX. POWER POLE

EX. EASEMENTS

EX. COMMUNICATION PEDESTALS (TYP)

EX. BURIED CULVERT

EX. SAN MH
RIM=857.90
N IE=852.92
W IE=853.03

EX. HYDRANT

EX. POWER POLE

EX. POWER POLE

EX. 18" CMP CULVERT
NE IE=854.34
SW IE=854.11

EX. CURB & GUTTER

EX. GATE W/ POSTS

MUD LAKE SIGN

UNNAMED PUBLIC STREET

TERMINAL DRIVE

4" HDPE WALL DRAINAGE PIPE

EX. 12" HDPE CULVERT
N IE=856.60

0 30 60

WELL PLAYED, PLAY GYM

EXISTING SITE AND TEST PITS

SHEET: C–1
DATED: FEBRUARY 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
- OhEl – EXISTING OVERHEAD ELECTRIC LINE
- BuCom – EXISTING BURIED COMMUNICATION LINE

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \DB–21–24\DB21BASE.DWG

EX. 12" UNDERGROUND PETROL LINE

4012 TERMINAL DRIVE

EX. CURB & GUTTER

EX. GRAVEL SHOULDER

EX. TRAFFIC SIGN

0 20 40

CURB OPENING (HANDICAP RAMP)

R10.0'

R36.0'

18" CURB & GUTTER

R74.0'

18" CURB & GUTTER

24.0'

PRO. ASPHALT

18" CURB & GUTTER

EX. POWER POLE

22.0'

R5.0'

R21.5'

R60.0'

11.0'

18" CURB & GUTTER

R50.0'

EX. EASEMENTS

R20.0'

PROPOSED SIDEWALK & CURB RAMP

LAWN

R3.0'

7.0'

10.2'

SAWCUT

R3.0'

8.0'

8.0"

18" CURB & GUTTER

9.0' (TYP.)

CONCRETE WHEEL STOP (SEE DETAIL)

EX. EASEMENTS

SAWCUT

R16.7'

⑪

18.0'

24.0'

18.0'

5' CONCRETE SIDEWALK

LAWN/LANDSCAPING

LAWN

9.0'

PRO. ASPHALT

⑦

CHILDREN'S INDOOR PLAYGROUND BUILDING 9,965 SQ. FT.

4016 TERMINAL DRIVE MADISON TRUCK ACCESSORIES

EX. PAVEMENT

R5.0'

R5.0'

57.6'

KNOX BOX

EX. POWER POLE

R5.0'

13' CURB OPENING

8.0'

TRASH ENCLOSURE ON 13'x10' CONCRETE PAD

18" CURB & GUTTER

9.0'

OVERHEAD DOOR

LANDSCAPING

⑧

CONCRETE WHEEL STOP (SEE DETAIL)

9.0'

EX. GRAVEL

LAWN

24.0'

18.0'

LANDSCAPING

62.0'

6.4'

5' CONCRETE SIDEWALK

10.3'

7.6'

EX. LAWN

R3.0'

R15.0'

R5.0'

18.1'

⑥

9.0'

PRO. ASPHALT

18.1'

R5.0'

LAWN

R5.0'

SAWCUT CURB HEAD

MUD LAKE SIGN

EX. PARKING LOT

SAWCUT CURB HEAD

EX. CURB & GUTTER

EX. GATE W/ POSTS

EX. POWER POLE

TERMINAL DRIVE

UNNAMED PUBLIC STREET

14"

14"

2'–0" MIN. FROM SIDEWALK

9"

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

1 1/2"

4"

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

SITE PLAN

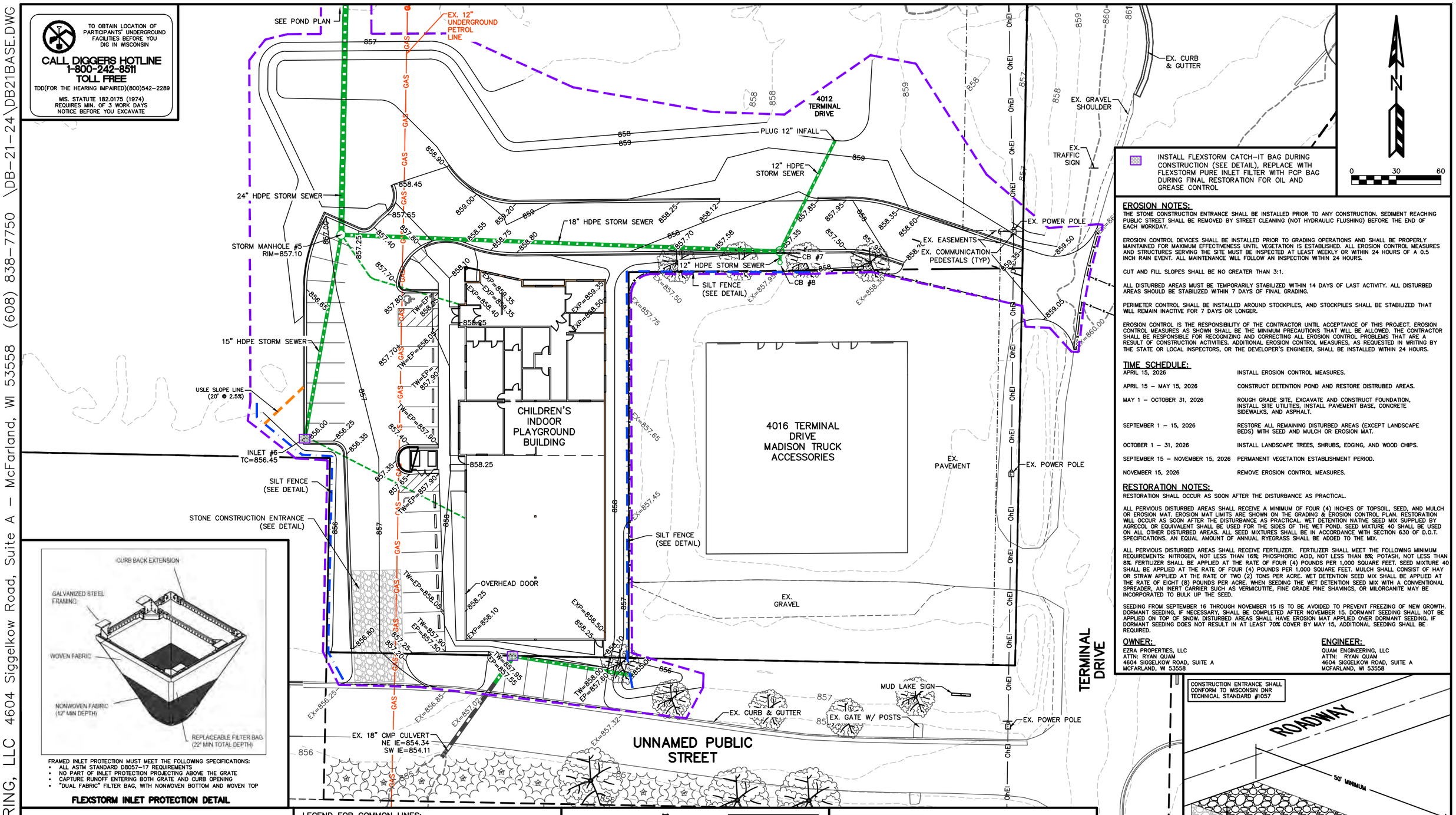
SHEET: C–2
DATED: FEBRUARY 2, 2026

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
- OhEl – EXISTING OVERHEAD ELECTRIC LINE
- BuCom – EXISTING BURIED COMMUNICATION LINE

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



EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. 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.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

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:

APRIL 15, 2026	INSTALL EROSION CONTROL MEASURES.
APRIL 15 – MAY 15, 2026	CONSTRUCT DETENTION POND AND RESTORE DISTRUBED AREAS.
MAY 1 – OCTOBER 31, 2026	ROUGH GRADE SITE, EXCAVATE AND CONSTRUCT FOUNDATION, INSTALL SITE UTILITIES, INSTALL PAVEMENT BASE, CONCRETE SIDEWALKS, AND ASPHALT.
SEPTEMBER 1 – 15, 2026	RESTORE ALL REMAINING DISTURBED AREAS (EXCEPT LANDSCAPE BEDS) WITH SEED AND MULCH OR EROSION MAT.
OCTOBER 1 – 31, 2026	INSTALL LANDSCAPE TREES, SHRUBS, EDGING, AND WOOD CHIPS.
SEPTEMBER 15 – NOVEMBER 15, 2026	PERMANENT VEGETATION ESTABLISHMENT PERIOD.
NOVEMBER 15, 2026	REMOVE EROSION CONTROL MEASURES.

RESTORATION NOTES:

RESTORATION SHALL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL.

ALL PERVIOUS 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. 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 PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. 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 MILORGANITE 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.

OWNER:
EZRA PROPERTIES, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

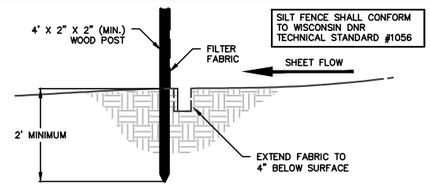
FRAMED INLET PROTECTION MUST MEET THE FOLLOWING SPECIFICATIONS:
- ALL ASTM STANDARD D8057-17 REQUIREMENTS
- NO PART OF INLET PROTECTION PROJECTING ABOVE THE GRATE
- CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB OPENING
- "DUAL FABRIC" FILTER BAG, WITH NONWOVEN BOTTOM AND WOVEN TOP

FLEXSTORM INLET PROTECTION DETAIL

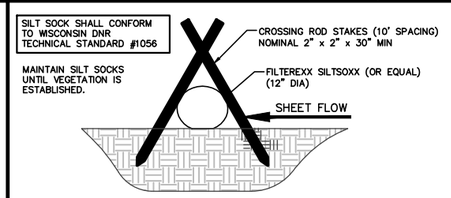
WELL PLAYED, PLAY GYM
GRADING PLAN
SHEET: C-3
DATED: FEBRUARY 2, 2026

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

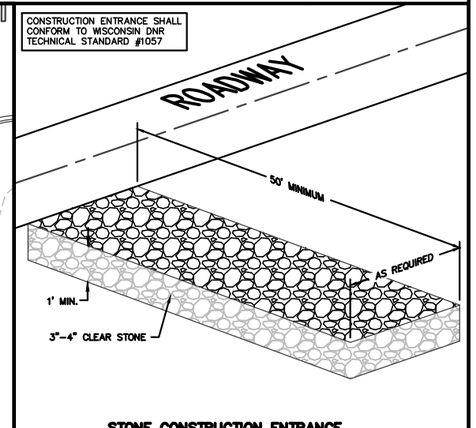
LEGEND FOR COMMON LINES:
- 856 – EXISTING MINOR CONTOUR
- 855 – EXISTING MAJOR CONTOUR
- PROPERTY LINE
- ROAD RIGHT-OF-WAY
- EASEMENT LINE
- EXISTING TREE LINE
- EXISTING FENCE
- WAT – EXISTING BURIED WATER MAIN/SERVICE
- SAN – EXISTING BURIED SANITARY SEWER/LATERAL
- GAS – EXISTING BURIED GAS LINE
-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



SILT FENCE CONSTRUCTION (SHEET FLOW)

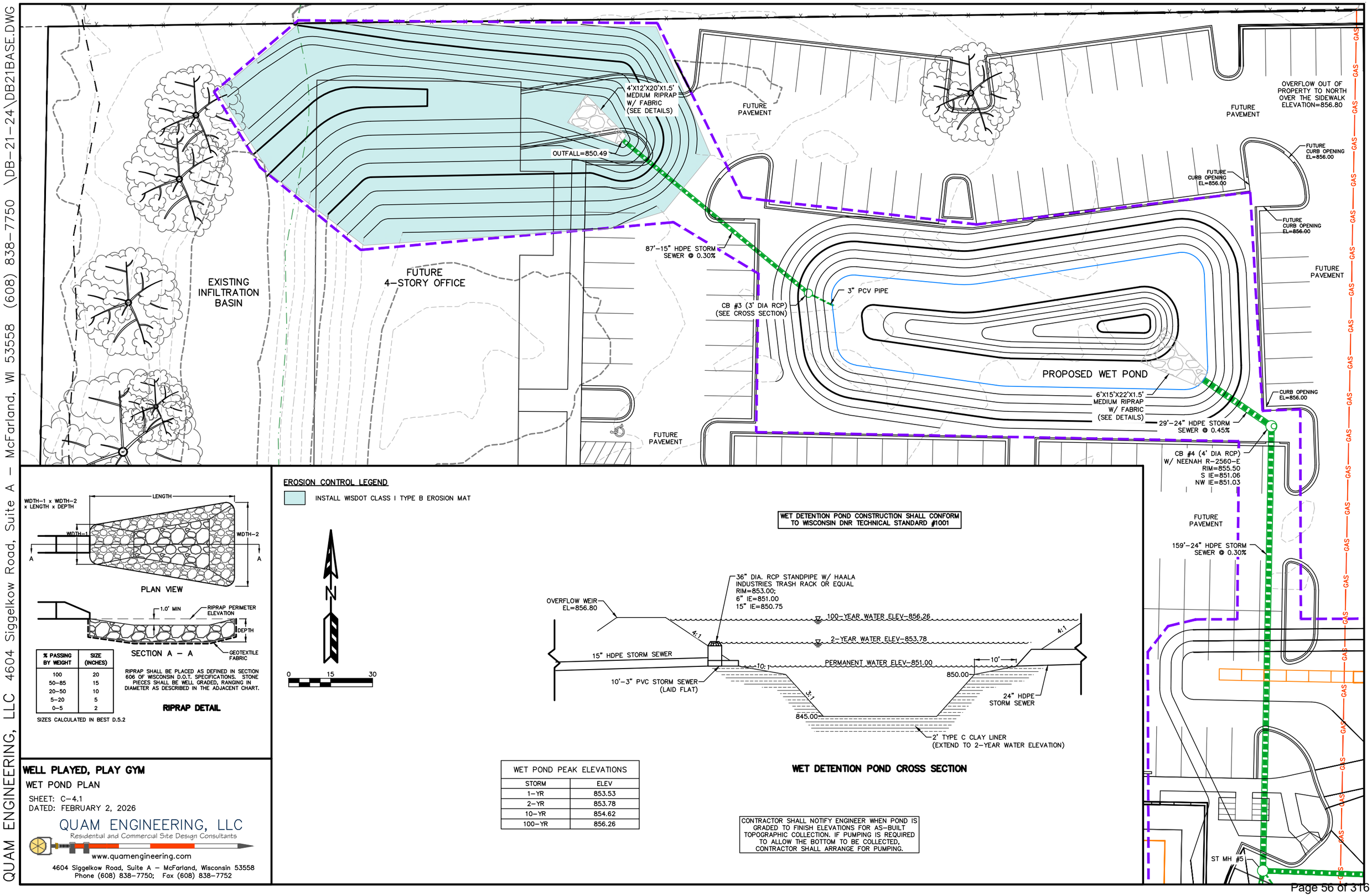


SILT SOCK DETAIL



STONE CONSTRUCTION ENTRANCE

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \DB-21-24\DB21BASE.DWG



QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \DB-21-24\DB21BASE.DWG

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

SIZES CALCULATED IN BEST D.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

WELL PLAYED, PLAY GYM

WET POND PLAN

SHEET: C-4.1
DATED: FEBRUARY 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

EROSION CONTROL LEGEND

INSTALL WISDOT CLASS I TYPE B EROSION MAT

WET DETENTION POND CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1001

WET DETENTION POND CROSS SECTION

WET POND PEAK ELEVATIONS	
STORM	ELEV
1-YR	853.53
2-YR	853.78
10-YR	854.62
100-YR	856.26

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

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \DB-21-24\DB21BASE.DWG

EX. 12" UNDERGROUND PETROL LINE
EX. 12" HIGH PRESSURE GAS LINE TO BE LOWERED AT SANITARY CROSSING IF REQUIRED (BY OTHERS)
60'-8" PVC SANITARY SEWER @ 0.40%
2"x4'x8' INSULATION
IE=854.21
SAN MH #3
RIM=859.35
W IE=853.97(8")
SE IE=853.92(8")
50'-8" PVC SANITARY SEWER @ 0.40%
8" BLIND FLANGE TOP=849.80
PRO. HYDRANT
STA 4+19.22
BURY LINE=859.40
6" BOTTOM EL=851.40
10'-6" DI W/ 6" VALVE
45° BEND TOP=849.80
24" HDPE STORM (SEE POND PLAN)
SAN MH #2
RIM=859.85
NW IE=853.72(8")
E IE=853.67(8")
31'-6" D.I. WATER SERVICE w/ VALVE; TOP=851.15
10'-4" PVC SANITARY SEWER @ 2.0%; IE=853.85
243'-8" PVC SANITARY SEWER @ 0.40%
36'-6" D.I. WATER SERVICE w/ VALVE; TOP=851.40
IE=855.44 (TEMP. PLUG)
10'-4" PVC SAN. LAT. @ 2.0%; IE=853.33
4"x8" TEE IE=852.97(8")
EX. 8" SANITARY
EX. GRAVEL SHOULDER
EX. CURB & GUTTER
SAN MH #1
RIM=858.20
W IE=852.70(8")
EX. 10" WATER MAIN (BASED ON GIS DATA)
EX. TRAFFIC SIGN
EX. 12" HIGH PRESSURE GAS LINE TO BE LOWERED AT WATER CROSSING IF REQUIRED (BY OTHERS)
6"x8" TEE TOP=852.00
6"x8" WYE 8" IE=853.63
4"x8" TEE IE=853.49(8")
2"x4'x8' INSULATION
WATER TOP=850.75
57'-12" HDPE STORM @ 1.5%
EX. COMMUNICATION PEDESTALS (TYP)
EX. POWER POLE
STORM MH #5 (4' DIA RCP) W/ NEENAH R-1550
RIM=856.85
SE IE=854.10
E IE=851.57
S IE=852.20
N IE=851.54
45° BEND TOP=852.00
2"x4'x8' INSULATION
197'-18" HDPE STORM @ 0.28%
22.5° BEND TOP=851.25
CROSSING STORM TOP=853.29
SAN IE=854.03
5'-12" HDPE STORM SEWER @ 2.0%
EX. EASEMENTS
EX. 12" RCP STORM (TO BE REMOVED)
63'-6" HDPE STORM SEWER @ 0.30%
46'-6" PVC SANITARY SEWER @ 1.0%; IE=854.17
CB #8 (2' DIA NYLOPLAST) W/ IN-BELL GRATE
RIM=857.10
IE=854.68
CB #7 (4' DIA RCP) W/ NEENAH 3067-C
TC=857.80
N IE=854.58
S IE=854.58
W IE=852.12
EX. 12" HIGH PRESSURE GAS LINE TO BE LOWERED AT STORM CROSSINGS IF REQUIRED (BY OTHERS)
25'-6" D.I. WATER SERVICE w/ VALVE
CONNECT w/ 8"x10" TEE
22.5° BEND 8" VALVE
93'-15" HDPE STORM SEWER @ 0.80%
4016 TERMINAL DRIVE
MADISON TRUCK ACCESSORIES
EX. PAVEMENT
EX. SAN MH
RIM=857.90
N IE=852.92(8")
NW IE=853.03(8")
EX. HYDRANT
INLET #6 (2'x3' BOX RCP) W/ NEENAH 3067-C
TC=856.45
E IE=853.36
N IE=852.94
CHILDREN'S INDOOR PLAYGROUND BUILDING
79'-10" HDPE STORM SEWER @ 0.70%
EX. 12" HIGH PRESSURE GAS LINE TO BE LOWERED AT STORM CROSSING IF REQUIRED (BY OTHERS)
IE=853.91
EX. POWER POLE
EX. GAS LINE
EX. WATER MAIN
EX. OVERHEAD ELECTRIC
EX. GRAVEL
INLET #14 (2'x3' BOX RCP) W/ NEENAH 3067-C
TC=858.00
E IE=854.52
SW IE=854.42
14'-18" STORM @ 0.6%
54'-15" HDPE STORM @ 1.0%
INFALL=855.06
MUD LAKE SIGN
TERMINAL DRIVE
EX. CURB & GUTTER
EX. GATE W/ POSTS
EX. POWER POLE
EX. 18" CMP CULVERT
NE IE=854.34
SW IE=854.11
UNNAMED PUBLIC STREET
4" HDPE WALL DRAINAGE PIPE

N
0 30 60

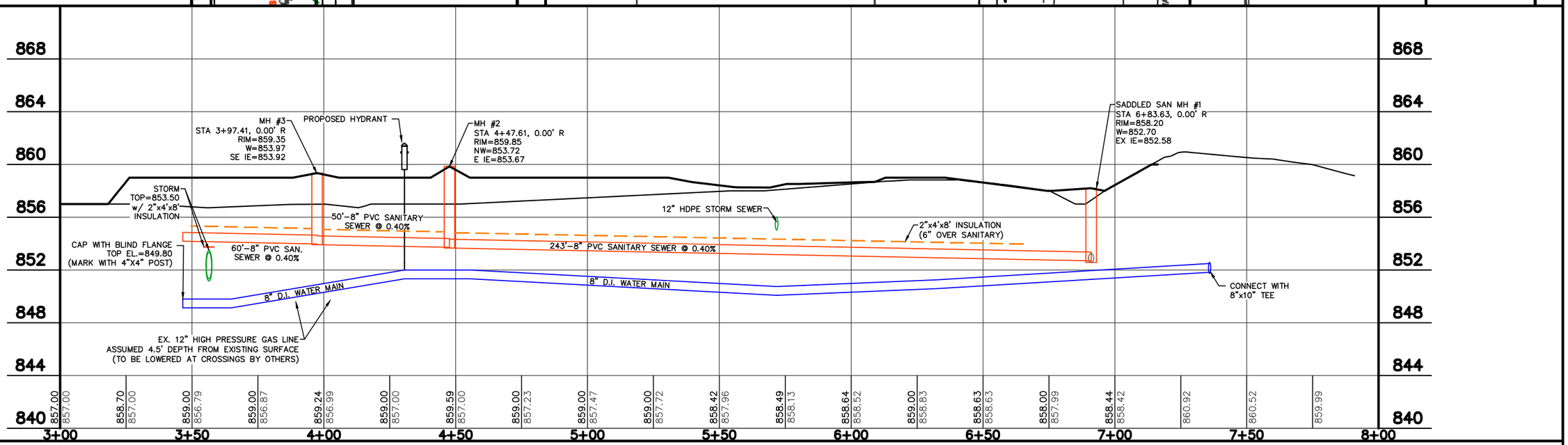
WELL PLAYED, PLAY GYM
UTILITY PLAN
SHEET: C-4
DATED: FEBRUARY 2, 2026

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
- OhEl – EXISTING OVERHEAD ELECTRIC LINE
- BuCom – EXISTING BURIED COMMUNICATION LINE

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

24" HDPE STORM (SEE POND PLAN)
60'-8" PVC SANITARY SEWER @ 0.40%
2"x4'x8' INSULATION
IE=854.21
8" BLIND FLANGE TOP=849.80
45° BEND TOP=849.80
EX. 12" HIGH PRESSURE GAS LINE TO BE LOWERED AT SANITARY CROSSING (BY OTHERS)
8" PVC SANITARY SEWER
SAN MH #3
50'-8" PVC SANITARY SEWER @ 0.40%
PRO. HYDRANT STA 4+19.22 BURY LINE=859.40 6" BOTTOM EL=851.40 10'-6" D.I. w/ 6" VALVE
6"x8" TEE TOP=852.00
SAN MH #2
6"x8" WYE 8" IE=853.63
31'-6" D.I. WATER SERVICE w/ VALVE; TOP=851.15
10'-4" PVC SANITARY SEWER @ 2.0%; IE=853.85
243'-8" PVC SANITARY SEWER @ 0.40%
4"x8" TEE IE=853.49(8")
36'-6" D.I. WATER SERVICE w/ VALVE; TOP=851.40
INFALL=855.44
57'-12" HDPE STORM @ 1.5%
10'-4" PVC SAN. LAT. @ 2.0%; IE=853.33
4"x8" TEE IE=852.97(8")
NVS
SAN MH #1
2"x4'x8' INSULATION
EX. 8" SANITARY
EX. COMMUNICATION PEDESTALS (TYP)
EX. POWER POLE
EX. EASEMENTS
EX. 10" WATER MAIN (BASED ON GIS DATA)
EX. 12" HIGH PRESSURE GAS LINE TO BE LOWERED AT WATER CROSSING (BY OTHERS)
STORM MH #5 RIM=856.85 SE IE=854.10 E IE=851.57 S IE=852.20 N IE=851.54
45° BEND TOP=852.00
2"x4'x8' INSULATION
WATER TOP=850.75
22.5° BEND TOP=851.25
CROSSING STORM TOP=853.29 SAN IE=854.03
197'-18" HDPE STORM @ 0.28%
5'-12" HDPE STORM SEWER @ 2.0%
CB #8 (2' DIA.) RIM=857.10 IE=854.68
CB #7 TC=857.80 N IE=854.58 S IE=854.58 W IE=852.12
46'-6" PVC SANITARY SEWER @ 1.0%; IE=854.17
25'-6" D.I. WATER SERVICE w/ VALVE
93'-15" HDPE STORM SEWER @ 0.80%
EX. 12" HIGH PRESSURE GAS LINE TO BE LOWERED AT STORM CROSSING (BY OTHERS)
SAWCUT
22.5° BEND
CONNECT w/ 8"x10" TEE
8" VALVE
SAWCUT
EX. 12" RCP STORM (TO BE REMOVED)
EX. 8" SANITARY
BuEl
EX. BURIED ELECTRIC
OhEl
INLET #6 TC=856.45 E IE=853.36 N IE=852.94
EX. 12" HIGH PRESSURE GAS LINE TO BE LOWERED AT STORM CROSSING (BY OTHERS)
N
0 20 40



QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \DB-21-24\DB21BASE.DWG

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING PUBLIC STREETS 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.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 4:1.

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 SHOULD BE INSTALLED AROUND STOCKPILES, AND STOCKPILES SHOULD 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.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.

TIME SCHEDULE:

APRIL 15, 2026	INSTALL EROSION CONTROL MEASURES.
APRIL 15 – MAY 15, 2026	CONSTRUCT DETENTION POND AND RESTORE DISTRUBED AREAS.
MAY 1 – OCTOBER 31, 2026	ROUGH GRADE SITE, EXCAVATE AND CONSTRUCT FOUNDATION, INSTALL SITE UTILITIES, INSTALL PAVEMENT BASE, CONCRETE SIDEWALKS, AND ASPHALT.
SEPTEMBER 1 – 15, 2026	RESTORE ALL REMAINING DISTURBED AREAS (EXCEPT LANDSCAPE BEDS) WITH SEED AND MULCH OR EROSION MAT.
OCTOBER 1 – 31, 2026	INSTALL LANDSCAPE TREES, SHRUBS, EDGING, AND WOOD CHIPS.
SEPTEMBER 15 – NOVEMBER 15, 2026	PERMANENT VEGETATION ESTABLISHMENT PERIOD.
NOVEMBER 15, 2026	REMOVE EROSION CONTROL MEASURES.

RESTORATION NOTES:

RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SLOPES GREATER THAN 20% SHALL BE RESTORED WITHIN 30 DAYS.

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED, AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL DISTURBED AREAS. 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.

FERTILIZER SHALL ME 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 MIXTURES 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.

SEEDING FROM SEPTEMBER 16 THROUGH NOVEMBER 15 SHOULD BE AVOIDED TO PREVENT FREEZING OF NEW GROWTH. ADD WINTER WHEAT SEED AT ONE POUND PER 1,000 SQUARE FEET FOR SEEDING AFTER NOVEMBER 15.

OWNER:
EZRA PROPERTIES, LLC
ATTN: RYAN QUAM
4604 SIGGLEKOW ROAD, SUITE A
MCFARLAND, WI, 53558

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

UTILITY NOTES:

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

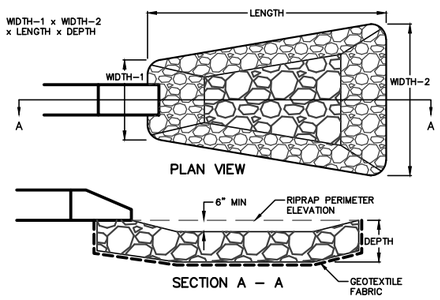
PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ALL WATER SERVICES, PRIVATE WATER MAIN, FIRE HYDRANTS AND VALVES WITHIN THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH VILLAGE OF WINDSOR STANDARD MATERIALS AND INSTALLATION REQUIREMENTS.

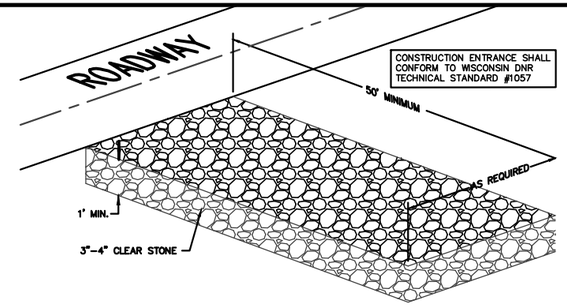


% PASSING BY WEIGHT	SIZE (INCHES)
100	20
50–85	15
20–50	10
5–20	5
0–5	2

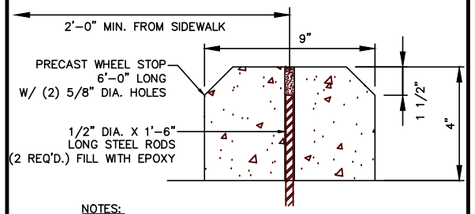
SIZES CALCULATED IN BEST D.5.2

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.

DETAIL 1.4: RIPRAP DETAIL



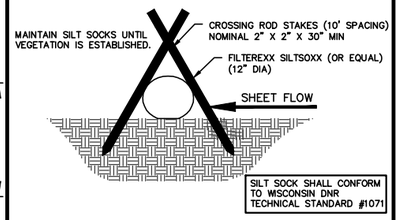
DETAIL 1.9: STONE CONSTRUCTION ENTRANCE



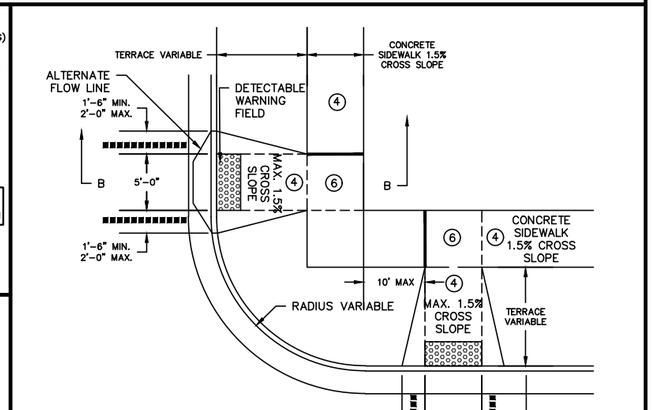
NOTES:
SEE PLAN FOR LOCATION AND QUANTITY OF WHEELSTOPS.

WHEELSTOPS TO BE PAINTED SAFETY YELLOW.

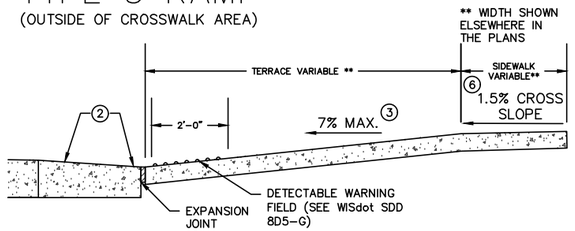
DETAIL 1.5: CONCRETE WHEEL STOP DETAIL



DETAIL 1.6: SILT SOCK DETAIL



PLAN VIEW
TYPE 3 RAMP
(OUTSIDE OF CROSSWALK AREA)



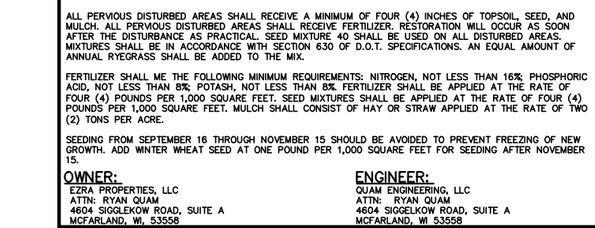
AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTION IN FRONT OF RAMP ACCESS AREAS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

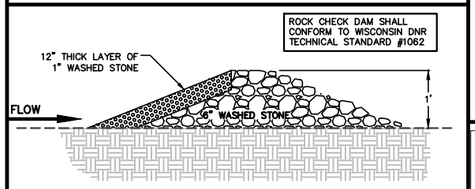
2. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GRATER THAN 1/4–INCH ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5% AND NOT TO EXCEED 7%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. ABSOLUTE MAXIMUM 12H:1V (8.33%) CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.
4. ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
5. PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LANDING SIZE IS 5 FEET X 5 FEET.

1/2" EXPANSION JOINT–SIDEWALK
CONTRACTION JOINT FIELD LOCATED
PAVEMENT MARKING CROSSWALK (WHITE)

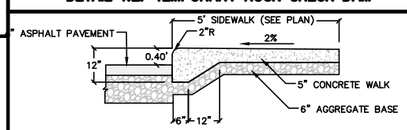
DETAIL 1.10: CURB RAMP



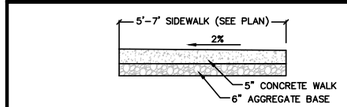
DETAIL 1.7: SILT FENCE CONSTRUCTION (SHEET FLOW)



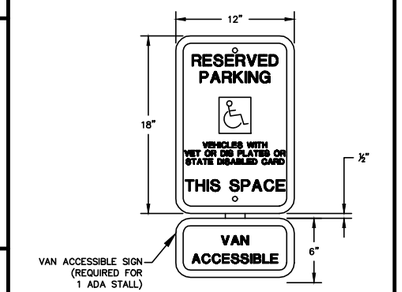
DETAIL 1.2: TEMPORARY ROCK CHECK DAM



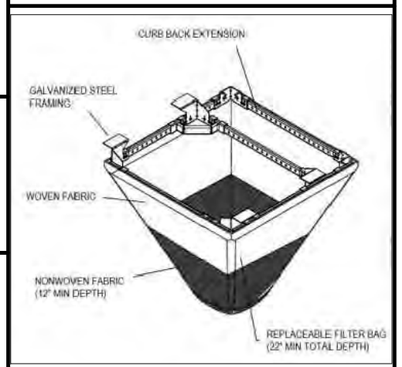
DETAIL 2.9: RAISED SIDEWALK DETAIL



DETAIL 2.10: SIDEWALK CROSS SECTION DETAIL



DETAIL 1.8: HANDICAP ACCESSIBLE SIGN

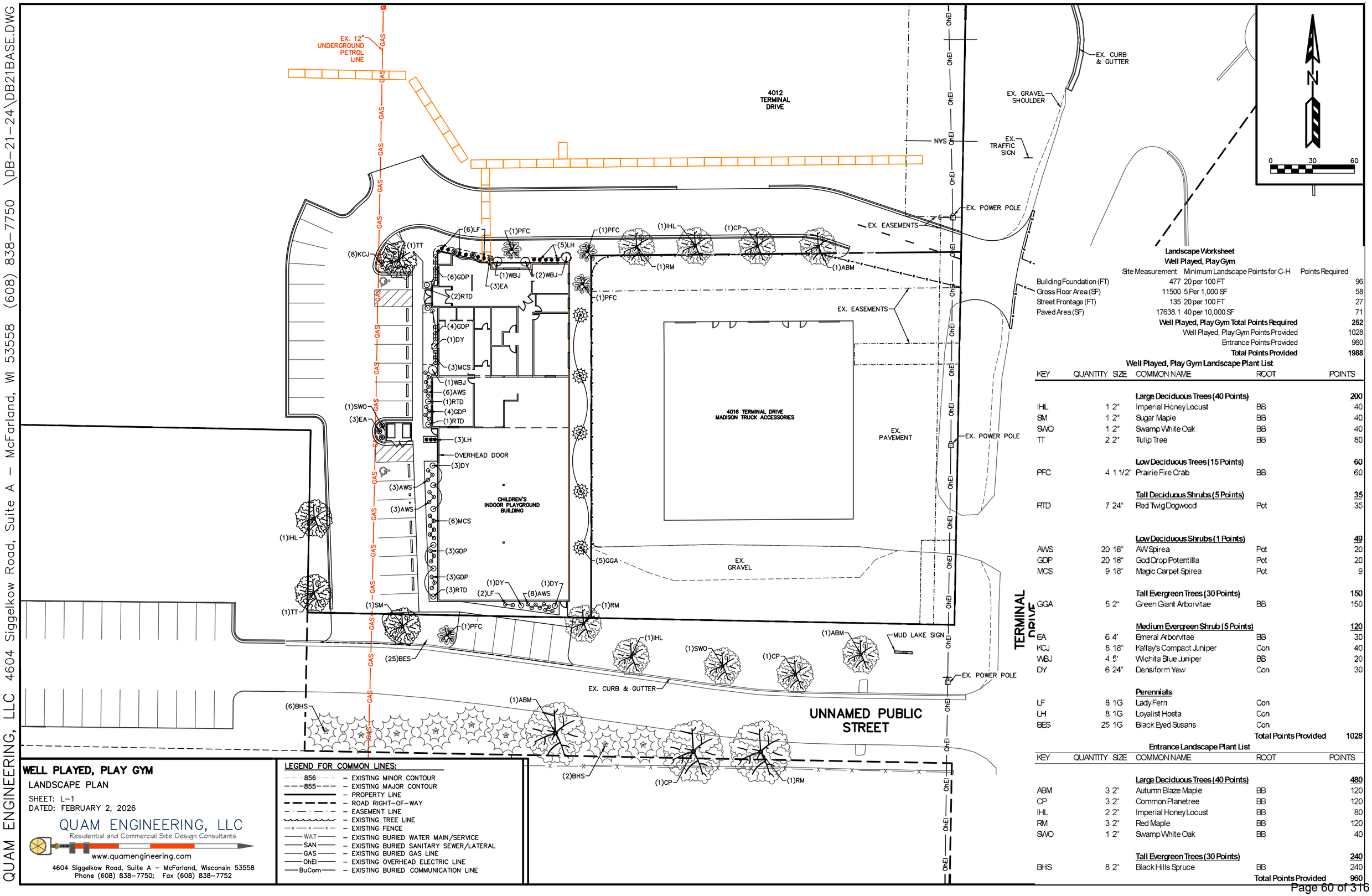


FRAMED INLET PROTECTION MUST MEET THE FOLLOWING SPECIFICATIONS:
- ALL ASTM STANDARD D8057–17 REQUIREMENTS
- NO PART OF INLET PROTECTION PROJECTING ABOVE THE GRATE
- CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB OPENING
- "DUAL FABRIC" FILTER BAG, WITH NONWOVEN BOTTOM AND WOVEN TOP

DETAIL 2.8: FLEXSTORM INLET PROTECTION DETAIL

WELL PLAYED, PLAY GYM
DETAILS
SHEET: C–6
DATED: FEBRUARY 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



Landscape Worksheet
Well Played, Play Gym

	Site Measurement	Minimum Landscape Points for C-H	Points Required
Building Foundation (FT)	477	20 per 100 FT	96
Gross Floor Area (SF)	11500	5 Per 1,000 SF	58
Street Frontage (FT)	135	20 per 100 FT	27
Paved Area (SF)	17638.1	40 per 10,000 SF	71
		Well Played, Play Gym Total Points Required	**252**
		Well Played, Play Gym Points Provided	1028
		Entrance Points Provided	960
		Total Points Provided	**1988**

Well Played, Play Gym Landscape Plant List

KEY	QUANTITY	SIZE	COMMON NAME	ROOT	POINTS
			Large Deciduous Trees (40 Points)		**200**
IHL	1	2"	Imperial Honey Locust	BB	40
SM	1	2"	Sugar Maple	BB	40
SWO	1	2"	Swamp White Oak	BB	40
TT	2	2"	Tulip Tree	BB	80
			Low Deciduous Trees (15 Points)		**60**
PFC	4	1 1/2"	Prairie Fire Crab	BB	60
			Tall Deciduous Shrubs (5 Points)		**35**
RTD	7	24"	Red Twig Dogwood	Pot	35
			Low Deciduous Shrubs (1 Points)		**49**
AWS	20	18"	AW Spirea	Pot	20
GDP	20	18"	God Drop Potentilla	Pot	20
MCS	9	18"	Magic Carpet Spirea	Pot	9
			Tall Evergreen Trees (30 Points)		**150**
GGA	5	2"	Green Giant Arborvitae	BB	150
			Medium Evergreen Shrub (5 Points)		**120**
EA	6	4'	Emeral Arborvitae	BB	30
KCJ	8	18"	Kallay's Compact Juniper	Con	40
WBJ	4	5'	Wichita Blue Juniper	BB	20
DY	6	24"	Densiform Yew	Con	30
			Perennials		
LF	8	1G	Lady Fern	Con	
LH	8	1G	Loyalist Hosta	Con	
BES	25	1G	Black Eyed Susans	Con	
				Total Points Provided	**1028**

Entrance Landscape Plant List

KEY	QUANTITY	SIZE	COMMON NAME	ROOT	POINTS
			Large Deciduous Trees (40 Points)		**480**
ABM	3	2"	Autumn Blaze Maple	BB	120
CP	3	2"	Common Planetree	BB	120
IHL	2	2"	Imperial Honey Locust	BB	80
RM	3	2"	Red Maple	BB	120
SWO	1	2"	Swamp White Oak	BB	40
			Tall Evergreen Trees (30 Points)		**240**
BHS	8	2"	Black Hills Spruce	BB	240
				Total Points Provided	**960**

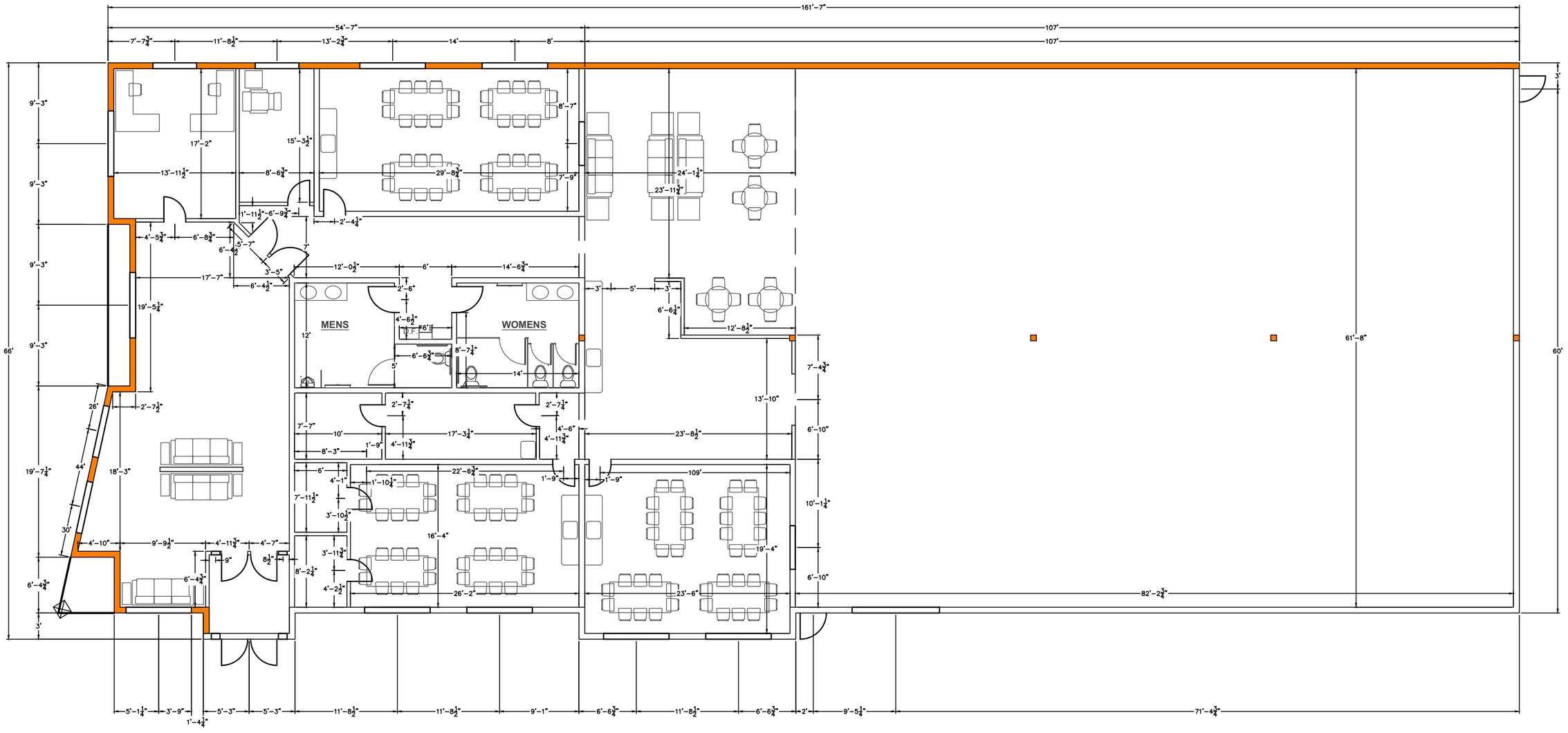
WELL PLAYED, PLAY GYM
LANDSCAPE PLAN
SHEET: L-1
DATED: FEBRUARY 2, 2026

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
- OhEl – EXISTING OVERHEAD ELECTRIC LINE
- BuCom – EXISTING BURIED COMMUNICATION LINE

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \DB-21-24\DB21BASE.DWG



WELL PLAYED – PLAY GYM

FIRST FLOOR PLAN

SHEET: A1.0
DATED: JANUARY 30, 2026

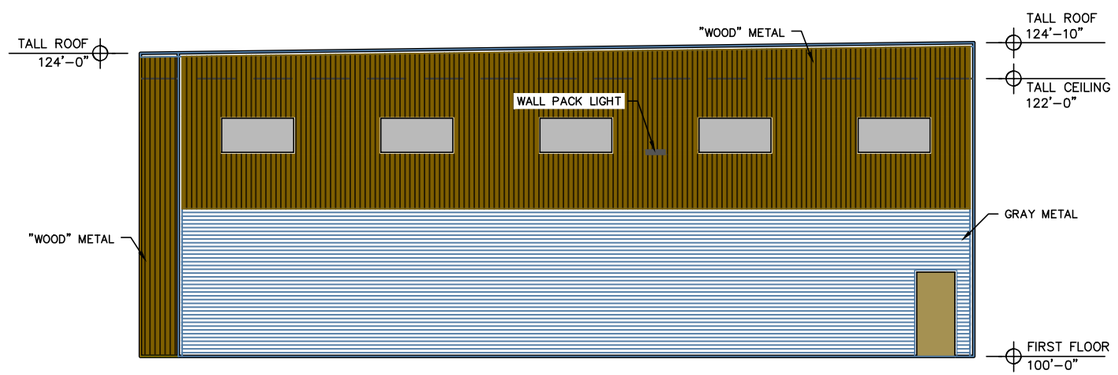
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750 \DB-21-24\PLAY GYM BUILDING\A1.0 FLOOR PLANS.DWG

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838–7750
\DB-21-24\PLAY GYM BUILDING\A2.0 EXTERIOR ELEVATIONS.DWG



WEST ELEVATION



SOUTH ELEVATION

WELL PLAYED – PLAY GYM

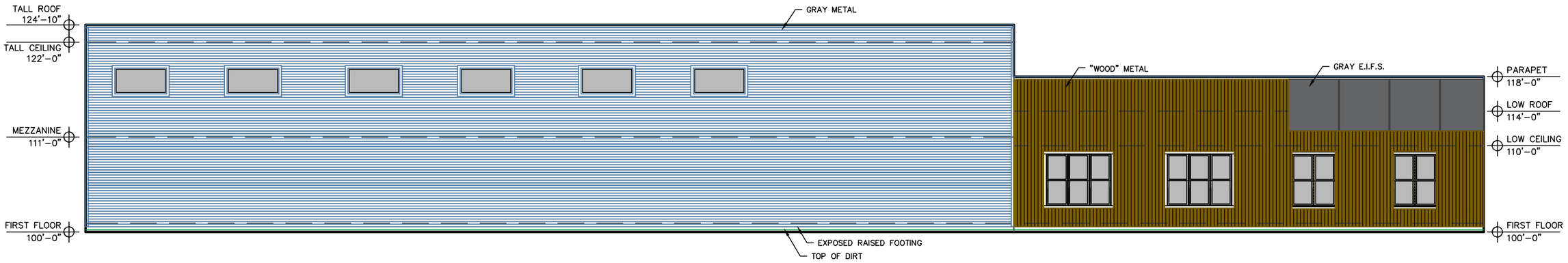
ELEVATION DRAWINGS

SHEET: A2.0
DATED: JANUARY 30, 2026

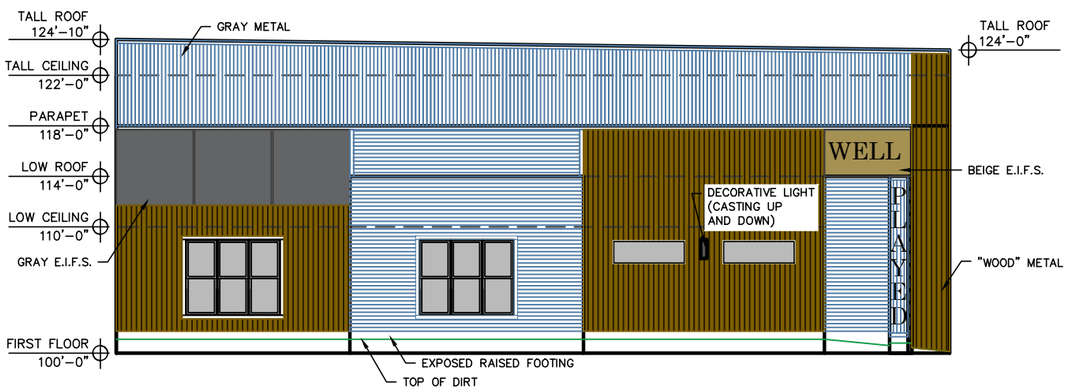
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

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

\DB-21-24\PLAY GYM BUILDING\A2.0 EXTERIOR ELEVATIONS.DWG



EAST ELEVATION



NORTH ELEVATION

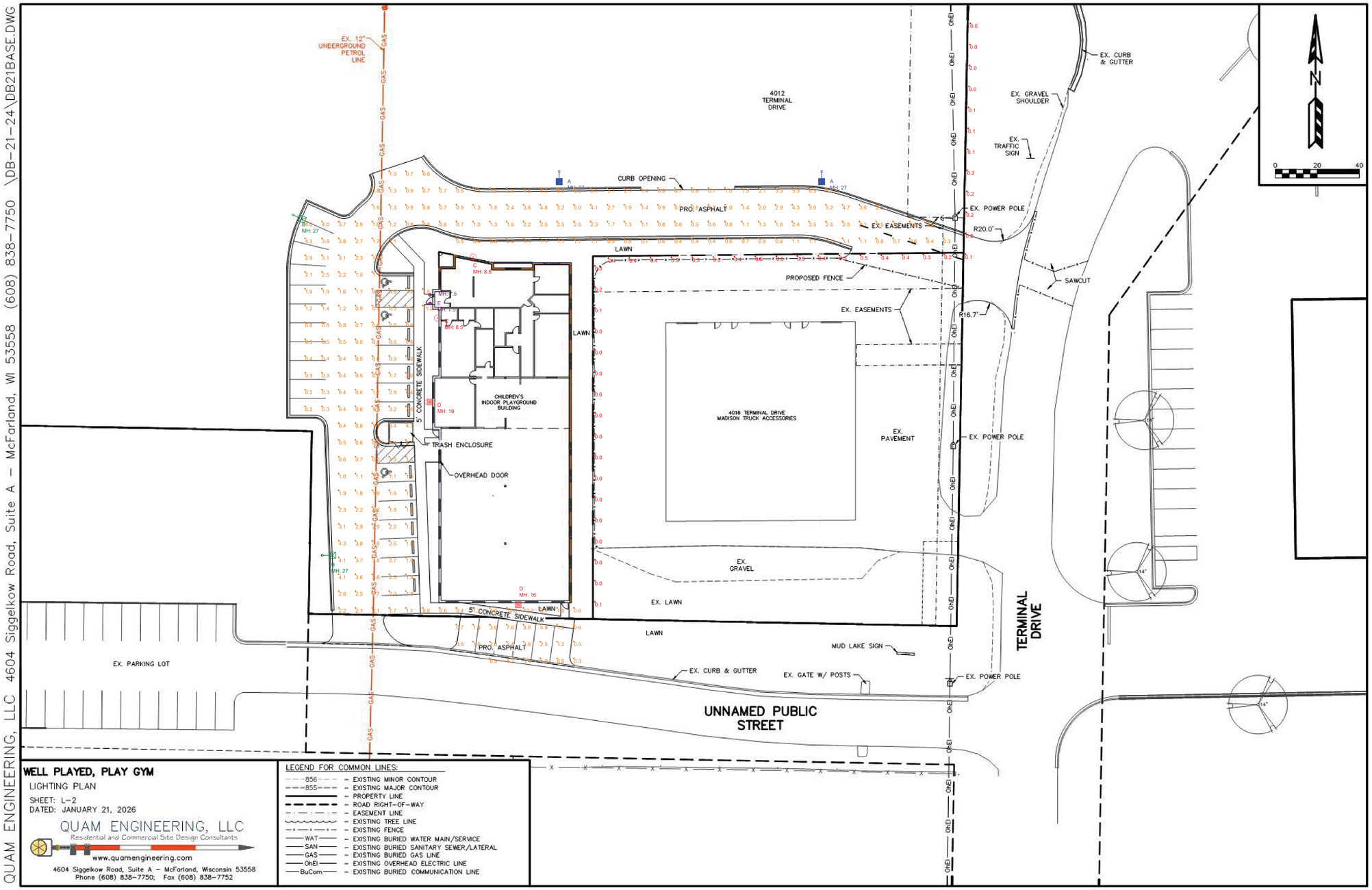
WELL PLAYED – PLAY GYM

ELEVATION DRAWINGS

SHEET: A2.1
DATED: JANUARY 30, 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

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \DB-21-24\DB21BASE.DWG



WELL PLAYED, PLAY GYM

LIGHTING PLAN

SHEET: L-2

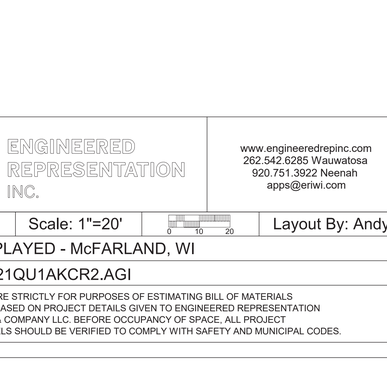
DATED: JANUARY 21, 2026

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

CURRENT GLI
EACL SERIES



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

Luminaire Schedule

Symbol	Label	Qty	Arrangement	Manufacturer	Description	Luminaire Watts	Luminaire Dimming	Luminaire Lumens	LLF
	A	2	Single	CURRENT GLI	EACL010F2AN740DDD1DKBZ + SSSE2540A1E2DKBZ	122	0-10V	15100	0.890
	B	2	Single	CURRENT GLI	EACL010F3AW740DDD1DKBZ + SSSE2540A1E2DKBZ	122	0-10V	15300	0.890
	C	2	Single	NORA	NYUD-3L1345BZ 4000K	35	0-10V	1446	0.890
	D	2	Single	VERSALED	WP28-C-1L-QT-40K 4000K	72		8568	0.890
	E	2	Single	VERSALED	RCAN11-EN-4-1L-QT-5CT + ARC-EN-NCP	19	0-10V	1500	0.890

MAINTAINED FOOTCANDLES SHOWN AT GRADE

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Areas	Fc	1.94	12.2	0.2	9.70	61.00
Property Lines	Fc	0.19	0.5	0.0	N.A.	N.A.

ERi ENGINEERED REPRESENTATION INC.
www.engineeredrepinc.com
262.542.6285 Wauwatosa
920.751.3922 Neenah
apps@eriwi.com

Date:1/27/2026 | Scale: 1"=20' | 0 10 20 | Layout By: Andy

Project: WELL PLAYED - McFARLAND, WI

Filename: 260121QU1AKCR2.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.

Evolve®



CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

SSSE Series Poles

Square | Straight | Steel

Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location.

Construction

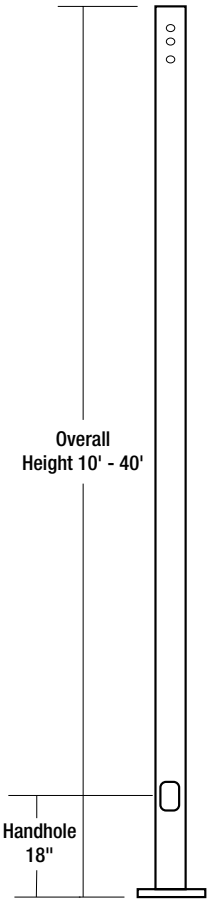
Shaft:	One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
Base Cover:	Two-piece square aluminum base cover included standard
Pole Cap:	Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
Hand Hole:	Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
Anchor Bolts:	Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
Anchor Bolt Part Numbers:	• 3/4 x 30 x 3 — TAB-30-M38 • 1 x 36 x 4 — TAB-36-M38

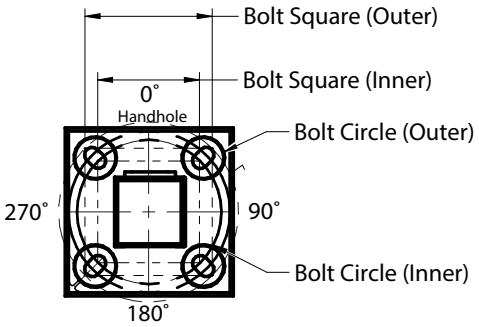
Finish

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in multiple standard colors; Custom colors available; RAL number preferable

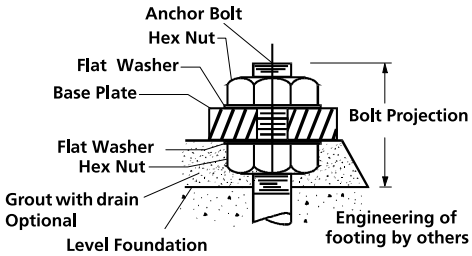
10 Day - Evolve Express Ship Program

- Ships in 10 days
- Limit of 15 poles

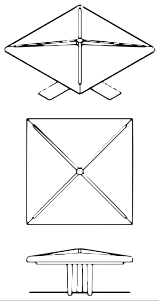




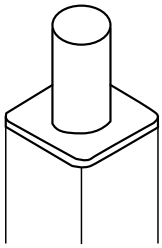
BASE DETAIL



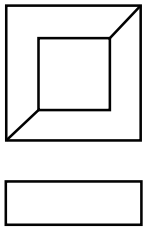
POLE CAP



TENON



BASE COVER



© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Evolve®

SSSE Series Poles
Square | Straight | Steel

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

Example: SSSE25-40A-2-E2-DKBZ-UL

SSSE - - - - | - - | - - | - | - - | **E2** - - | - - - - | - - -

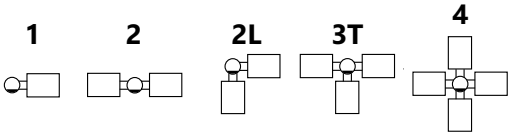
SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	POLE DRILLING	FINISH	OPTIONS
SSSE = Evolve Square Straight Steel Pole EXS	**10**=10 ft.	**40**=4" Square	**A**=0.125"	**1** = Single arm mount EXS	**E2** = Evolve Square Pole EXS	**DKBZ** = Dark Bronze EXS	**GFI**[2] = 20 Amp GFCI Receptacle and Cover
	12=12 ft.	**40**=4" Square	**A**=0.125"	**2** = Two fixtures at 180° EXS	**E1**[7] = Evolve Round Pole	**BLCK** = Black	**EHH**[2] = Extra Handhole
	14=14 ft.	**40**=4" Square	**A**=0.125"	**2L** = Two fixtures at 90° EXS	**UDP01**[5] = 3/8in HDW range 1.69 - 2.24	**GRAY** = Gray	**C05**[2] = 0.5" Coupling
			B=.188"	**3T** = Three fixtures at 90° EXS	**UDP02**[5] = 1/2in HDW range 1.69 - 2.24	** Contact factory for custom color options*	**C07**[2] = 0.75" Coupling
	16=16 ft.	**40**=4" Square	**A**=0.125" EXS	**4** = Four fixtures at 90° EXS	**UDP03**[5] = 3/8in HDW range 2.25 - 2.99		**C20**[2] = 2" Coupling
			B=.188"	**TA**[3] = Tenon (2.38" OD x 4" Tall) EXS	**UDP04**[5] = 1/2in HDW range 2.25 - 2.99		**MPB**[2] = Mid-pole Luminaire Bracket
		50=5" Square	**B**=.188"	**TB**[3] = Tenon (2.88" OD x 4" Tall) EXS	**UDP05**[5] = 3/8in HDW range 3.00 - 3.75		**VM1** = 1st mode vibration damper EXS
	18=18 ft.	**40**=4" Square	**A**=0.125" EXS	**TC**[3] = Tenon (3.5" OD x 6" Tall)	**UDP06**[5] = 9/16in HDW range 3.00 - 3.75		**VM2**[6] = 2nd mode vibration damper EXS
			B=.188"	**TR**[1] = Removable Tenon (2.38" x 4") EXS	**UDP07**[5] = 3/8in HDW range 3.76 - 4.49		**LAB** = Less Anchor Bolts EXS
		50=5" Square	**B**=.188"	**OT** = Open Top (includes pole cap) EXS	**UDP08**[5] = 9/16in HDW range 3.76 - 4.49		**UL** = UL Certified
		60=6" Square	**B**=.188"		**UDP09**[5] = 3/8in HDW range 4.50 - 5.49		
			C=.25"		**UDP10**[5] = 9/16in HDW range 4.50 - 5.49		
	20=20 ft.	**40**=4" Square	**A**=0.125" EXS		**UDP11**[5] = 3/8in HDW range 5.50 - 6.00		
			B=.188"		**UDP12**[5] = 9/16in HDW range 5.50 - 6.00		
		50=5" Square	**B**=.188"				
		60=6" Square	**B**=.188"				
	25=25 ft.	**40**=4" Square	**A**=0.125" EXS				
			B=.188"				
		50=5" Square	**B**=.188"				
			C=.25"				
		60=6" Square	**B**=.188"				
	30=30 ft.	**40**=4" Square	**B**=.188" EXS				
		50=5" Square	**B**=.188" EXS				
			C=.25"				
		60=6" Square	**B**=.188"				
	35=35 ft.	**60**=6" Square	**B**=.188"				
	40=40 ft.	**60**=6" Square	**B**=.188"				

NOTES:
1. Removable tenon used in conjunction with side arm mounting. First specify desired arm.
2. Specify option location using MOUNTING ORIENTATION logic shown on this page.
3. Not available with VM1 - Mode Vibration Damper.
4. VM1 recommended on poles 20' and taller with EPA of less than 1. Field installed.
5. UDP allow mounting of most popular fixtures on the market
6. Factory Installed.
7. Must be used with EAP1 area light with universal arm mount. EAP1 is not compatible with E2 drill pattern. For other Evolve fixtures, recommend E2 drill pattern on square poles.

EXS Indicates availability in the **EXS 10 Day Evolve Express Ship Program**

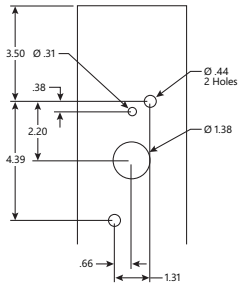
Mounting Orientation

Denotes handhole location

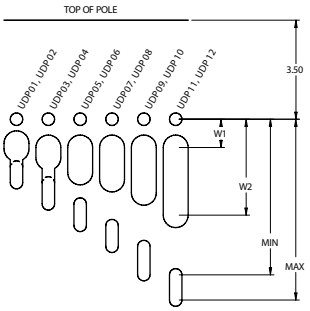


Drill Patterns

E2



UNIVERSAL DRILL PATTERN (UDP)



TWO BOLT MOUNTING WITH CENTER WIREWAY						
MOUNTING HARDWARE	Universal Mounting Patterns					
3/8" OR LESS	UDP01	UDP03	UDP05	UDP07	UDP09	UDP11
7/16" TO 1/2"	UDP02	UDP04	UDP06	UDP08	UDP10	UDP12
"MIN" ATTACHMENT DIMENSION	1.69	2.25	3.00	3.76	4.50	5.50
"MAX" ATTACHMENT DIMENSION	2.24	2.99	3.75	4.49	5.49	6.00
W1 (Wireway min)	0.85	1.00	1.00	1.00	1.00	1.00
W2 (Wireway max)	1.05	1.36	1.88	2.19	2.60	3.00

Accessories- Order Separately

CATALOG NUMBER	DESCRIPTION
VM1[3]	1st mode vibration damper
VM2SXX*	2nd mode vibration damper

*** XX** = 08 for 8', 12 for 12', 15 for 16', 20 for 20', and 24' for 24'.
Note: Field Installed through handhole

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Evolve®

SSSE Series Poles
Square | Straight | Steel

CUSTOMER NAME _____

PROJECT NAME _____

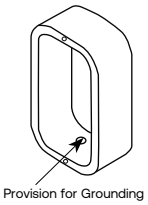
DATE _____ TYPE _____

CATALOG NUMBER _____

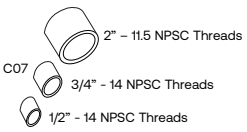
CATALOG NUMBER	HEIGHT		NOMINAL SHAFT DIMENSIONS	WALL THICKNESS	BOLT CIRCLE (SUGGESTED)	BOLT CIRCLE (RANGE)	BOLT SQUARE (RANGE)	BASE PLATE SQUARE	ANCHOR BOLT SIZE	BOLT PROJECTION	POLE WEIGHT
	FEET	METERS									
SSSE10-40A	10	3.0	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	77
SSSE12-40A	12	3.7	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	90
SSSE14-40A	14	4.3	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	103
SSSE16-40A EXS	16	4.9	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	116
SSSE18-40A EXS	18	5.5	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	129
SSSE20-40A EXS	20	6.1	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	142
SSSE25-40A EXS	25	7.6	4" square	0.125"	9"	8"–10"	5.66"–7.07"	9"	3/4"x30"x3"	3.5	175
SSSE14-40B	14	4.3	4" square	.188"	11"	10"–12"	7.07"–8.48"	10.50"	3/4"x30"x3"	3.5	152
SSSE16-40B	16	4.9	4" square	.188"	11"	10"–12"	7.07"–8.48"	10.50"	3/4"x30"x3"	3.5	171
SSSE18-40B	18	5.5	4" square	.188"	11"	10"–12"	7.07"–8.48"	10.50"	3/4"x30"x3"	3.5	190
SSSE20-40B	20	6.1	4" square	.188"	11"	10"–12"	7.07"–8.48"	10.50"	3/4"x30"x3"	3.5	209
SSSE25-40B	25	7.6	4" square	.188"	11"	10"–12"	7.07"–8.48"	10.50"	3/4"x30"x3"	3.5	257
SSSE30-40B EXS	30	9.1	4" square	.188"	11"	10"–12"	7.07"–8.48"	10.50"	3/4"x30"x3"	3.5	304
SSSE16-50B	16	4.9	5" square	.188"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	219
SSSE18-50B	18	5.5	5" square	.188"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	243
SSSE20-50B	20	6.1	5" square	.188"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	267
SSSE25-50B	25	7.6	5" square	.188"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	327
SSSE30-50B EXS	30	9.1	5" square	.188"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	387
SSSE25-50C	25	7.6	5" square	.25"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	427
SSSE30-50C	30	9.1	5" square	.25"	11"	10.25"–13.25"	7.25"–9.37"	11.50"	1"x36"x4"	4.5	507
SSSE20-60B	20	6.1	6" square	.188"	12"	11.00"–13.25"	7.81"–9.37"	12.25"	1"x36"x4"	5.0	329
SSSE25-60B	25	7.6	6" square	.188"	12"	11.00"–13.25"	7.81"–9.37"	12.25"	1"x36"x4"	5.0	404
SSSE30-60B	30	9.1	6" square	.188"	12"	11.00"–13.25"	7.81"–9.37"	12.25"	1"x36"x4"	5.0	479
SSSE35-60B	35	10.7	6" square	.188"	12"	11.00"–13.25"	7.81"–9.37"	12.25"	1"x36"x4"	5.0	554
SSSE40-60B	40	12.2	6" square	.188"	12"	11.00"–13.25"	7.81"–9.37"	12.25"	1"x36"x4"	5.0	629

NOTES:
1. Factory supplied template must be used when setting anchor bolts. Current will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

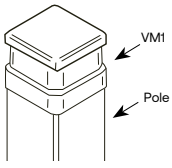
EHH EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING

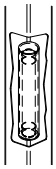


VM1 - VIBRATION DAMPER 1ST MODE



Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 20' and taller with a total EPA of 1.0 or

VM2 - VIBRATION DAMPER 2ND MODE



Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

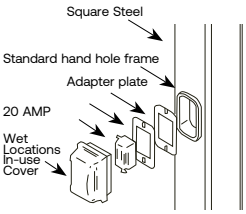
VM2SXX - VIBRATION DAMPER 2ND MODE



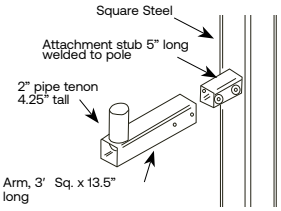
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

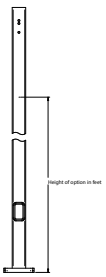
Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI – 20 AMP GFCI RECEPTACLE & COVER

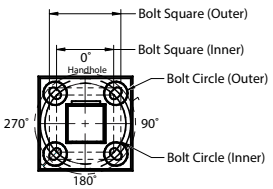


MPB - MID POLE BRACKET





OPTION ORIENTATION



Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet).
Example:
Option C07 should be ordered as: SSE20-40A-TA-E2-DBT-CO7-0-15 (.5' coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Evolve®

SSSE Series Poles
Square | Straight | Steel

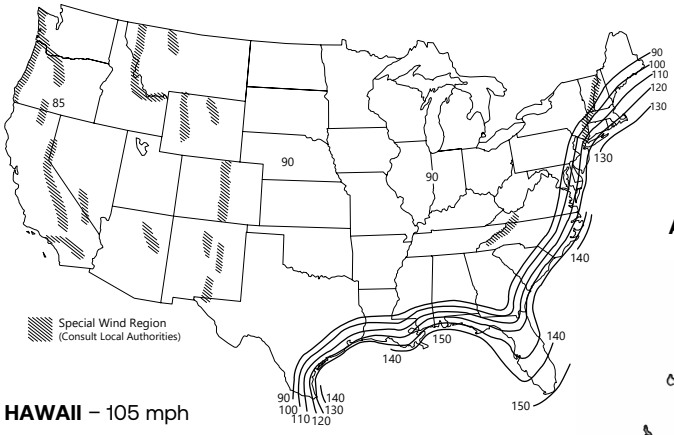
CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

ASCE7-05 WIND MAP

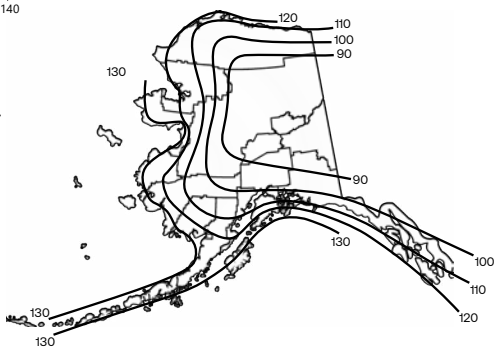


HAWAII – 105 mph

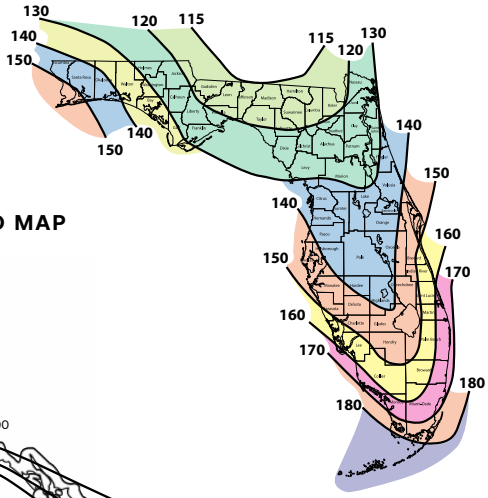
PUERTO RICO – 145 mph

*Printed with permission from ASCE

ALASKA REGION WIND MAP



FLORIDA REGION WIND MAP



Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code

ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds (Use for all locations except Florida)										
Catalog Number	**85**	**90**	**100**	**105**	**110**	**120**	**130**	**140**	**145**	**150**
SSSE10-40A	25.0	25.0	25.0	22.8	20.6	17.0	14.2	11.9	11.0	10.1
SSSE12-40A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
SSSE14-40A	23.1	20.4	16.1	14.3	12.8	10.2	8.2	6.6	5.9	5.3
SSSE16-40A	19.0	16.7	13.0	11.5	10.1	7.9	6.2	4.7	4.1	3.6
SSSE18-40A	15.6	13.6	10.0	9.0	7.8	5.9	4.4	3.1	2.6	2.1
SSSE20-40A	12.7	10.9	7.9	6.9	5.9	4.2	2.8	1.7	1.3	0.9
SSSE25-40A	7.3	5.9	3.8	2.9	2.1	0.8	NR	NR	NR	NR
SSSE14-40B	25.0	25.0	23.3	20.8	18.6	15.1	12.3	10.2	9.2	8.4
SSSE16-40B	25.0	24.9	19.4	17.3	15.4	12.3	9.9	8.0	7.2	6.4
SSSE18-40B	24.0	20.8	16.1	14.2	12.5	9.8	7.7	6.1	5.3	4.7
SSSE20-40B	20.2	17.5	13.2	11.6	10.1	7.7	5.9	4.4	3.8	3.2
SSSE25-40B	12.8	11.0	7.9	6.7	5.5	3.7	2.3	1.2	0.7	NR
SSSE30-40B	8.0	6.6	4.1	3.1	2.2	0.8	NR	NR	NR	NR
SSSE16-50B	25.0	25.0	25.0	25.0	24.8	20.1	16.5	13.6	12.3	11.2
SSSE18-50B	25.0	25.0	25.0	22.9	20.4	16.4	13.2	10.7	9.6	8.6
SSSE20-50B	25.0	25.0	21.3	18.9	16.7	13.2	10.4	8.1	7.2	6.3
SSSE25-50B	20.7	17.8	13.3	11.5	9.8	7.2	5.0	3.3	2.6	1.9
SSSE30-50B	13.5	11.3	7.7	6.2	4.9	2.8	1.1	NR	NR	NR
SSSE25-50C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	6.9	6.0	5.1
SSSE30-50C	20.1	17.3	12.7	10.9	9.3	6.6	4.5	2.8	2.1	1.4
SSSE20-60B	25.0	25.0	25.0	25.0	25.0	20.2	16.1	12.9	11.5	10.3
SSSE25-60B	25.0	25.0	20.6	18.0	15.6	11.8	8.7	6.2	5.2	4.2
SSSE30-60B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSSE35-60B	14.0	11.3	6.9	5.2	3.6	1.0	NR	NR	NR	NR
SSSE40-60B	8.1	5.8	2.2	NR	NR	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)								
Catalog Number	**115**	**120**	**130**	**140**	**150**	**160**	**170**	**180**
SSSE10-40A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9
SSSE12-40A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSSE14-40A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSSE16-40A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSSE18-40A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSSE20-40A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSSE25-40A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSSE14-40B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSSE16-40B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6
SSSE18-40B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSSE20-40B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSSE25-40B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSSE30-40B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSSE16-50B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSSE18-50B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSSE20-50B	25.0	25.0	24.4	19.9	1 6.3	13.4	11.0	8.9
SSSE25-50B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSSE30-50B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSSE25-50C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSSE30-50C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSSE20-60B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4
SSSE25-60B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8
SS-E30-60B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSSE35-60B	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSSE40-60B	1.8	NR	NR	NR	NR	NR	NR	NR

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Notes

1. Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
2. The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
3. Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
4. Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
5. Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Current's Pole Vibration Application Guide for environmental risk factors and design considerations: http://images.salsify.com/image/upload/s--Uk0Lfj10--/bf7prkg0aey64uqoipso
6. Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

Unwrap poles immediately upon receipt to avoid condensation build up and possible corrosion.

Note: There will be a weld witness mark on the side of the pole with the Factory installed VM2.

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Evolve®



CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EACL® Series

LED Area Light/Compact Low Wattage

Current's EAL Series of Area Light Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Construction

Housing:	Die-cast aluminum housing with integral heat sink for maximum heat transfer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional coastal finish available.
Weight:	18 lbs (8.16 kg) Max depending on configuration

Optical System

Lumens:	2,900 - 20,400
Distribution:	Asymmetric Forward Type IV Asymmetric Wide Type III Asymmetric Narrow/Auto Type II
Efficacy:	123 - 143 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection*

TYPCIAL (120 STRIKES)	ENHANCED (40 STRIKES)	
☐ 6kV/3kA*	☐ 10kV/5kA*	

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4D2, D3, D4, E2, E3, E4, F2, F3, F4	L94	L90	L88
H2,H3, H4	L97	L96	L96

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G vibration per ANSI C136.31-2018
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

IP66 Optical Only

IK08

Not all product variations listed on this page are DLC qualified.
Visit www.designlights.org/search to confirm qualifications.

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Evolve®

EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

Ordering Information

EACL 01 7

_ _ _ _ _ _ - _ _ _ _ _ _ - _ _ - _ _ - _ - _ _ _ _ _ _ - _ _ - _ _ _ _ - _ _ _ _

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING[2]	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve AC = Compact Area Light L = Low Voltage	01	0 = 120-277V [1] H = 347-480V [1] E = 277-480V [14] 1 = 120V 2 = 208V 3 = 240V 4 = 277V 5 = 480V D = 347V	Ax=3000 lm Bx=5000 lm Cx=7500 lm Dx=10000 lm Dx=10000 lm Ex=12500 lm Fx=15000 lm Hx=20000 lm	AF = Asymmetric Forward AW = Asymmetric Wide AN = Asymmetric Narrow/Auto	7 = 70	30 = 3000K [11] 40 = 4000K 50 = 5000K	N = Dimming thru PE receptacle D = External Dimming 18/2-3ft cable X = No External Dimming Leads	1 = None A = ANSI 7-pin PE receptacle (no control) D = ANSI 7-pin PE receptacle with shorting cap provided E = ANSI C136.41 7-pin with Non-Dimming PE Control [3]	C1 = Integral Slip-fitter for 1.25”- 2” Pipe (1.66in. OD - 2.378 in. OD) [4] D1 = Universal Mounting Arm, fitted for round or square pole mounting [5] K1 = Knuckle Slipfitter for 1.9 in - 2.3in. OD Tenon [5, 6] S1 = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon [5, 6] V1 = Knuckle Wall Mount [5, 6]	GRAY = Gray BLCK = Black DKBZ = Dark Bronze WHTE = White	F = Fusing [12] H1 = Motion Sensor w/LightGrid [13] H2 = Motion Sensor (Daintree) [8] H4 = Motion Sensor (Wattstopper) [13] J = cUL/Canada L = Tool-Less Entry R= Enhanced Surge Protection (10kV/5kA) U = DALI dimming [7] V = 3-Position Terminal Block Y = Coastal Finish [10] XXX = Special Options

[1] **Not Available with Fusing, Must Choose a Discrete Voltage with “F” Option Code**

[2] **Note Standard Dimming is 0-10V**

[3] **PE Control only available for 120-277V, 347V or 480V Discrete Voltage.**

[4] **Supplied with 3ft leads**

[5] **Supplied with 16/3 ft Cable**

[6] **Restricted Aiming Angle of 0-45°**

[7] **Compatible with LightGrid+™ Wireless Control Nodes, Not Compatible with Motion Sensor Control**

[8] **H2 Sensor is not available in High Voltage (347V, 480V or 347-480V)**

[10] **Recommended for installations within 750 feet from coast. Lead time varies, check with factory.**

[11] **Select 3000K CCT for IDA approved fixtures.**

[12] **Fusing not available with the following options: optical codes AX, BX; voltage options 347V, 480V**

[13] **For optical codes AX or BX: only available in 120-277V, not available with fusing, termainal board, or R surge.**

[14] **Not available in Ax, Bx, or Cx optic codes.**

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Evolve®

EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

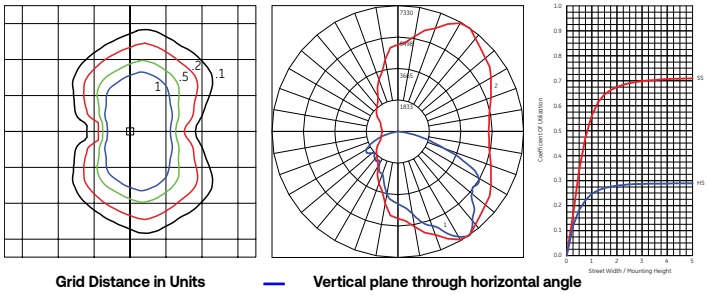
OPTICAL CODE	DIST CODE	CLASSIFICATION	TYPICAL LUMENS		TYPICAL SYSTEM WATTAGE		BUG RATING	
			3000K	4000K &5000K	120-277V	347-480V	3000K	4000K &5000K
A4	AF	TYPE IV	2900	2900	21	23	B1-UO-G1	B1-UO-G1
B4			4900	4900	36	38	B1-UO-G1	B1-UO-G1
C4			7300	7300	55		B1-UO-G2	B1-UO-G2
D4			9800	9800	73		B2-UO-G2	B2-UO-G2
E4			12200	12200	95		B2-UO-G2	B2-UO-G2
F4			14700	14700	122		B2-UO-G2	B2-UO-G2
H4			19000	19000	153		B3-UO-G3	B3-UO-G3
A3	AW	TYPE III	2900	3000	21	23	B1-UO-G1	B1-UO-G1
B3			4900	5100	36	38	B1-UO-G1	B1-UO-G1
C3			7400	7600	55		B1-UO-G2	B1-UO-G2
D3			9900	10200	73		B2-UO-G2	B2-UO-G2
E3			12400	12700	95		B2-UO-G2	B2-UO-G2
F3			14900	15300	122		B2-UO-G2	B2-UO-G2
H3			19300	20400	153		B3-UO-G2	B3-UO-G2
A2	AN	TYPE II	2900	3000	21	23	B1-UO-G1	B1-UO-G1
B2			4900	5000	36	38	B1-UO-G1	B1-UO-G1
C2			7300	7500	55		B2-UO-G1	B2-UO-G2
D2			9800	10100	73		B2-UO-G2	B2-UO-G2
E2			12300	12600	95		B2-UO-G2	B2-UO-G2
F2			14700	15100	122		B3-UO-G2	B3-UO-G3
H2			19100	20200	153		B3-UO-G3	B3-UO-G3

For additional information on Non-Shielded and Shielded EACL IES files, please refer to LED.com

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

EACL - Type II - Very Short

15,100 lumens
EACL01_F2AN750___.IES



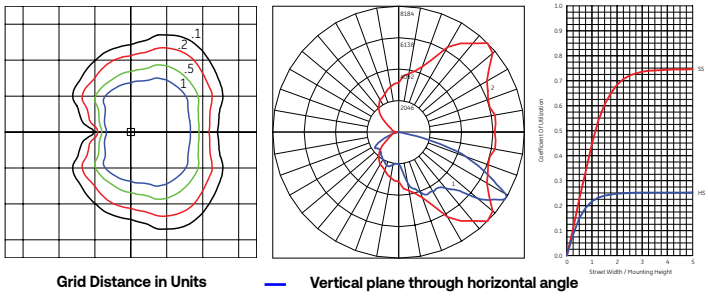
Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

Vertical plane through horizontal angle of maximum candlepower at XX°

Vertical plane through horizontal angle of XX°

EACL - Type III - Short

15,300 lumens
EACL01_F3AW750___.IES



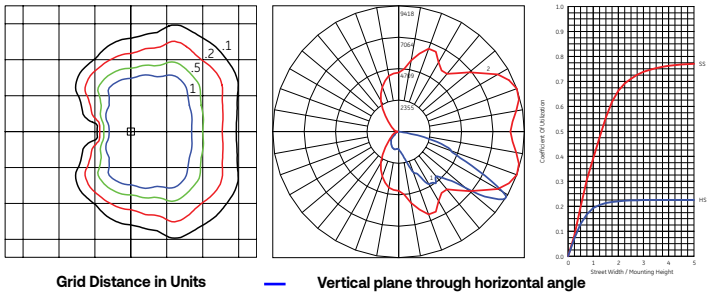
Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

Vertical plane through horizontal angle of maximum candlepower at XX°

Vertical plane through horizontal angle of XX°

EACL - Type III - Very Short

15,000 lumens
EACL01_F4AF750___.IES



Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

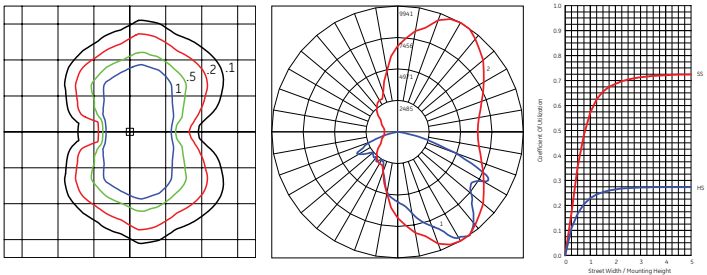
Vertical plane through horizontal angle of maximum candlepower at XX°

Vertical plane through horizontal angle of XX°

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

EACL - Type II- Very Short

20,200 lumens
EACL01_H2AN750___.IES

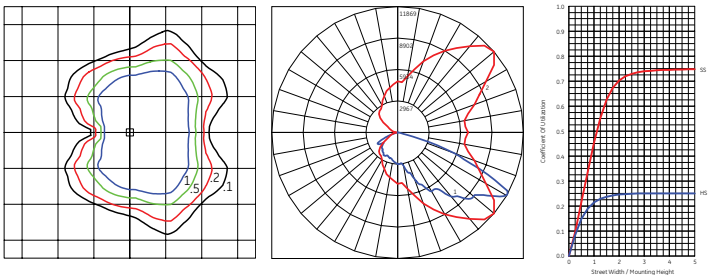


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°
— Vertical plane through horizontal angle of XX°

EACL - Type III - Short

20,400 lumens
EACL01_H3AW750___.IES

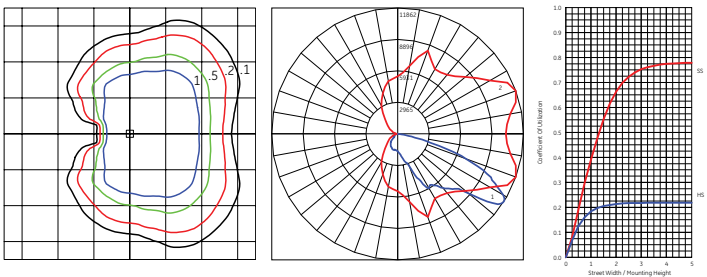


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°
— Vertical plane through horizontal angle of XX°

EACL - Type IV - Very Short

20,000 lumens
EACL01_H4AF750___.IES



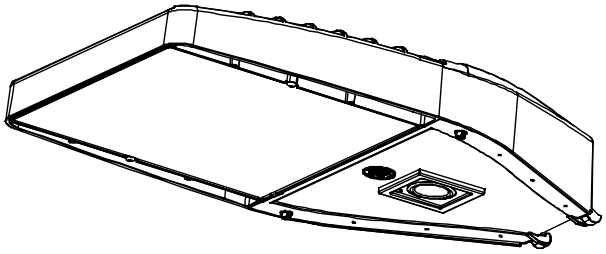
Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°
— Vertical plane through horizontal angle of XX°

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

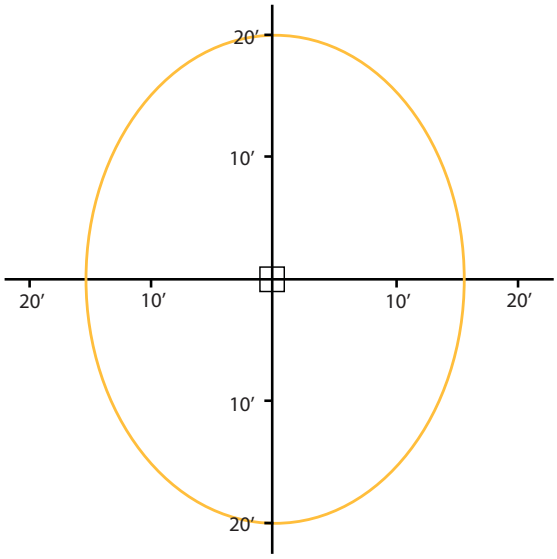
H-Motion Sensing Option

- Recommended Mounting Height: 15-30’ (4.6-9.1m
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Coverage Radius: 15-20’ (4.6-6.1 m).
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  – Output: Occupied - 100%/Unoccupied - 50%
  – Integral PE Sensor.
  – 5 minute post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.



H1/4 - Motion Sensing Option (WattStopper)

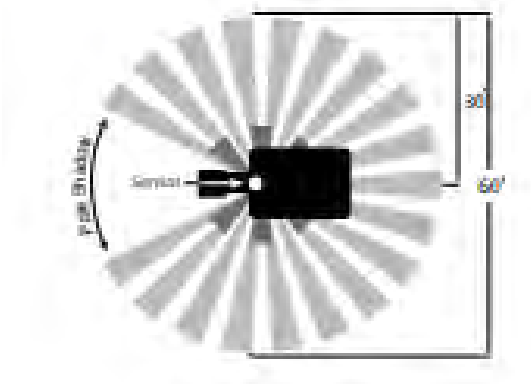
- Recommended Mounting Height: 15-30’ (4.6-9.1m
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Coverage Radius: 15-20’ (4.6-6.1 m).
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  – Output: Occupied - 100%/Unoccupied - 10%
  – PE Sensor: Disabled
  – Ramp/Fade: Disabled
- Adds < 1W to fixture power rating
- Field programmable using FSIR-100 hand held programmer



Sensing Pattern Area Fixture
Up to 30 ft. Mounting Height

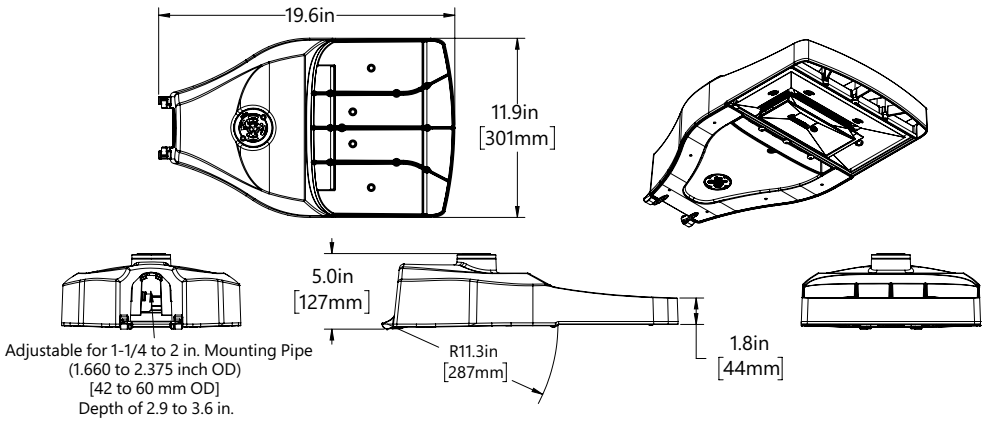
H2 - Motion Sensing Option (Daintree)

- Recommended Mounting Height: 15-30' (4.6-9.1m
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m)
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  – Output: Occupied - 100%/Unoccupied - 50%
  – PE Sensor: None
  – Ramp/Fade: 5 Minutes/5 Minutes
- Adds < 1W to fixture power rating
- Requires Daintree Enterprise and wide area control (WAC)

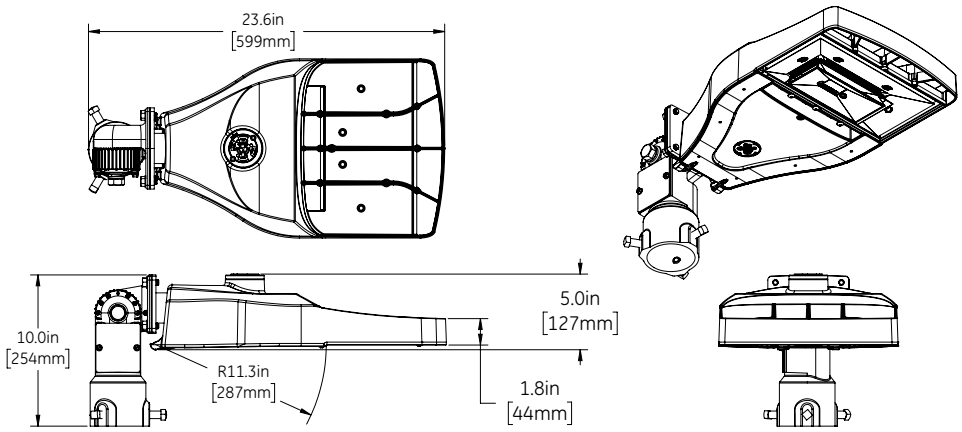


© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

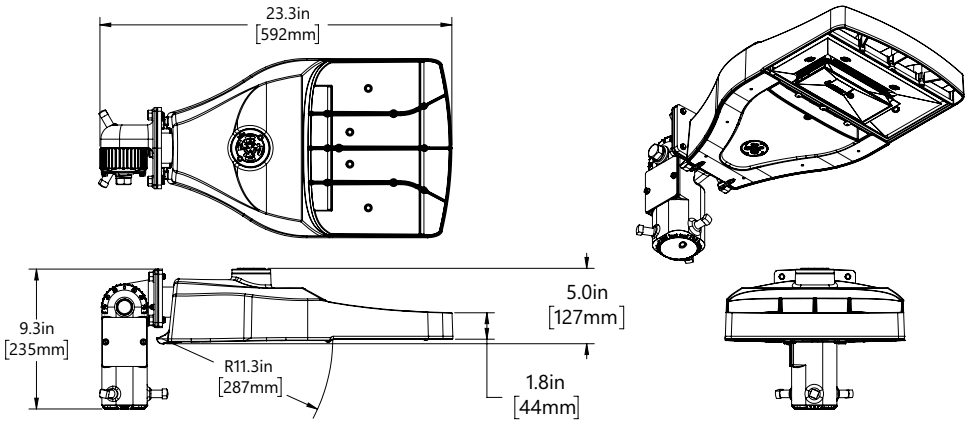
Integral Slipfitter: C1



Knuckle Slipfitter: S1



Knuckle Slipfitter: K1



© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Evolve®

EACL® Series
LED Area Light/Compact Low Wattage

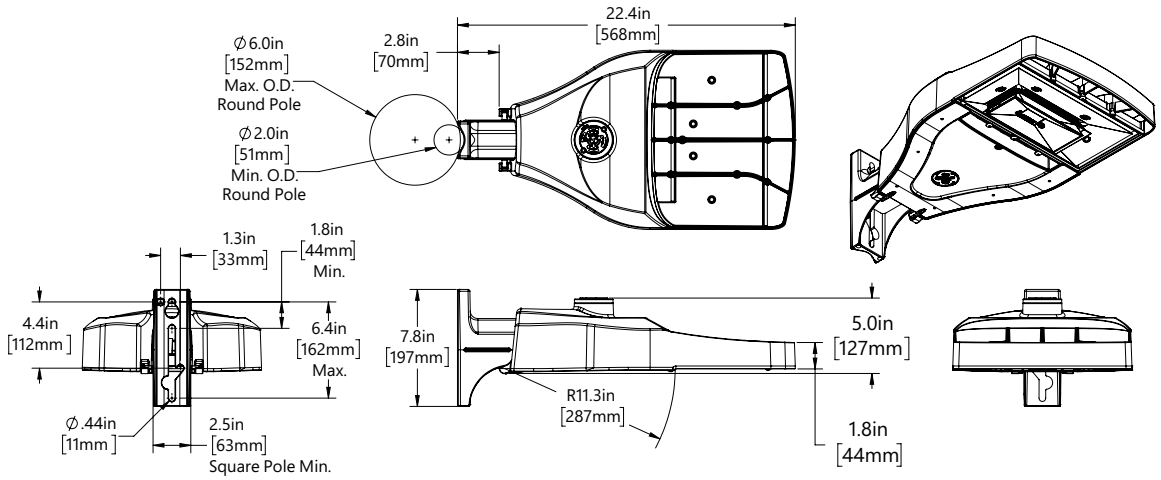
CUSTOMER NAME _____

PROJECT NAME _____

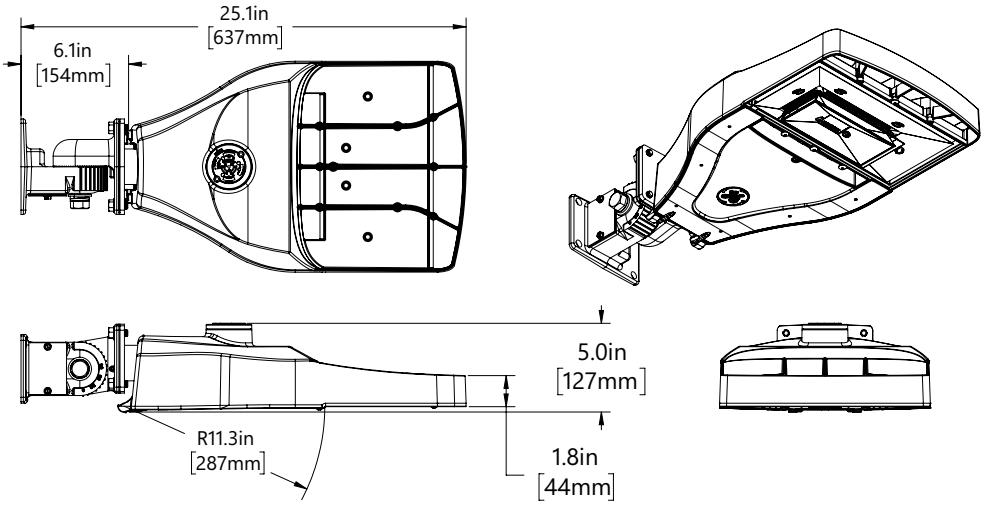
DATE _____ TYPE _____

CATALOG NUMBER _____

Universal Mounting Arm: D1



Knuckle Wall Mount: V1



Weight

- 18 lbs (8.16 kg) Max depending on configuration

Effective Projected Area

- Integral Slipfitter C1, EPA = 0.31 Min/0.37 Max
- Universal Arm Mount D1, EPA = 0.31 Min / 0.52 Max
- Knuckle Slipfitter S1, K1 downward aim, EPA = 0.46 Min / 0.56 Ma
- Knuckle Slipfitter S1, K1 45° aim, EPA = 0.56 Min / 1.03 Max

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Evolve®

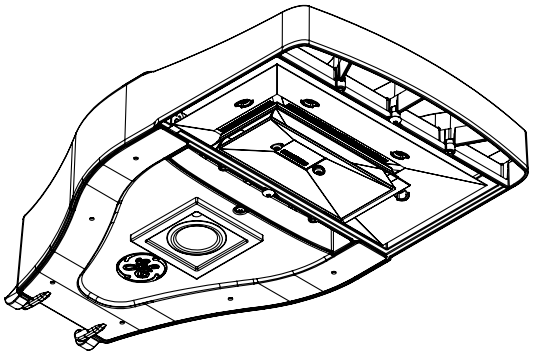
EACL® Series
LED Area Light/Compact Low Wattage

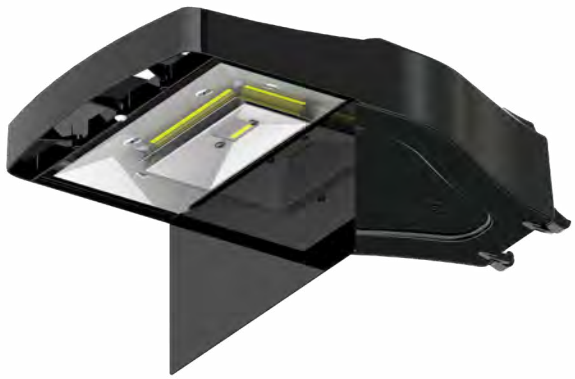
CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____





PE Accessories (To Be Order Separately)

SAP NUMBER	PART NUMBER	DESCRIPTION
93123552	WANSI - 277	ANSI 136.41 Dimming PE Danitree Enable, 105-305V
93123553	WANSI - 480	ANSI 136.41 Dimming PE Danitree Enable, 312-530V
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP NUMBER	PART NUMBER	DESCRIPTION
28299	PEC0TL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Back Light Shied

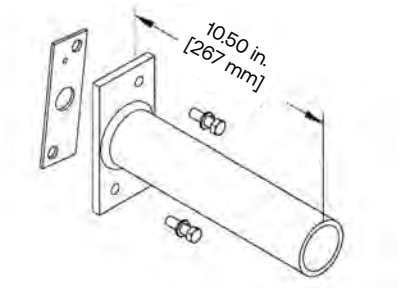
SHIELD ORIENTATIONS	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Back	Long	ELS-EACL-RBL-BLCK

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Mounting Arms for Slipfitter Order separately with Mounting Option C1 (Slipfitter)

Square pole mounting arm

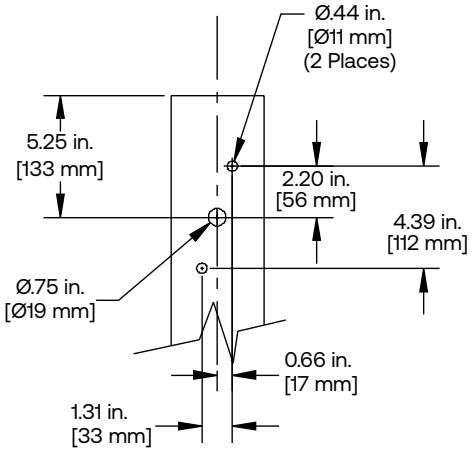
• 3.5 to 4.5-inch (89 to 114mm) square (will allow 4 fixtures per pole @ 90 degrees.)



Order separately from fixture as catalog number

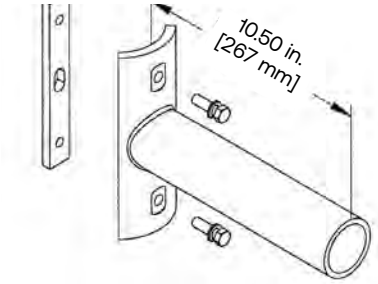
- SPA-EAMT10BLCK "Black"
- SPA-EAMT10DKBZ "Dark Bronze"
- SPA-EAMT10WHTE "White"
- SPA-EAMT10GRAY "Gray"

Square pole mounting drilling template



Round Pole Mounting Arm

• 3.5 to 4.5-inch (89 to 114mm) od (will allow 4 fixtures per pole @ 90 degrees.)

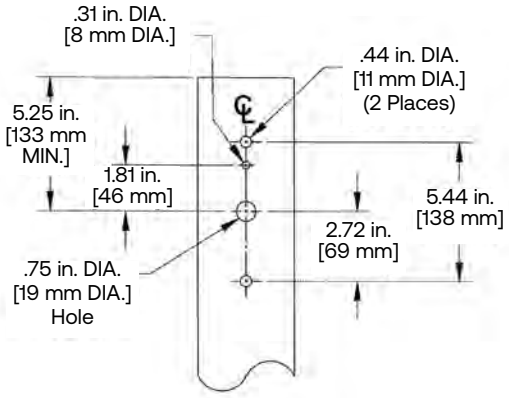


Order separately from fixture as catalog number

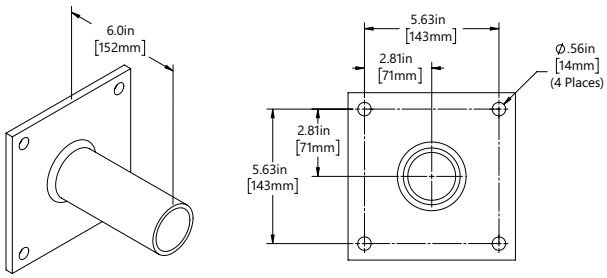
- RPA-EAMT10BLCK “Black”
- RPA-EAMT10DKBZ “Dark Bronze”
- RPA-EAMT10WHTE “White”
- RPA-EAMT10GRAY “Gray”

Round Pole Mounting Drilling Template

• 3.5 TO 4.5-inch (89 to 114mm) OD round pole mounting arm



Wall MOUNTING Bracket Hole Pattern



Wall Mounting Bracket Adapter Plate

Order seperately from fixture as catalog number WMB-EAMT06

***NOTE: For Wall Mounting, order luminaire with mounting arm: C1 = Slipfitter 2” Pipe (2.378 in. OD) supplied with leads.**

Other mounting patterns are available for retrofit installations. Contact manufacturing for other available mounting patterns.

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

NYUD-3

3" Up & Down Wall Mounted Cylinder
Source: 35W
3000lm (1500lm per side)

Type
Project
Catalog No.
Notes

PRODUCT DESCRIPTION
Architectural grade ADA Compliant up-and-down wall mount cylinder with dedicated LED attached to a deep cone reflector for optimal visual comfort. This minimalist yet versatile design can be changed to single direction or up & downlight. Cylinders also include a selectable CCT switch located on the cover plate.

FEATURES
- Two built-in switches to control direction of light and color temperature
- Selectable CCT (3000K / 4000K / 5000K)
- Versatile up-and-down lighting design (up, down, or both)
- ADA complaint
- Suitable for Indoor/Outdoor applications
- 3 Step SDCM

SPECIFICATION
Construction:
- Extruded aluminum cylinder body
- Die-cast aluminum canopy
- Silicone sealed glass lens in gasketed end caps ensure fixture is watertight
- Durable powder coat finish

Mounting: Cylinder is supplied with hardware to mount directly over junction box.
Compatible junction boxes: 4" Square, 4" Octagonal and 3" Octagonal

ELECTRICAL
Input Voltage: 120-277VAC
Lumens / Wattage: 3000lm (1500lm per side) / 35W
Direction of Light: Selectable Direction (up / down / both)
Note: Preset to indirect & direct position
Color Rendering Index: 90+ CRI
Beam Spread: 31° Narrow Flood
Color Temperature: Selectable CCT: 3000K / 4000K / 5000K (*Note: Preset to 3000K*)
Operating Temperature: 0-40°C
Dimming: 0-10V
Lifetime: 55,000 hours @ L70

EMERGENCY BATTERY BACKUP
NEPK-20LEDUNV: 20W Emergency with Remote Test Switch
NEPKA-20/23LEDRTS: Ribbon Test Switch for NEPK-20LEDUNV

Emergency: Luminaire is compatible with NEPK-20LEDUNV (ordered separately). Remote mounted battery operates luminaire for 90 minute emergency operation with a fully charged battery. Emergency includes remote test switch, ribbon test switch accessory (NEPKA-20/23LEDRTS) ordered separately.

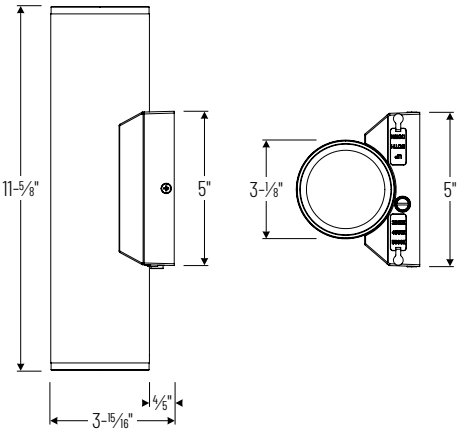
LISTINGS AND WARRANTY
- cETLus Listed for Outdoor Wet Locations
- IP65 rated
- 5-Year Limited Warranty
- RoHS Compliant
- Certified to the high efficacy requirements of California Title 24 JA8-2025

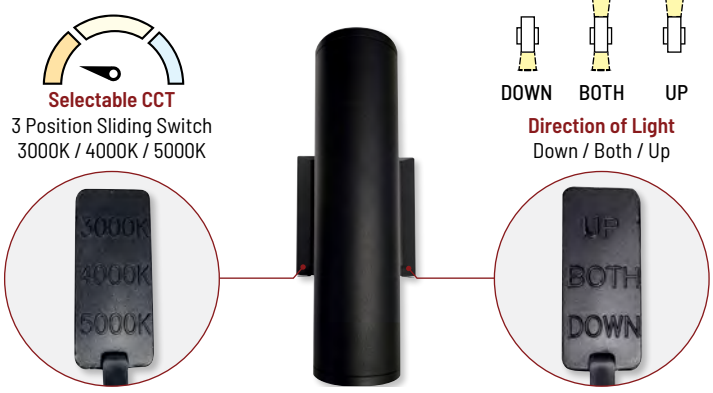
Performance Data		
Part Number	Lumens	CCT
NYUD-3L1345	1356lm	3000K
NYUD-3L1345	1446lm	4000K
NYUD-3L1345	1518lm	5000K

Delivered lumens is based on downlight only

PRODUCT IMAGES AND DIMENSIONS







3" Up & Down Wall Mounted Cylinder	Emergency Battery Backup
Finish	Description
NYUD-3L1345B = Black	**NEPK-20LEDUNV** = Battery w/ Remote Test Switch
NYUD-3L1345BZ = Bronze	**NEPKA-20/23LEDRTS** = Ribbon Test Switch
NYUD-3L1345MPW = White	

Example: **NYUD-3L1345MPW** = 3" Up & Down Wall Mounted Cylinder, 3000lm / 35W, Selectable CCT, White finish

© 2025 Nora Lighting, Inc. All rights reserved. Specifications subject to change without notice.

NYUD-3

3" Up & Down Wall Mounted Cylinder Accessories

Type

Project

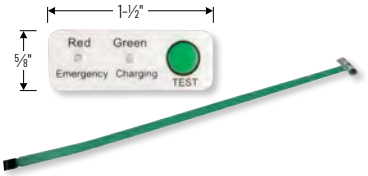
Catalog No.

Notes



20W Emergency LED Driver with Remote Test Switch

NEPK-20LEDUNV
100-347V Emergency battery operates luminaire for 90 minute emergency operation with a fully charged battery. Requires 24 hours to charge the battery.



Ribbon Test Switch for NEPK-20LEDUNV

NEPKA-20/23LEDRTS
Ribbon test switch replaces remote test switch included with emergency driver. Double sided tape is pre-installed.

© 2025 Nora Lighting, Inc. All rights reserved. Specifications subject to change without notice.

PHOTOMETRICS

3" Up & Down Wall Mounted Cylinder

Type

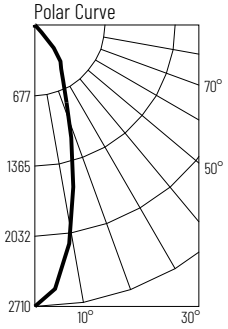
Project

Catalog No.

Notes

Test Information
Test Number: NTC11018R1
Part Number: NYUD-3L1345MPW
Beam Spread: 32° Narrow Flood
Lumens: 1356lm
Wattage: 16.9W
Efficacy: 80lpw
CCT / CRI: 3000K / 90 CRI
Spacing Criteria (0°-180°): 0.56
Spacing Criteria (90°-270°): 0.54

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	169fc	2'-4"
6'	75.3fc	3'-6"
8'	42.3fc	4'-7"
10'	27.1fc	5'-10"
12'	18.8fc	6'-11"

Zonal Lumen Summary

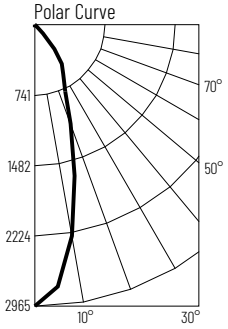
Zone	Lumens	% Luminaire
0-30	967	71.3
0-40	1238	91.3.0
0-60	1344	99.1
0-90	1348	99.4
90-180	0	0
0-180	1356	100

Candela Table

Vertical Angles	Candela
0	2710
5	2551
15	1568
25	726
35	464
45	121

Test Information
Test Number: NTC11019R1
Part Number: NYUD-3L1345MPW
Beam Spread: 31° NarrowFlood
Lumens: 1446lm
Wattage: 17.02W
Efficacy: 85lpw
CCT / CRI: 4000K / 90 CRI
Spacing Criteria (0°-180°): 0.54
Spacing Criteria (90°-270°): 0.54

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	185fc	2'-2"
6'	82.4fc	3'-4"
8'	46.3fc	4'-5"
10'	29.6fc	5'-6"
12'	20.6fc	6'-8"

Zonal Lumen Summary

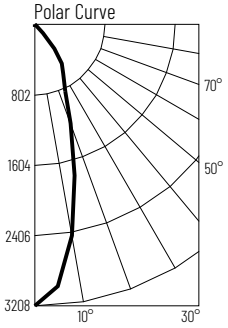
Zone	Lumens	% Luminaire
0-30	1033	71.4
0-40	1322	91.4
0-60	1433	99.1
0-90	1438	99.4
90-180	0	0
0-180	1446	100

Candela Table

Vertical Angles	Candela
0	2965
5	2770
15	1644
25	771
35	497
45	123

Test Information
Test Number: NTC11020R1
Part Number: NYUD-3L1345MPW
Beam Spread: 31° Narrow Flood
Lumens: 1518lm
Wattage: 17.06W
Efficacy: 89lpw
CCT / CRI: 5000K / 90 CRI
Spacing Criteria (0°-180°): 0.54
Spacing Criteria (90°-270°): 0.52

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	200fc	2'-1"
6'	89.1fc	3'-3"
8'	50.1fc	4'-4"
10'	32.1fc	5'-5"
12'	22.3fc	6'-5"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	984	64.8
0-40	1284	84.6
0-60	1504	99.1
0-90	1510	99.4
90-180	0	0
0-180	1518	100

Candela Table

Vertical Angles	Candela
0	3208
5	2961
15	1718
25	821
35	524
45	113

© 2025 Nora Lighting, Inc. All rights reserved. Specifications subject to change without notice.

VersaLED Lighting
Versatile Lighting Solutions

Project

Type

Catalog Number

SPECIFICATIONS OUTDOOR

HOUSING
- Heavy duty die cast aluminum housing
- Bronze powdercoat finish
- Corrosion resistant housing and hardware
- OxyShield 9-stage anti-oxidation process
- Silicone rubber gasket
- Includes quick mount back plate for easy wall mounting

ELECTRICAL
- Quad Tap (QT) - 120/208/240/277V
- 0-10V Dimmable driver standard
- Operating Temperature: -40°C (-40°F) - 40°C (104°F)

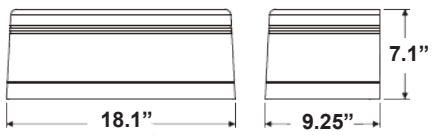
OPTICAL SYSTEM
- UV-resistant borosilicate glass lens
- High quality heat sinks for temperature control
- IC current controlled LED circuits
- MCT (30K/40K/50K)
- CRI > 70
- PF > 0.90
- THD < 20%

CODE COMPLIANCE
- cULus Listed for Wet Locations
- DLC Listed
- CEC Title24 Compliant
- RoHS Compliant

WARRANTY
- 5 Year



WP28-C-MCT
Wattage Selectable LED Wall Pack



ORDERING INFORMATION

CATALOG #	Wattage	Lumens
WP28-C-1L-QT-MCT	30W / 50W / 72W	3800 / 6400 / 8600Lm

OPTIONS (Factory Installed)

EM	-	8W Emergency Battery
OCS	-	Occupancy Sensor
PC	-	Photocell
SGP	-	10kV Surge Protection
WT	-	Wide Throw Distribution

VersaLED Lighting
Versatile Lighting Solutions

Project

Type

Catalog Number

SPECIFICATIONS MULTIFAMILY

HOUSING
- Aluminum housing in a smooth white finish
- Canless module does not require housing; no housing required for remodel
- Use a new construction plate for new construction

ELECTRICAL
- QT (120-277V);
- 120-347V (2L Models)
- 0-10V Dimming down to 5%
- Operating temperature: -40° - 237° C (-40° - 114° F)
- 2.5Kv Surge Protector
- 4” & 6”: Dimmable 0-10V; 8” & 10”: 0-10V down to 5%

ILLUMINATION
- Wattage Selectable
- 5CT (27K/30K/35K/40K/50K)
- Wattage and Color switchable with housing switches
- Frosted polycarbonate lens
- CRI > 90
- Beam angle: 4”, 5”, 6”: 80°; 10”:90°
- 70,000 hours @ L_{70}

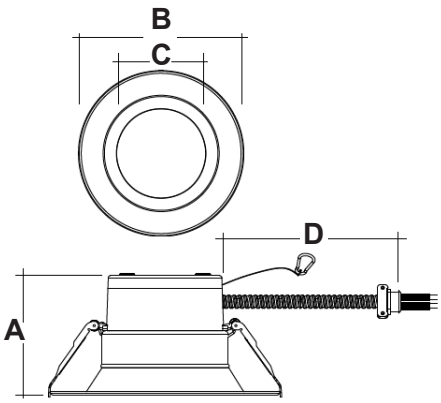
MOUNTING
- External J-Box and spring mount clips for easy installation

CODE COMPLIANCE
- cETLus Listed for Wet Location
- Energy Star Certified
- CA Title 24
- FCC CFR 47, GCC Part 15

WARRANTY
- 5 Year



RCAN11-EN
LED Wattage and Color Selectable



ORDERING INFORMATION

CATALOG #	Size	Wattage	Lumens	Color Temp
RCAN11-EN-4-1L-QT-5CT	4”	9W, 14W, 19W	750, 1000, 1500 Lumens	27K/30K/35K/40K/50K
RCAN11-EN-6-1L-QT-5CT	6”	9W, 13W, 18W	800, 1200, 1600 Lumens	27K/30K/35K/40K/50K
RCAN11-EN-6-2L-347V-5CT	6”	15W, 20W, 30W	1500, 2000, 3000 Lumens	27K/30K/35K/40K/50K
RCAN11-EN-8-1L-QT-5CT	8”	16W, 23W, 29W	1500, 2000, 2500 Lumens	27K/30K/35K/40K/50K
RCAN11-EN-8-2L-347V-5CT	8”	20W, 25W, 36W	2000, 2500, 3500 Lumens	27K/30K/35K/40K/50K
RCAN11-EN-10-1L-QT-5CT	10”	21W, 30W, 38W	2000, 2500, 3300 Lumens	27K/30K/35K/40K/50K

Trims

RCAN11-EN-*-BLS	-	Black Smooth
RCAN11-EN-*-CLH	-	Clear-Specular Haze
RCAN11-EN-*-WHW	-	White Wall Wash**

Specify Trim Size (4,6,8,10)

****Only for 4”6”, and 8” models***

Accessories

EM25W-EN	- External Emergency Battery (25W)
RCAN2-EN-MTGP	- Universal Pre-Mounting Plate (new construction)
ARC-EN-NCP	- Commercial New Construction Plate with Joist Bar and JBox

	A	B	C	D	Cut-Out Size
4”	4.2”	6”	4.7”	27”	Ø4 7/8”
6”	4.8”	8.4”	6”	27”	Ø6 1/8” ~7 3/16”
8”	5”	10”	7 9/16”	27”	Ø7 1/2” ~8 7/8”
10”	5.5”	11”	9”	27”	Ø9” ~10”

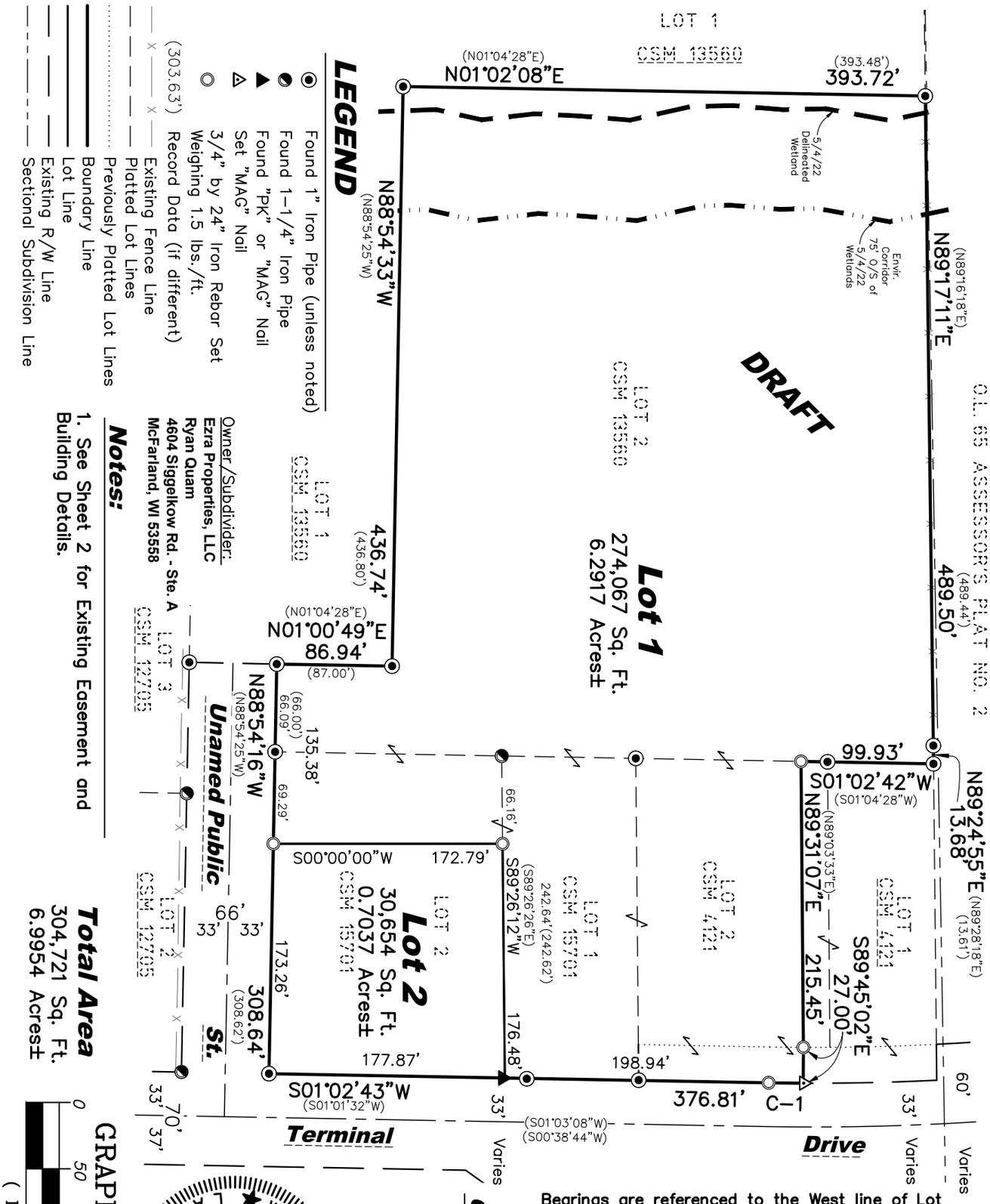
DANE COUNTY
CERTIFIED SURVEY MAP # _____

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 _____



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.
- (303.63') Record Data (if different)
- Existing Fence Line
- Platted Lot Lines
- Previously Platted Lot Lines
- Boundary Line
- Lot Line
- Existing R/W Line
- Sectional Subdivision Line

Notes:

1. See Sheet 2 for Existing Easement and Building Details.

Owner/Subdivider:
Ezra Properties, LLC
Ryan Quam
4604 Siggelkow Rd. - Ste. A
McFarland, WI 53558

Total Area

304,721 Sq. Ft.
6.9954 Acres±

Curve Data:

C-1
R=1877.00'
Δ=00°47'44"
L=26.06'
CH=S00°38'51"W
26.06'

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.

GRAPHIC SCALE
0 50 100 200
(IN FEET)

MATTHEW E. HOGLUND S-2670 RIVER WISCONSIN LAND SURVEYOR 10/31/2025

QUAM ENGINEERING, LLC
4604 SIGGLEKOW ROAD – SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com

SHEET 1 OF 8

Project # DB-21-24

DANE COUNTY
CERTIFIED SURVEY MAP # _____

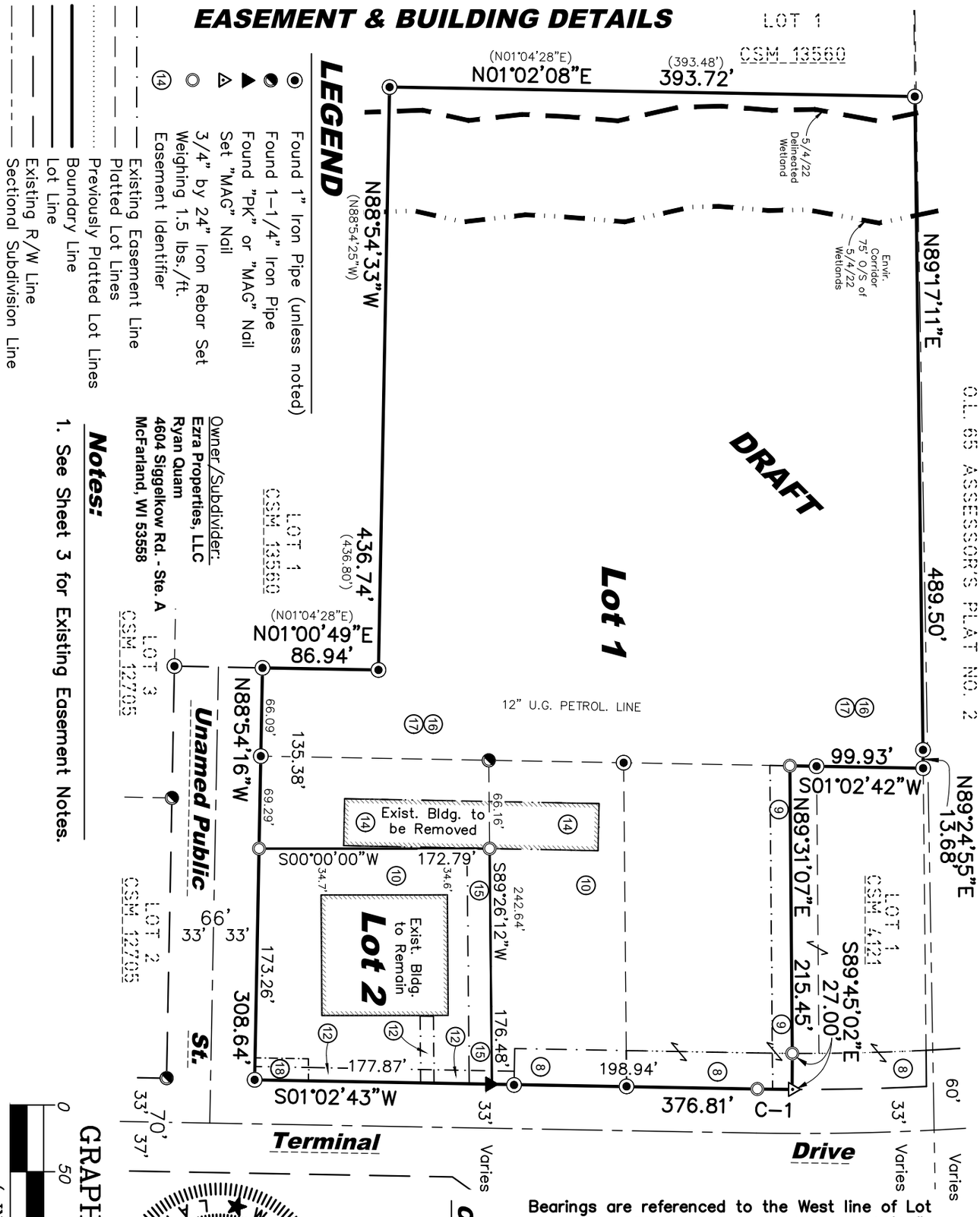
C.S.M. No. _____

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.

EASEMENT & BUILDING DETAILS



Notes:

1. See Sheet 3 for Existing Easement Notes.

Owner/Subdivider:
Ezra Properties, LLC
Ryan Quam
4604 Siggelkow Rd. - Ste. A
McFarland, WI 53558

Curve Data:

C-1
R=1877.00'
Δ=00°47'44"
L=26.06'
CH=S00°38'51"W
26.06'

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.

GRAPHIC SCALE
0 50 100 200
(IN FEET)

WISCONSIN MATTHEW E. HOGLUND S-2670 RIVER FALLS WI DANE SURVEYOR 10/31/2025

QUAM ENGINEERING, LLC
4604 SIGGLEKOW ROAD – SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com

SHEET 2 OF 8

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.

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.



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

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. Hoglund, 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 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, North 89°31'07" East, 215.45 feet to its intersection with the former Westerly right-of-way line of Terminal Drive,

thence South 89°45'02" East, 27.00 feet to the current Westerly right-of-way line of Terminal Drive per said Document No. 1810427, 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°38'51" West, 26.06 feet;

thence, along said Westerly right-of-way line, Southerly, 26.06 feet along the arc of said curve through a central angle of 00°47'44" 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;

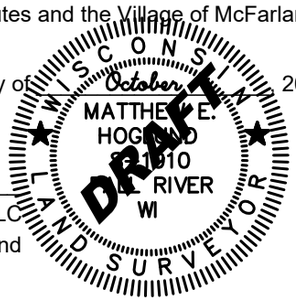
thence, along the boundary of last said Lot 2, North 01°00'49" East, 86.94 feet to a corner of last said Lot 2;

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 304,721 square feet or 6.9954 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 Ryan Quam of Ezra Properties, LLC, 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 31st day of October, 2025.



_____
Quam Engineering, LLC
By: Matthew E. Hoglund
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___.

C.S.M. No. _____

Doc. No. _____

_____
Cassandra Suettinger, Clerk, Village of McFarland

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, Ezra 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, said Ezra Properties, LLC, have caused these presents to be

signed at _____, Wisconsin, and our signature to be hereunto affixed on this

_____, day of _____, 20__.

In the presence of: _____
Ryan Quam, Managing Member

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ___ day of _____, 20___, Ryan Quam, to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

WISCONSIN
MATTHEW E.
HOGLUND
S-3170
FT. RIVER
WI
DRAFT
10/31/2025
LAND SURVEYOR

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:

_____, 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 Ezra Properties, LLC, owner.

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 _____

LEGAL DESCRIPTION

Parcel A:

A part of Lot 2 of Certified Survey Map (CSM) No. 15071, recorded on March 12, 2019 in Volume 106 of Certified Survey Maps, on Pages 269 through 271 as Document No. 5474534, 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, being more particularly described as follows:

BEGINNING at a found 1" iron pipe at the Southwest corner of said Lot 2;

thence, along the West line of said Lot 2, North 01°02'42" East, 170.84 feet to a found 1-1/4" iron pipe at the Northwest corner of said Lot 2;

thence, along the North line of said Lot 2, North 89°26'12" East, 66.16 feet;

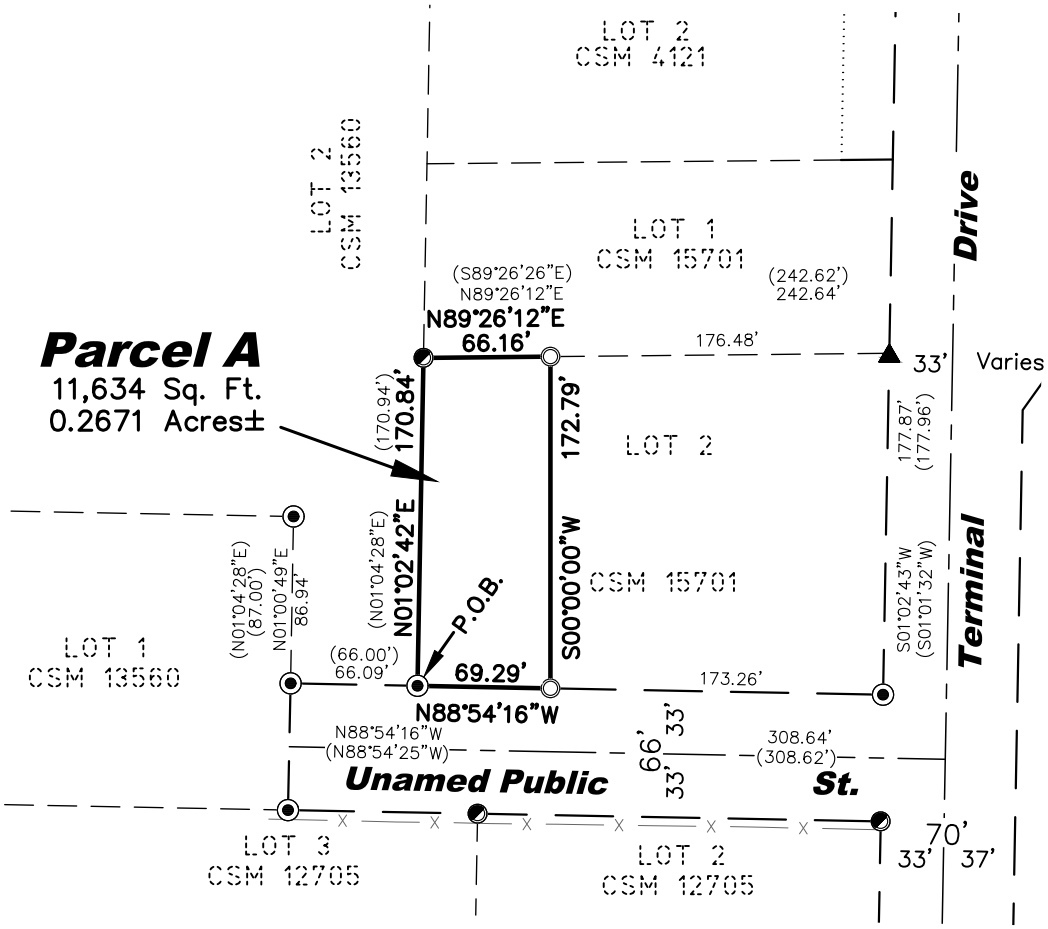
thence South 00°00'00" West, 172.79 feet to a point on the South line of said Lot 2;

thence, along said South line, North 89°54'16" West, 69.29 feet to the **POINT OF BEGINNING.**

Said Parcel A contains 11,634 square feet or 0.2671 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact and is shown on the map, Exhibit B, prepared by Quam Engineering, LLC for Project No. DB-21-24, dated February 4, 2026 attached hereto, and by this reference made a part hereof.

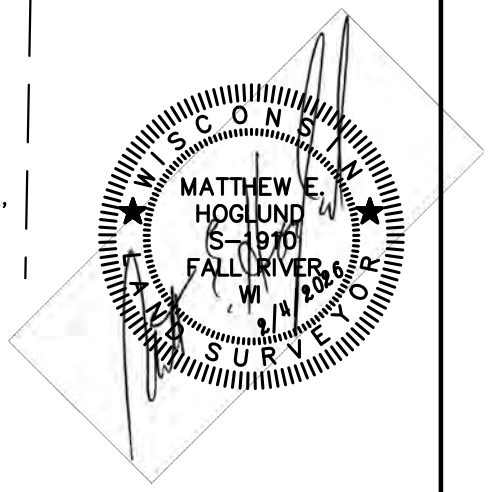
Exhibit B

A part of Lot 2 of CSM 15071, 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 South line of Lot 2 of CSM 15701, which bears North 88°54'16" West on the Dane County Coordinate System NAD'83(2011).

N



Note:

A legal description hase been provided on a separate sheet as Exhibit A.

LEGEND

- ◉ Found 1" Iron Pipe (unless noted)
- ◍ Found 1-1/4" Iron Pipe
- ▲ Found "PK" or "MAG" Nail
- ◎ 3/4" by 24" Iron Rebar to be set on CSM – Weighing 1.5 lbs./ft.
- (303.63') Record Data (if different)
- — x — x — Existing Fence Line
- — — — — — Platted Lot Lines
- ——— Boundary Line
- — — — Existing R/W Line
- ——— – ——— Centerline

GRAPHIC SCALE

0 50 100 200

(IN FEET)

Exhibit B

Purchase Parcel A

PROJECT NO. DB-21-24 SHEET 1 OF 1

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

Presented at Plan Commission Meeting March 10, 2026

Beltline Oriented Commercial Subdistrict

Guidelines	Yes	No
Site Design		
1. Does the project coordinate vehicular and pedestrian circulation with development on adjacent lots?	✓	
2. Does the project include sidewalks?	✓	
3. Does the project connect building entries to sidewalks and crosswalks?	✓	
4. Does the project provide bicycle parking? In future phases, but not Phase 1.	N/A	
5. Does the project locate service areas, mechanical equipment, and refuse containers to the rear of buildings and screen them?		✓
6. Does the project minimize curb cuts and access points to public streets and coordinate with the recommended street pattern?	✓	
7. Does the project construct parking areas and landscaped islands with curbs and gutters at edges?	✓	
8. Does the project include landscaped front yards and parking areas with plantings that reflect the location of this area near wetlands and the lake edge, reflecting the desired nature-based recreation design theme?	✓	
9. Does the project convey storm water to on-site or in district infiltration areas?	✓	
10. Does the project preserve woods and lake views?	✓	
11. Does the project have a FAR between 0.35 and 1.5? FAR for whole site = 0.48	✓	
12. Is a minimum of 50% of the front building wall at 10' to 30' from Terminal Drive or a minimum of 50% of the front building wall at 30' to 80' from Highway 51 right-of-way?	N/A	
Building Design & Materials For Phase 1 only		
1. Does the project include buildings which are between one and four stories in height?	✓	
2. Does the project create prominent building profiles?	✓	
3. Does the project include buildings which are compatible with the desired gateway character of the Village?	✓	
4. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides (particularly on all facades adjoining public streets)?	✓	
5. Does the project include loading docks or overhead doors on street-facing facades?		✓
6. Does the project screen loading docks or overhead doors on other facades? Does not face ROW		✓
7. Does the project provide overhangs for pedestrian shelter?	N/A	
8. Does the project include buildings which are compatible in height and scale to surrounding buildings, or provide appropriate transitions?	✓	
9. Does the project screen rooftop mechanical equipment? Located inside.	N/A	
10. Does the project vary building facades by using different but complementary colors, material arrangements, wall setbacks, roof lines, and/or windows?	✓	
11. Does the project include large buildings? If so, are techniques used to reduce apparent scale and monotony? Surplus landscaping is proposed to soften the mostly metal exteriors.	✓	
12. Does the project include multiple buildings? If so, is each building designed to create a visual relationship among all buildings? TBD in future phases.	N/A	
13. Does the project use high-quality natural building wall materials, such as stone, brick and glass? No stone or brick		✗

Guidelines	Yes	No
Building Orientation		
1. Does the project consider and placement and orientation of surrounding buildings and streets for cohesion between sites and an attractive street scene?	✓	
2. Does the project orient building facades parallel to the primary abutting street, with entrances and storefronts oriented toward that street? Not all facing street.	N/A	
3. Does the project make public entrances clearly identifiable and accessible?	✓	
4. Does the project site buildings to allow for safe and connected pedestrian and vehicular circulation?	✓	
5. Does the project avoid deep setbacks behind large parking lots or vacant land?	✓	
6. Does the project avoid linear, "strip commercial" development patterns?	✓	
Lighting		
1. Does the project include pedestrian scale lighting in front of buildings to not exceed 15 feet in height? TBD with each future phases.	✓	
2. Does the project include parking lot lighting to not exceed 25 feet in height?	✓	
3. Are all exterior light fixtures at least three feet from all lot lines and within landscaped islands or outside parking lot edges?	✓	
4. Does the project utilize incandescent or high-pressure sodium (HPS) light fixtures?		✓
5. Does the project use ninety-degree down-cast, cutoff fixtures for all lighting?	✓	
6. Do average illumination levels in parking lots exceed 5 footcandles?		✓
7. Do average illumination levels under gas canopies and mounted to buildings exceed 30 footcandles?		✓
8. Do illumination levels at lot lines exceed 0.5 footcandles?		✓
Parking		
1. Does the project rely on on-street parking?	✓	
2. Does the project site parking to the rear or non-street side of the main building?	✓	
3. Does the project share parking between adjacent buildings? Yes, with future phases.	✓	
4. Does the project divide larger parking lots into pods, each not containing more than 100 spaces? Retention pond breaks up the concentration of parking lot.	✓	
5. Does the project provide landscaped islands, each a minimum or 200 square feet, and at a minimum rate of one island for every 12 parking spaces (24 for double rows)?	✓	
6. Does the project encourage safe pedestrian walkways through the parking lot to the building?	✓	
7. Does the project include paved parking areas?	✓	
Signage TBD, no signage included in General Development Plan or the Phase 1 Detailed Plan		
1. Does the project locate signage on-building or on-site per the Village's Sign Ordinance?		
2. Does the project emphasize building visibility from the Beltline rather than sign visibility?		
3. Does the project integrate signage location, shape, and size with building design?		
4. Does the project use durable base materials for monument signs that are similar to main building materials, and place landscaping near the base?		
5. Does the project encourage combining signage onto one ground mounted sign where there is more than one business on a lot, rather than having a separate ground mounted sign for each business?		
6. Does the project screen external spot or flood lighting of signs from direct view from public streets, driveways, or adjacent properties, and to avoid light spill-over into the night sky?		

VILLAGE OF McFarland Fire & Rescue
www.mcfarland.wi.us | 6001 Broadhead Street, McFarland, WI 53558 | 608.838.3278

February 27, 2026

Re: PUD Detailed Plan Review for Phase 1 for 4008-4018 Terminal Drive

We have completed our review of the detailed plan dated February 2, 2026, for 4008-4018 Terminal Drive. The submittal demonstrates general compliance with the requirements identified during previous reviews. It should be noted that Fire Lane marking was not included and will require approval prior to any occupancy being approved by the Fire & Rescue Department. Additionally, a reminder that each building will require a department-approved key box, as only one building indicates a box being provided.

Sincerely,

Christopher C. Dennis, Chief

TOWN & COUNTRY ENGINEERING, INC.

March 3, 2026

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

Subject: 4008 - 4018 Terminal Drive Planned Unit Development – GDP and Partial SDP Review (Updated)

Dear Andrew:

We have received the submittal for a General Development Plan and Partial Specific Development Plan for the initial business site (an indoor children's playground) for an approximately 6-acre site located at the current 3008-4018 Terminal Drive. Concept plans were submitted last fall. This current package is dated February 2, 2026. The site was mostly cleared in 2025 and some of the stormwater management areas constructed, but no firm plans have been presented until now. We have several comments below, related to public works and utility items.

General Development Plan – Entire Site

Sheet C-0

- 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 are shallow, but will be accommodated by the pipe insulation proposed by the developer. Private grinder pumps for some sites may still be needed.
- All new connections would need to pay MMSD fees in addition to Village fees for sewer service hookups.
- It looks like this is being set up for a single parcel with multiple tenants. In that case, the water main and sewer mains outside the right-of-way would be private. If the site is ever to split up and be sold in pieces, easements are needed for cross-access, sewer main, and water main, along with a maintaining entity.
- The collective sites are to be served by two regional stormwater management areas and assorted piping. Easements are needed for those pipes, and long-term pond maintenance/repair be determined to be private or public. In either case, they will need to sized for rate control of the 200-year storm.
- A pedestrian connection to Terminal Drive should be included along Unnamed Street.

- New curb and sidewalk/path along Terminal Drive should be included in the overall development plan. The Village will need to determine at which point in the overall site build out that these items will need to be constructed.

Sheet C-2

- Six parking stalls are proposed along the north side of the Unnamed Public Street, within the public right-of-way. While we and staff are not opposed to these stalls, they should be specially permitted to exist in the right-of-way and also made clear to current and future owners that plowing, repair, and eventual reconstruction of the stalls and adjacent sidewalks are not Village responsibilities.
- The existing gate securing access to the Dane County fishing area parking lot will need to be relocated.

Sheet C-4.1

- The stormwater pond overflow appears set at the 100-year storm level. The applicant should confirm the pond is sized for the 200-year peak flow rate (and be shown on this sheet).

Sheet C-4

- The storm sewer in the public right-of-way will need to be reinforced concrete pipe.
- The proposed sawcuts in Terminal Drive need to be perpendicular or parallel to the centerline of the street.

Sheet L-1

- A large number of trees and plantings proposed are within the street right-of-way. These do not appear to be needed to satisfy landscaping point requirements, and the Village should confirm species and size (as this will likely require maintenance in the future). Locations may change due to potential of sidewalk in this area.

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\February 2026 GDP-SDP Review.docx

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 17, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Public hearing on Resolution 2026-01, a Plan Commission resolution approving a Planned Development Detailed Plan for Phase 2, Lots 1 and Lots 3-16, Sperle Corners Subdivision, McFarland, WI.**

PREVIOUS ACTION:

January 21, 2025 - Plan Commission preapplication meeting #1 on concept for a 170-unit residential subdivision.
February 19, 2025 - Plan Commission preapplication meeting #2 on a concept for 166-unit residential subdivision.
February 26, 2025 - Lakestone Properties held their own neighborhood meeting at the Municipal Center
March 18, 2025 - Plan Commission preapplication meeting #3 on a revised 166-unit residential subdivision
May 20, 2025 - Plan Commission held public hearing on request for rezone and preliminary plat review.
June 17, 2025 - Plan Commission recommended approval to Village Board of Ordinance 2025-07, an ordinance rezoning parcel #0610-024-9691-1 from A-1 Agricultural Transition to PD - Planned Development District - General Plan Approved.
June 17, 2025 - Plan Commission recommended approval to Village Board of preliminary plat for a proposed 147-unit residential subdivision.
June 24, 2025 - Village Board approves Ordinance 2025-07 and preliminary plat, to be referred onward as Sperle Corners
September 16, 2025 - Plan Commission held a public hearing on Final Plat for Sperle Corners, a 147-unit residential subdivision
September 16, 2025 - Plan Commission held a public hearing on Resolution 2025-01, a resolution approving a Planned Development Detailed Plan for Phase 1 on Lot 18, a 40-unit apartment building.
September 17, 2025 - Public Works & Utilities Committee discussed the Final Plat, associated Street and Utility Plans, and recommended apparovel to Village Board with three conditions of approval.
October 21, 2025 - Plan Commission recommended to the Village Board approval of Final Plat for Sperle Corners including associated street and utility plan, stormwater management plan and development agreement.
October 21, 2025 - Plan Commission approved Plan Commission Resolution 2025-01, a resolution approving a Planned Development Detailed Plan for Phase 1 development on Lot 18.
October 28, 2025 - Village Board approves Sperle Corners Final Plat, including associated street

and utility plan, stormwater management plan and development agreement.

ISSUE SUMMARY:
Lakestone Properties is requesting approval of a Planned Development District Detailed Plan for Phase 2 of Sperle Corners Subdivision. Phase 2 consists of construction of two four-unit townhome apartment buildings on Lot 1, and seven zero-lot-line duplexes on Lots 3-16. Phase 2 will add an additional 22 dwelling units. Together with Phase 1, this totals 62 of the 147 total dwelling units in the subdivision.

Review Procedures for Planned Development District Rezoning
Per Sec. 62-68(c) Statement of Purpose of the Zoning Code, "*the Planned Development District is established to provide a voluntary regulatory framework designed to encourage greater variety and flexibility in land development while achieving substantial compliance with the Village Land Use Plan and basic intent of the zoning ordinance and land uses beneficial to the Village. Such district is also established to promote the maximum benefit from coordinated area site planning, including diversified location of structures and mixed compatible uses, and to provide for safe and efficient systems for pedestrian and vehicular traffic, attractive recreation and landscaped open spaces, and economic design and location of public and private utilities and community facilities. Within this district are allowed the diversification and variation in the bulk and relationship of uses, structures and spaces in developments planned as comprehensive and cohesive unified plans and projects*."

Per Sec. 62-67 of the Zoning Code, a Planned Unit Development (PD) consists of two parts, a General Plan and a Detailed Plan. The General Plan establishes the uses of the property, total residential units, the general location of proposed streets, stormwater basins, public parks, building dimensions and stories. A Detailed Plan establishes the specific architectural character and design of each building, the dimensioned yards between buildings or structures and lot lines, final location and dimensions of vehicular and pedestrian facilities, including dimensioned streets walkways, access driveways, off-street parking, refuse receptacle areas, utility plans (water, sewer, storm sewer, lighting), and landscaping. The PD General Plan was approved by the Village Board with adoption of Ordinance 2025-07. The Plan Commission has final approval authority for the Phase 2 Detailed Plan and all subsequent detailed plan phases that may follow.

Existing Property & Neighborhood Conditions

- Property Size: 17.92 acres (780,586 square feet), including Elvehjem Road and CTH AB right-of-way.
- The property is within the Village's urban service area with public water and sanitary sewer utilities located adjacent to the west lot line.
- Current Use: Undeveloped farmland
- Current Zoning: PD Planned Development General Plan Approved
- Adjacent Uses:
    - An agricultural drainage ditch follows the west and north property line. An existing public bike and pedestrian trail borders the property's perimeter along the west and north lot lines. This trail connects the Lower Yahara River Trail to

Rosewood Fields Subdivision.

- North - Parcel #061002495301 is a 15.7-acre lot, used as farmland and open space (wetlands). The parcel is zoned A1 Agricultural Transition. Further north is the Rosewood Fields Subdivision, currently in the final phase of its construction. The subdivision is zoned PD Planned Development and includes 117 dwelling units. This subdivision includes 100 detached single-family homes and 10 zero-lot line duplex units.
- East - The parcel wraps around 2921 County Highway AB, a ~0.9-acre lot with a single-family home located in the Town of Dunn, zoned SFR-1 under the Dane County Zoning Code. Lakestone Properties owns this home. East of CTH AB is 3418 and 3408 Elvehjem Road, located within the Village of McFarland. The property is mostly undeveloped open space. The 22.3-acre lot is zoned A1 Agricultural Transition and is proposed for a small business park under the recently approved Elvehjem Acres-Bliffert Lumber Predevelopment Agreement.
- West - Properties to the west include a variety of residential properties in the Park View Estates subdivision, separated by a 50-foot-wide Village parcel containing an existing recreational trail that connects to the Lower Yahara Trail to the Rosewood subdivision to the north. The existing residential properties are composed of single-family homes, duplexes, and townhomes. The mentioned properties include zoning within districts: R1, R-1A, R-2, R-3, and PD Planned Development (Skaalen Village).
- South - To the south are two lots, 2891 County Highway AB, a 3.4-acre lot with a single-family home zoned RR-2 (Dane County) and a 36.6-acre lot used for farmland zoned FP-35 (Dane County). Both lots to the south are located in the Town of Dunn and privately owned.

Phase II Building and Site Characteristics

The proposed Phase II construction includes two 4-unit buildings on Lot 1 and seven zero-lot-line duplexes. Below are the details for the 4-unit townhouse apartment and duplexes. All units include a patio and balcony.

- Lot 1 — Two four-unit apartment building, 8 total units.
  - Living quarters located above the 2-car garage with walk out patio in the rear. Includes two parking stalls on the driveway
  - Each building is ~4,473 sq. ft.
  - Each unit includes 2 bedrooms and 3.5 baths.
  - Lot 1 includes an additional 10 visitor parking stalls.
- Lot 3-16 - Seven zero-lot line duplexes, 14 total units
  - 2-car garage with walkout basement.
  - Each unit includes 3 bedrooms and 3 baths.
  - Where building side yards are located adjacent to each other, there is a 8.5 foot side yard setback, a total of 17 feet.
  - There are four building types: A, A2, B and B2. Building designs A2 (Lot 8/7) and type B2 (Lot 9/10) are located on the western side along Devil's Lake Way.
  - Each building is approximately 3,800 square feet (~7,600 sq. ft. gross).

- All rear yard patios appear to be outside of the 75' wetland delineation line.

- Totals
  - Total parking added within Phase II is 98 parking stalls (includes parking in garage and on the driveways)
  - Landscaping. The Landscaping Plan will need to meet landscaping minimums for R-2 for Lots 3-16 and R-3 for Lot 1. Per Sec. 62-70, residential district R-2 Single Family and Two-Family Residence does not include minimum landscaping, R-3 General Residence does. At the time of publication of the packet the applicant was still working to complete the landscaping plan for Lot 1.

  - Total impervious area added = 64,172 sq. ft (41,069 sq. ft. - duplexes; Lot 1 = 23,103 sq. ft.

Conformance with Zoning Requirements
Under Sec. 62-67(i)(2) the Village Plan Commission shall determine whether the plan complies with the standards set forth in and 66-67 and is in general conformance with the approved Planned Development General Plan. In Staff's opinion, the proposed Phase 2 Detailed Plan is in general conformance with the General Plan approved under Ordinance 2025-07, which identifies all buildings within Lot 1, and Lots 3-16. The Phase 2 Detailed Plan states all buildings will meet the standards established in the PD General Plan Approved.

Sec. 62-67(a)(3) PD Planned Development District Off-street parking and loading.
Per Sec. 62-67(a)(3) there are no prescribed requirements for the number of off-street parking spaces within the PD District; however, consideration should be given to the off-street parking requirements of the Zoning Code. The proposed Phase II development includes a total of 98 parking stalls (4 stalls per unit; 22 residential units; plus 10 surface stalls on Lot 1). Per Sec. 62-172(j) Required off-street parking spaces for residential properties, the required parking minimums depend on the residential unit type (2 spaces/two-bedroom units and 2.5 spaces/three-bedroom units). From the unit mix described above, the total required parking minimum is 37 parking stalls, a surplus of 61 stalls. Noting, that due to the narrow width of the proposed street to meet environmental setbacks, on-street parking is limited to one side of Devils Lake Way, and there is no street parking on Elvehjem Road, thus requiring higher amounts of off-street parking.

Sec. 62-67(a)(4) and Sec. 62-67(i) PD Planned Development District Standards
The applicant's submittal includes responses to the standards provided in the Zoning Code. Staff's review of the applicant's responses to standards 1-8 of Sec. 62-67(a)(4) are satisfactory, with the exception that no landscaping plan has been submitted for Lot 1. No lighting plan was also submitted for Lot 1 for the proposed 10 off-street parking spaces. The building elevations for Lot 1 do not show exterior wall-mounted 90-degree downcast light fixtures on both sides of the garage doors, similar to the fixtures shown on the duplex elevations. The applicant should confirm the exterior lighting plan for Lot 1.

Department Head Comments
Review letters from the Village Engineer and Director of Public Works is included in the

packet. The Village Engineer noted that the sewer and water laterals to the duplex units will need to be relocated to run up the respective driveways to facilitate easier tree planting/maintenance and underground lateral locating in the future. The review letter from the Fire & Rescue Chief is also included in the packet, including the need to mark the Fire Lane prior to any occupancy being approved for Lot 1. The Police Chief did not have any concerns.

Public Comments
Notification of the public hearing on Resolution 2026-01 was provided as a Class 2 Notice, as well as a direct mail notice to property owners within 400 feet. Prior to publication of the meeting packet, the Department did not receive any written public comments in support or opposition to Resolution 2026-01.

FINANCIAL/BUDGET IMPACT:
The applicant is responsible for the costs associated with the Phase 2 site and building construction. Lakestone has estimated a value of $600,000 per two-unit buildings, $1,000,000 per 4-unit buildings, for a total Phase 2 value of $6,200,000.

The Sperle Corners Final Plat includes 15,342 sq ft of dedicated public parkland space along Devil's Lake Way (Outlot 2). This is a partial dedication which will be credited toward the remaining fees in lieu of parkland dedication impact fee as shown below. Per Sec. 56-173(a) Required land dedication, the standard for multifamily dwelling units, including apartments and duplexes, is 1,463 square feet per dwelling unit.

Estimated impact fees for Phase 2 with 22 units as of 2026 rates:

- Fees-in-Lieu of Parkland Dedication (as adjusted for partial parkland dedication and trail development) = ($3,084.57 per unit >> $67,860.53)
- Park Improvement Fee = ($2,182.13 per unit >> $48,006.86)
- Public Safety Center Fee = ($1,531.00 per unit >> $33,682.00)
- Library Impact Fee = ($431.00 per unit >> $9,482.00)
- Public Water Well Fee (Lot 1) = two 6-inch meters, $111,700.00
- Public Water Tower Fee (Lot 1) = two 6-inch meters, $37,300.00
- Public Water Well Fee (Lots 3-16) = fourteen 1.25-inch meters, $57,862.00
- Public Water Tower Fee (Lots 3-16) = fourteen 1.25-inch meters, $19,320.00

Estimate Phase II Total Impact Fees due: $385,213.39. Values are subject to change based on the actual rate at the time a building permit is submitted and the terms of the final approved development agreement. The developer would be responsible for all project costs, including payment of applicable building permit, impact fees, and construction of street and utilities.

VILLAGE PLAN REFERENCE:
Comprehensive Plan, 2017
The Village Comprehensive Plan Future Land Use Map identifies the proposed development site for future "Neighborhood" uses and wetlands. Page 33 of Volume 2, describes that areas planned for *"Neighborhood" development include a range of housing choices compatible with*

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

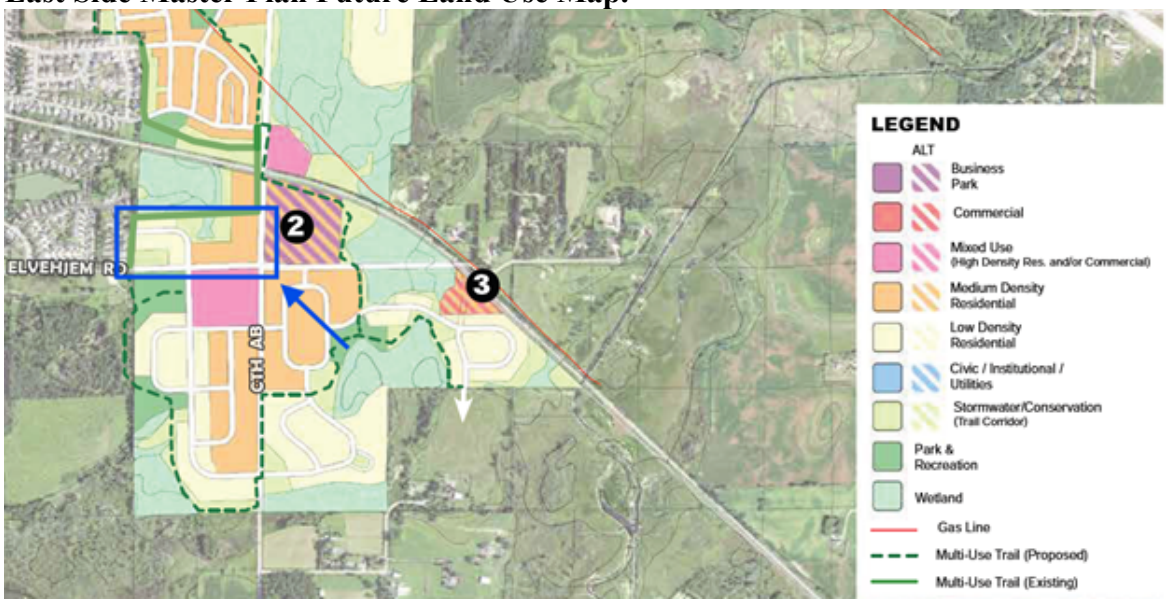
East Side Plan, 2023
The 2023 East Side Master Plan Concept (Chapter 4) identifies multiple uses for the property (see image below). The uses include Low Density Residential, Medium Density Residential, Stormwater/Conservation, and Wetlands. The following land use category descriptions are as provided. As stated, "*these policies shall be enforceable through the generalized future land map in the Village's Comprehensive Plan (Chapter 4, Page 65).*"

- Stormwater & Conservation (SC) "areas include conservation areas, cemeteries, stormwater management, greenways, major public trails, and land recommendations for preservation." The location of wetlands shown in the 2023 East Side Plan was based on available WDNR aerial data. A wetland delineation was completed for the property in October 2022 that showed considerably fewer wetland areas than the WDNR aerial data. The Village requires a minimum 75-foot building setback from wetland boundaries. The Final Plat, Street and Utility Plan and Stormwater Management Plan includes additional detail on wetland and stormwater management areas.
- Low Density Residential (LDR) primarily consists of single-unit detached homes with strategically located 2-unit attached, 3-/4-unit buildings (triple and fourplex, respectively). Typical net densities should average 2-5 units per acre (throughout the entire neighborhood plan), with individual developments up to 10 units per acre. Three and 4-unit structures are most appropriate as a transition use when facing or next to more intensive institutional, residential or commercial uses. Lots 1-17 are generally aligned with the area mapped as LDR in the 2023 East Side Plan. These lots have net densities ranging from 2.0-8.9 dwelling units per acre with a total net density of 6.1 dwelling units per acre, below the maximum 10 units per acre for individual developments. The 2023 East Side Plan does not mandate that all areas mapped LDR must include single-family dwelling units. The context of each development area should be considered as well. While the Final Plat does not include any single-family homes, it does continue the existing pattern of duplex developments to the west before transitioning to 4-unit buildings and then apartment buildings. In addition, the existing duplex residential buildings on Perrot Place are more than 150 feet from the proposed building footprints on Lots 8 and 9. Physical barriers from the existing bike and pedestrian path, existing tree line, and wetlands, create added separation between the existing residential homes and the proposed dwelling units.
- Medium Density Residential (MDR) "*includes detached single-unit homes and attached housing units such as duplexes, triplexes, townhomes, small and mid-sized multi-unit buildings. Developments in MDR areas should provide the greatest diversity of housing unit types, forms, and prices. Typical net densities should average 5-15 units per acre*

(throughout the entire neighborhood plan), with individual developments up to 20 dwelling units/acre...densities greater than 20 DU/AC for legally restricted affordable housing units." The net density of Lot 18 is 15.9 DU/AC, below the maximum 20 units per acre for individual developments.

Page 62 of Chapter 4 of the East Side Plan states that "*while the general pattern of land uses and major streets shown in this concept should be reflected in actual development, it is recognized that more detailed elements within the concept, such as the locations of minor streets, location/sizing of stormwater management areas, precise boundaries of land uses, or the specific dimensions of blocks, are only concepts*." Along the west lot line, the concept includes similar scale housing types to the existing neighborhood to the west, transitioning to larger residential type buildings with higher unit counts to the east along CTH AB, consistent with the intent of the 2023 East Side Plan. In Staff's opinion, the Phase 2 Detailed Plan provides a consistent layout with the intent of the Master Plan Concept from the 2023 East Side Plan and is consistent with the prior approved General Plan.

East Side Master Plan Future Land Use Map.



Housing Needs Assessment, 2023

This plan identified a shortage of renter-occupied housing units in the Village, including market rate apartments. The approved General Plan includes 147 new units, ranging from duplex, 4-unit multifamily buildings, and three 37-40 unit garden-style 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. For reference, no new apartment units have been built in McFarland in 2023 or 2024 since the Housing Needs Assessment was completed. 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 opportunities for both rental and owner-occupied units. Typically, a 5-7% vacancy rate would indicate a healthy range for rental units, and 2% for owner-occupied units. 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 developer has indicated that Lots 3-16 will become zero lot-line owner-occupied duplexes.

Non-binding County and Regional Plans:

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.

ORDINANCE REFERENCE:

Chapter 56. Subdivisions
Sec. 62-9(d). Number of residential buildings on a zoning lot
Sec. 62-67. PD Planned Development District
Sec. 62-68(c). Statement of Purpose, PD Planned Development District

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This item is for public hearing only.

VILLAGE OF
McFarland

ATTACHMENTS:

1. 3.17.26 - Sperle corners - Lakestone - notice to paper
2. PC 2025-01 - PD Detailed Plan Phase 2 - Sperle Corners
3. Sperle Corners Phase 2 PUD Detail Plan_02.02.26
4. Sperle Corners PUD Phase 2 - Village Engineer Letter of Review_02.28.2026
5. 20260227 - Sperle Corners Phase 2 Detailed Plan Review - MFR Comments

Please publish in the
Leader Independent on
February 26, 2026 and March 5, 2026

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, March 17, 2026 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 Lakestone Properties and Management LLC regarding a Resolution approving a Planned Development Detailed Plan for Phase 2, Sperle Corners Lot 1, and Lots 3 – 16, 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/83189708596 or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 831 8970 8596. 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
RESOLUTION 2026-01

A RESOLUTION APPROVING A PLANNED DEVELOPMENT DETAILED PLAN FOR PHASE 2 DEVELOPMENT ON LOTS 1 AND 3-16 OF SPERLE CORNERS PLAT

WHEREAS, on June 24, 2025, the Village Board approved Ordinance 2025-07, an ordinance rezoning the Lands in the Village of McFarland from A-1 Agricultural Transition to PD Planned Development – General Plan Approved; and

WHEREAS, on October 21, 2025, the Plan Commission approved Resolution 2025-01, a resolution approving a Planned Development Detailed Plan for Phase 1 Development on Lot 18 of the Sperle Corners Plat for construction of a 40-unit apartment building; and,

WHEREAS, on October 28, 2025, the Village Board approved a Final Plat for Sperle Corners including associated Street and Utility Plan, Stormwater Management Plan, and Development Agreement, for a 147-unit residential subdivision; and,

WHEREAS, the lands shown in Exhibit A, describes the parcels for Phase 2 construction within the Sperle Corners Plat including:

- Lot #1 (Parcel #0610-024-6001-1),
- Lot #3 (Parcel #0610-024-6023-1),
- Lot #4 (Parcel #0610-024-6034-1)
- Lot #5 (Parcel #0610-024-6045-1)
- Lot #6 (Parcel #0610-024-6056-1)
- Lot #7 (Parcel #0610-024-6067-1)
- Lot #8 (Parcel #0610-024-6078-1)
- Lot #9 (Parcel #0610-024-6089-1)
- Lot #10 (Parcel #0610-024-6100-1)
- Lot #11 (Parcel #0610-024-6111-1)
- Lot #12 (Parcel #0610-024-6122-1)
- Lot #13 (Parcel #0610-024-6133-1)
- Lot #14 (Parcel #0610-024-6144-1)
- Lot #15 (Parcel #0610-024-6155-1)
- Lot #16 (Parcel #0610-024-6166-1); and

WHEREAS, the proposed Phase 2 Detailed Plan, attached hereto as Exhibit A, includes construction of two four-unit town homes on Lot 1 and seven zero-lot-line duplex buildings across Lots 3-16, for a total of 22 new dwelling units; and,

WHEREAS, the Plan Commission held a public hearing on the proposed Phase 2 Detailed Plan on March 17, 2026, preceded by a Class Two Notice; and,

WHEREAS, the Plan Commission has reviewed the Phase 2 Detailed Plan as required by Section 62-67(i)(2)a of the McFarland Municipal Code, and has determined that the Detailed Plan complies with the standards set forth in Section 62-67(i)(1) and is in general conformance with the approved General Plan for the Development;

WHEREAS, the Plan Commission has determined that the Phase 2 Detailed Plan is consistent with the General Description of Land Uses Allowed within the Village of McFarland Comprehensive Plan for the Neighborhood Future Land Use Category as amended by adoption of the 2023 East Side Plan (Ordinance 2023-03);

NOW, THEREFORE, the Plan Commission of the Village of McFarland, does ordain as follows:

1. The Planned Development Detailed Plan for Lots 1 and 3-16 shown in Exhibit A is hereby approved, including construction of two 4-unit townhouse buildings on Lot 1, and 7 zero-lot-line duplex buildings on Lots 3-16.

2. The Village Zoning Administrator shall record in the Office of the Register of Deeds of Dane County a certified copy of this resolution as well as a copy of the approved Phase 2 Detailed Plan.

3. The Zoning Administrator is hereby directed to label these changes on the Official Zoning Map of the Village following recording of this Resolution.

The above and foregoing Resolution was duly adopted by the Plan Commission at a regular meeting held on _____, 2026.

VILLAGE OF MCFARLAND PLAN COMMISSION

_____
Stephanie Brassington
Village President/Plan Commission Chair

ATTEST:

_____
Cassandra Suettinger
Deputy Administrator/Clerk

VILLAGE OF McFarland
Community & Economic Development

Plan Commission Application – 2026

~Application must be completed in full~

Applicant	Lakestone Properties and Management, LLC	Applicant's Agent	Brett Riemen
Property Owner (if different)		Name	
Address	Sperle Corners Subdivision, Elvehjem Road and CTH AB	Address	5910 Main St, McFarland WI 53558
Email		Email	brett@lakestoneproperties.com
Phone #		Phone #	608-838-1800

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

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
❑ Preliminary Plat	$500+AF	❑ Conditional Use	$500+F	❑ Annexation	At cost
❑ Preliminary Plat (reapplication)	$500+BF	■ Rezoning (map)	$500+F	❑ Dev. Agreement Including Addendums	$400+F
❑ Certified Survey Map	$300+FG	❑ Zoning Amendment (text)	$500+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)

Development of Lot 1 with two (2) 4-unit buildings and development of Lots 3 through 16 with seven (7) duplexes in conformance with the approved general development plan.

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.)**

~~Planned development approved June 6, 2025~~

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 2026 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 2026 Meeting date of:
December 9 (2025)	January 20
January 6	February 17
February 3	March 17
March 10	April 21
April 7	May 19
May 5	June 16
June 9	July 21
July 7	August 18
August 4	September 15
September 8	October 20
October 6	November 17
November 3	December 15
December 8	January 19, 2027

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 _____ 02/02/2026

Signature of Applicant/Agent Date

Site and Design Plans

Check List

Date received: _____

Subject property address: Sperle Corners Lot 1, 3 through 16

Landowner's name: Lakestone Properties, LLC

Landowner's address: 5910 Main St, McFarland WI 53558

Landowner's phone/fax: 608-838-1800

Landowner's email: brett@lakestoneproperties.com

Agent's name: _____

Agent's address: _____

Agent's phone/fax: _____

Agent's email: _____

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 _____no

x F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

x G. All required building setback lines.

x H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.

x I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.

x J. Existing and proposed site and building signage.

x K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.

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.

Detailed Development Plan

Statement of Owners Intent, and
Detailed Plan for Lot 1 and Lots 3 through 16
Development

02-03-2026

Project:
Sperle Corners Subdivision

Owner:
Lakestone Properties and Management, LLC
Attn: Brett Riemen

Statement of Owners Intent

It is the intent of the Owner to develop two (2) 4-unit buildings on Lot 1 and Duplexes on Lots 3 through 16 in conformance with the previously approved General Plan for Development;

Legal Description

The land controlled by the Owner is located at the northwest corner of Elvehjem Road and CTH AB, and the legal description is as follows:

SEC 2-6-10 S 19 A SE1/4 SE ¼ EXC Lot 1 CSM 1455

Existing Site

The Existing Site Plan is included as Page 2 of 17 of the construction plan set and site features are as follows:

1) 15.37 total acres;
2) Currently zoned PD Planned Development.
3) Sloping with 25 feet of fall from the southeast property corner to the drainage ditch and wetlands at the west portion of the property.
4) Wetland boundary has been delineated per Ruekert Mielke October 13, 2022 report.
5) CTH AB is adjacent to the east.
6) Elvehjem Road is adjacent to the south.
7) Devils Lake Way dead ends to the west, with construction to connect to Elvehjem Road in Spring 2026.
8) Eastern portion of land surrounds an existing residential home.
9) Public sanitary sewer and water main is available to the west at Devils Lake Way.
10) Public water main connection is available at Elvehjem Road.

Description of Detailed Plan for Lot 1 and Lots 3 through 16 Development

The Detailed Plan proposes the development of Lot 1 with two (2) 4-unit buildings, associated drive aisle and parking for Lot 1 and the development of Lots 3 through 16 with seven (7) 2-unit zero lot line buildings as shown on the General Development Plan included as Exhibit 1. In general, the intent of the Detailed Plan is for the duplex lots (Lots 3-16) to follow the Village's R-2 Zoning Code Regulations and Lot 1 to follow the Village's R-3 Zoning Code regulations, with the exceptions noted in the tables that follow. The applicable residential bulk standards for Lots 1 and 3 through 16 are described in the tables under "PUD-GP Standard". The tables include the "R-2 Standard" and "R-3 Standard" for informational purposes only. In addition to the minimum principal building setbacks described in the following tables, a 75-foot wetland setback applies to lots as shown in the General Development Plan site plan. The 75-foot setback applies to principal and accessory structures as well as impervious surfaces as required for Environmental Corridor policies of the Capital Area Regional Planning Commission, as administered by the Village of McFarland. Unless otherwise stated within this Detailed Plan, or future approved Detailed Plans, applicable building and zoning requirements shall be those of the Village's Building and Zoning codes, including but not limited to, permitted obstructions in required yards (e.g. flagpoles, overhanging eaves and gutters, etc.), accessory uses and structures, fences, and exterior signage. The buildings and site layout are described as follows:

1) Lot 1 Buildings (R-3)
   - Two (2) 4-unit buildings;
   - Approximately 5,500 square foot footprint per building, up to 2-story 11,000 gross floor area per building;

- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.
- Approximately 10 visitor parking stalls will be provided.

R-3	R-3 Standard	PUD-GP Standard
Minimum Lot Area (sq.ft.)	None	41,000
Minimum Lot Width (ft.)	80	80
Minimum Front and Street Yard Setback (ft.)	25 or 35 (where the garage faces a public street)	20 for Elvehjem and Devils Lake Way
Maximum Building Height (ft.)	35	35
Minimum Side Yard Setback (ft.)	8 (one story) & 10 (2-story building)	10
Minimum Side Yard Setback both sides combined (ft.)	20	20
Minimum Rear Yard Setback (ft.)	35	35
Minimum Building Separation between buildings on the same lot (ft.)	10	20
Minimum Usable open space per dwelling unit (sq.ft)	500	500
Minimum Lot area per dwelling unit (sq.ft)	5,445 (permitted use) 2,904 (conditional use)	5,125

2) Lots 3&4 (R-2)

- One (1) 2-unit zero lot line building;
- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard
Minimum Lot Area (sq. ft.)	5,000	5,850
Minimum Lot Width (ft.)	40	45
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 8 (exterior building to lot line)	0 (party wall) & 8 (exterior building to lot line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	16 (combined building)
Minimum Rear Yard	30	30

Setback (ft.)		
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

3) Lots 5&6 (R-2)

- One (1) 2-unit zero lot line building;
- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard
Minimum Lot Area (sq.ft.)	5,000	5,850
Minimum Lot Width (ft.)	40	40
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 8 (exterior building to lot line)	0 (party wall) & 8 (exterior building to lot line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	16 (combined building)
Minimum Rear Yard Setback (ft.)	30	30
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

4) Lots 7&8 (R-2)

- One (1) 2-unit zero lot line building;
- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard
Minimum Lot Area (sq.ft.)	5,000	5,850
Minimum Lot Width (ft.)	40	40
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 8 (exterior building to lot	0 (party wall) & 8 (exterior building to lot

	line)	line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	16 (combined building)
Minimum Rear Yard Setback (ft.)	30	30
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

5) Lots 9&10 (R-2)

- One (1) 2-unit zero lot line building;
- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard
Minimum Lot Area (sq.ft.)	5,000	21,650 (Lot 9) & 8,550 (Lot 10)
Minimum Lot Width (ft.)	40	50
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 8 (exterior building to lot line)	0 (party wall) & 96 (Lot 9 exterior building to lot line) & 8 (Lot 10 exterior building to lot line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	104 (combined building)
Minimum Rear Yard Setback (ft.)	30	30
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

6) Lots 11&12 (R-2)

- One (1) 2-unit zero lot line building;
- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard

Minimum Lot Area (sq. ft.)	5,000	8,550
Minimum Lot Width (ft.)	40	50
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 10 (exterior building to lot line)	0 (party wall) & 8 (exterior building to lot line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	16 (combined building)
Minimum Rear Yard Setback (ft.)	30	30
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

7) Lot 13&14 (R-2)

- One (1) 2-unit zero lot line building;
- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard
Minimum Lot Area (sq.ft.)	5,000	8,550
Minimum Lot Width (ft.)	40	50
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 10 (exterior building to lot line)	0 (party wall) & 8 (exterior building to lot line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	16 (combined building)
Minimum Rear Yard Setback (ft.)	30	30
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

8) Lot 15&16 (R-2)

- One (1) 2-unit zero lot line building;

- Approximately 3,800 square foot footprint, up to 2-story, 7,600 gross floor area per building;
- Each unit will have a two-car garage and parking space for two cars in each unit's driveway.

R-2	R-2 Standard (zero lot line duplex)	PUD-GP Standard
Minimum Lot Area (sq.ft.)	5,000	8,550
Minimum Lot Width (ft.)	40	50
Maximum Building Height (ft.)	35	35
Minimum Front Yard Setback (ft.)	25 or 30 (front yard with snout garage)	20
Minimum Side Yard Setback (ft.)	0 (party wall) & 10 (exterior building to lot line)	0 (party wall) & 8 (exterior building to lot line)
Minimum Side Yard Setback both sides combined (ft.)	8 (one story structure) & 10 (two story structure)	16 (combined building)
Minimum Rear Yard Setback (ft.)	30	30
Minimum Usable open space per dwelling unit (sq.ft)	750 Each Lot	750 Each Lot
Minimum Lot area per dwelling unit (sq.ft)	5,000 Each Lot	5,000 Each Lot

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*". This application includes a proposed use in conformance with the future land use map of "Neighborhood", as well as with the 2023 East Side Plan Master Plan Concept of Medium and Low Density Residential.

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 General Plan will not substantially impair or diminish the use value and enjoyment of the adjacent properties. Similar duplex developments are immediately to the west of the development; proposed setbacks to adjacent developments are in excess of the required setbacks.

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 28' to 32' wide Devil's Lake Way extension will provide safe and convenient movement of vehicles and the adjacent sidewalk as well as perimeter bike paths 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". The proposed buildings are located a minimum of 75' from the delineated wetlands. Stormwater runoff from the development will pass through detention ponds and infiltration ponds. The proposed development will meet Village Erosion Control and Stormwater Management Ordinances. Many deciduous trees along the west property line and the existing wetlands buffer will be protected during construction in order to remain. The Landscape Plan will meet Village landscaping ordinances for R-2 properties (Lots 3-16) and R-3 properties (Lot 1).

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 proposed buildings will be designed with similar materials and architectural style. The existing landscaping will be maintained to maximize privacy to the neighboring properties.

f) *"The following provisions shall apply:"*

- "*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*". The planned development will provide a blend of park dedication and fee in lieu of dedication. An approximately 0.352 acre park area is proposed as shown the General Development Plan, Exhibit 1. The lawn and landscaped areas will provide a common open space that is safe and accessible to residents.
- "*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 22 dwelling units will provide $67,620.74 of fees-in-lieu of parkland dedication ($3,073.67 per unit accounting for Outlot 2 dedication), $48,006.86 in Park Improvement fees ($2,182.13 per unit), $36,806 in Public Safety Center fees ($1,673.00 per unit) and $9,482 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.

g) "*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. This area is planned for future residential development in the Village's 2023 East Side Plan and there is a current declining enrollment within the McFarland School District.

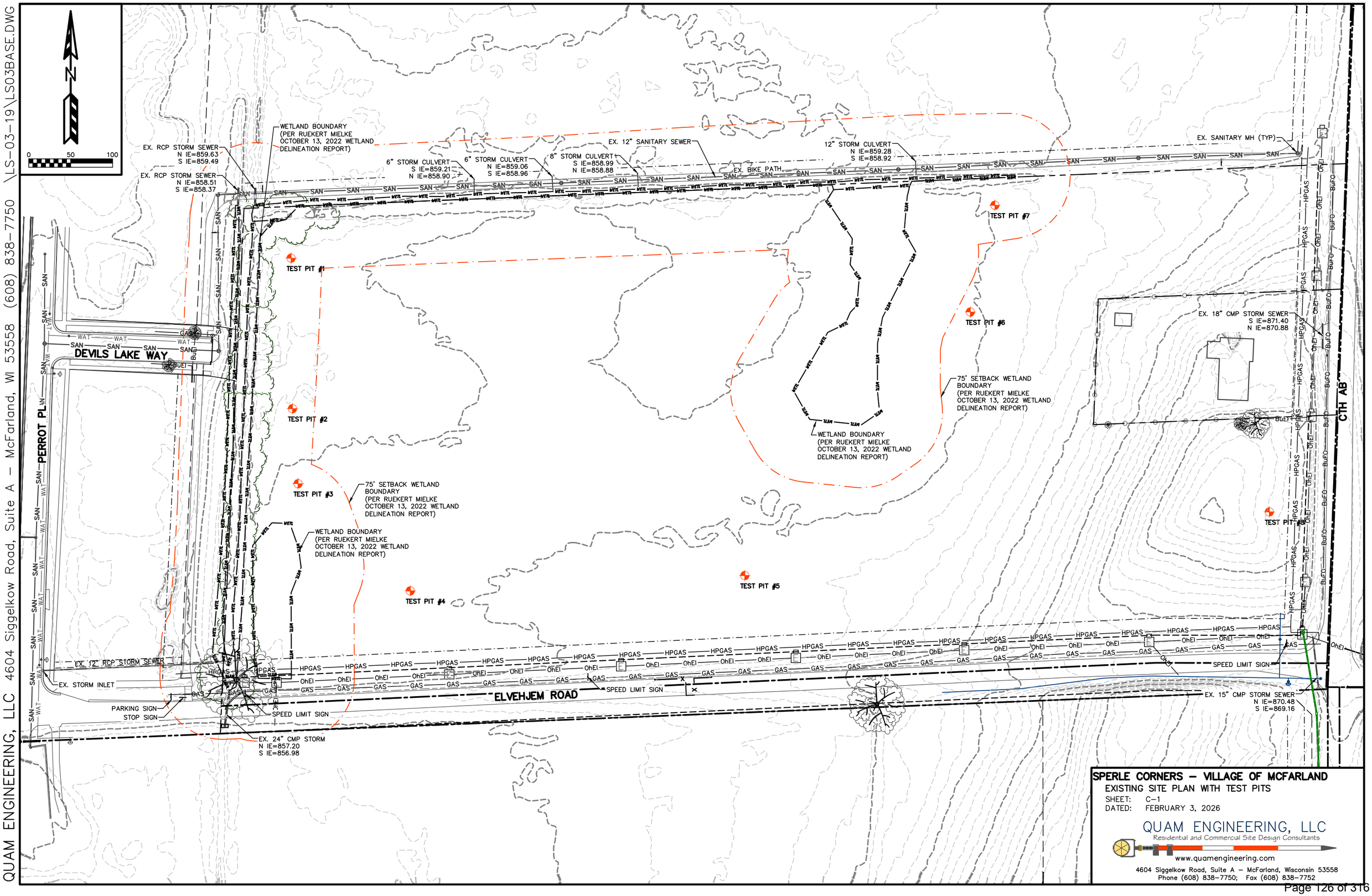
h) "*The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination and the appropriate 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.

i) "*The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties*". The applicant feels that this proposal will be a benefit to the Village and not adversely affect surrounding

properties. The estimated value of Sperle Corners is as follows: $600,000 per duplex, $1,000,000 per 4 unit, for a total estimated value of $6,200,000 for this phase of development;

j) "*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 as follows:

- Lot 1 two 4-unit buildings to open in Winter 2026
- Lot 3&4 2-unit (combined) to open Winter 2027
- Lot 5&6 2-unit (combined) to open Spring 2027
- Lot 7&8 2-unit (combined) to open Spring 2027
- Lot 9&10 2-unit (combined) to open Winter 2026
- Lot 11&12 2-unit (combined) to open Winter 2026
- Lot 13&14 2-unit (combined) to open Winter 2027
- Lot 15&16 2-unit (combined) to open Spring 2028



QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \LS-03-19\LS03BASE.DWG

SPERLE CORNERS – VILLAGE OF MCFARLAND

EXISTING SITE PLAN WITH TEST PITS

SHEET: C-1

DATED: FEBRUARY 3, 2026

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

www.quamengineering.com

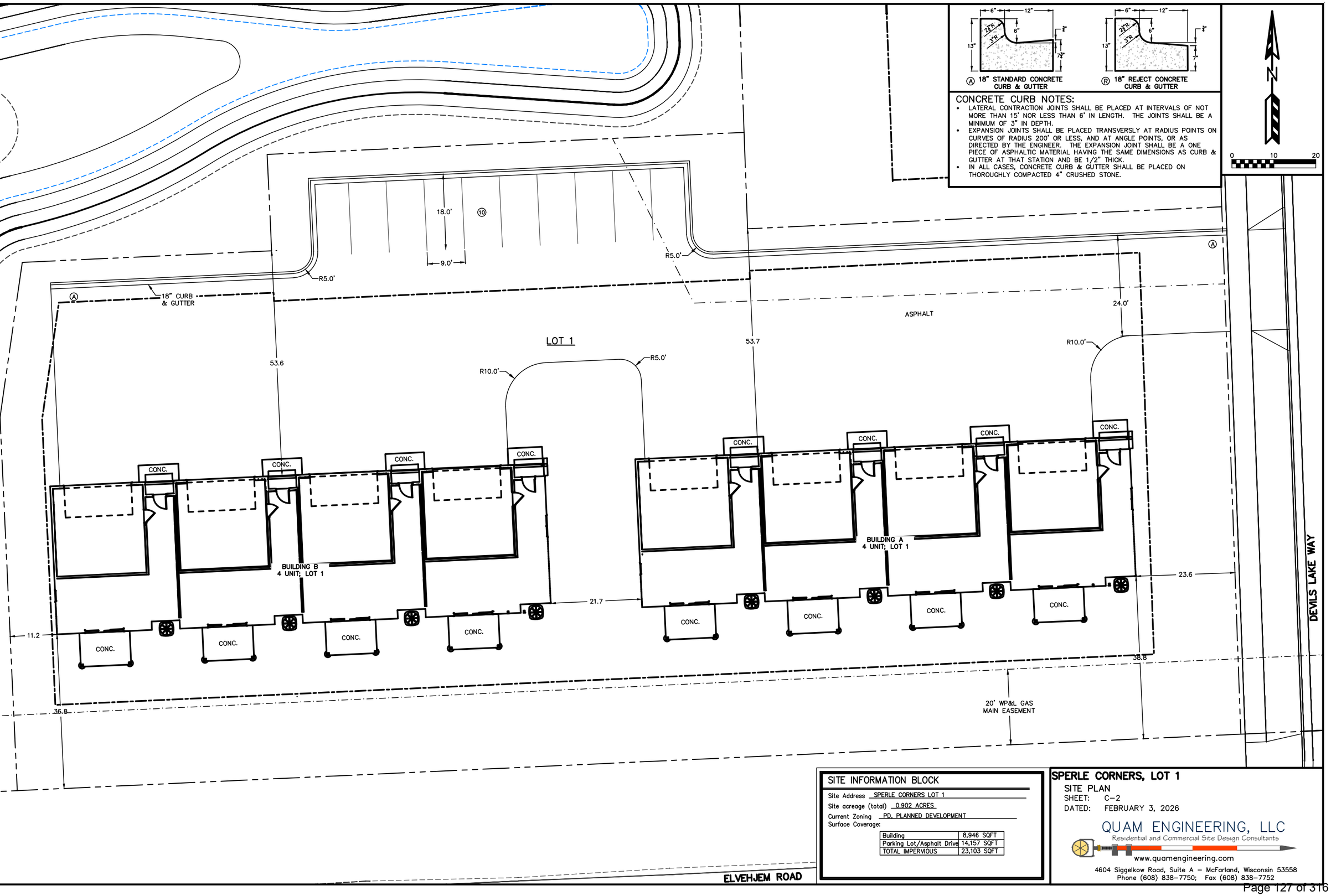
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558

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

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \LS-03-19\LS03BASE.DWG

CONCRETE CURB NOTES:

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE OF ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED 4" CRUSHED STONE.



SITE INFORMATION BLOCK

Site Address SPERLE CORNERS LOT 1

Site acreage (total) 0.902 ACRES

Current Zoning PD, PLANNED DEVELOPMENT

Surface Coverage:

Building	8,946 SQFT
Parking Lot/Asphalt Drive	14,157 SQFT
TOTAL IMPERVIOUS	23,103 SQFT

SPERLE CORNERS, LOT 1

SITE PLAN

SHEET: C-2

DATED: FEBRUARY 3, 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

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \LS-03-19\LS03BASE.DWG

LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15 | LOT 16

89.2' | 89.7' | 90.1' | 90.6'

96.3'

8.5' | 8.5' | 8.5' | 8.5'

8.5' | 8.5' | 8.5' | 8.5'

24.5' | 24.5' | 24.5' | 24.5' | 24.7'

DEVILS LAKE WAY

21.0'

24.4' | 24.4'

8.5' | 8.5' | 8.6'

11.5' | 8.5' | 8.5'

37.6' | 31.7' | 31.6' | 31.6'

LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2

OUTLOT 1

75' SETBACK WETLAND BOUNDARY
(PER RUEKERT MIELKE OCTOBER 13,
2022 WETLAND DELINEATION REPORT)

Lot #	Lot Area (sq.ft.)	Proposed Impervious Area	Percent Impervious	Units	Parking Stalls
3	5896	3045	51.64	1	2
4	5885	3045	51.74	1	2
5	5885	3045	51.74	1	2
6	5885	3045	51.74	1	2
7	5885	3044	51.72	1	2
8	6140	2932	47.76	1	2
9	21653	2654	12.26	1	2
10	8551	2820	32.98	1	2
11	8562	2892	33.78	1	2
12	8574	2892	33.74	1	2
13	8585	2892	33.69	1	2
14	8597	2892	33.65	1	2
15	8647	2934	33.93	1	2
16	8944	3000	33.55	1	2

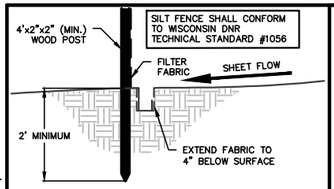
N

0 20 40

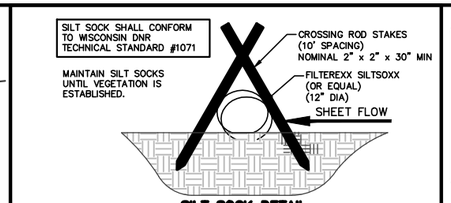
SPERLE CORNERS, LOTS 3 – 16 DUPLEXES

SITE PLAN
SHEET: C-2.1
DATED: FEBRUARY 3, 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



SILT FENCE CONSTRUCTION (SHEET FLOW)



SILT SOCK DETAIL

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

OWNER:
LAKESTONE PROPERTIES & MANAGEMENT, LLC
ATTN: BRIAN SPANOS
5910 MAIN STREET, SUITE 1
MCFARLAND, WI 53558

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD 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.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

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:

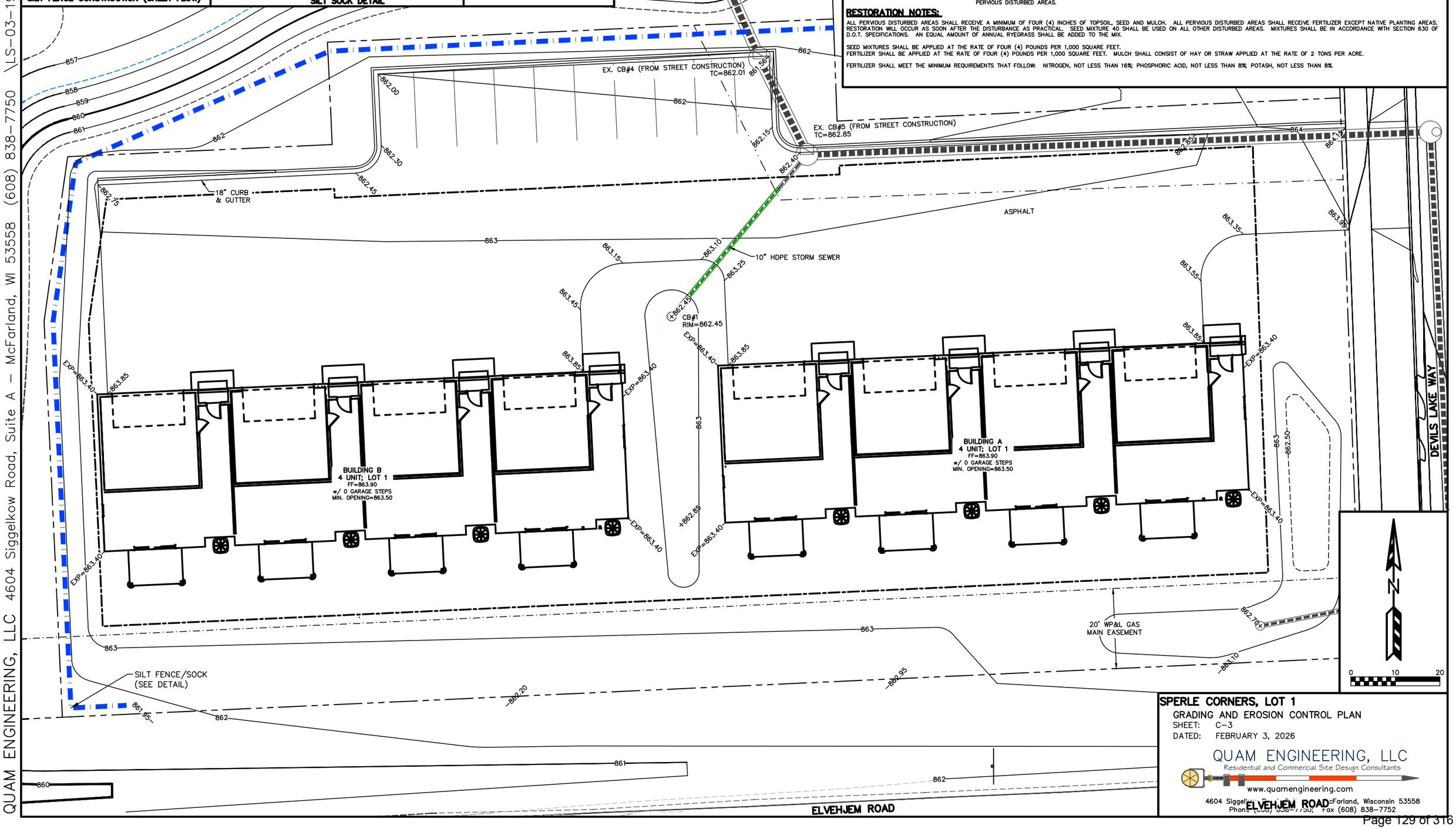
MAY 1–30, 2026	INSTALL INITIAL EROSION CONTROL DEVICES.
MAY 15, 2026 – APRIL 30, 2027	CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. 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.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.
FERTILIZER 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 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.



SPERLE CORNERS, LOT 1
GRADING AND EROSION CONTROL PLAN
SHEET: C-3
DATED: FEBRUARY 3, 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

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \LS-03-19\LS03BASE.DWG

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \LS-03-19\LS03BASE.DWG

SILT FENCE/SOCK
(SEE DETAIL)

DEVILS LAKE WAY

DUPLEX LOT 9
FF=871.60
BASEMENT=862.00
w/ 4 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 10
FF=871.60
BASEMENT=862.00
w/ 4 GARAGE STEP
MIN. OPENING=863.50

DUPLEX LOT 11
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 12
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEP
MIN. OPENING=863.50

DUPLEX LOT 13
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 14
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEP
MIN. OPENING=863.50

DUPLEX LOT 15
FF=871.60
BASEMENT=862.00
w/ 3 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 16
FF=871.60
BASEMENT=862.00
w/ 3 GARAGE STEP
MIN. OPENING=863.50

DUPLEX LOT 8
FF=871.60
BASEMENT=862.00
w/ 5 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 7
FF=871.60
BASEMENT=862.00
w/ 3 GARAGE STEP
MIN. OPENING=863.50

DUPLEX LOT 6
FF=871.60
BASEMENT=862.00
w/ 3 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 5
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEP
MIN. OPENING=863.50

DUPLEX LOT 4
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEPS
MIN. OPENING=863.50

DUPLEX LOT 3
FF=871.60
BASEMENT=862.00
w/ 2 GARAGE STEP
MIN. OPENING=863.50

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD 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.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

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:

MAY 1–30, 2026	INSTALL INITIAL EROSION CONTROL DEVICES.
MAY 15, 2026 – APRIL 30, 2027	CONSTRUCT BUILDING & PARKING LOT AND RESTORE PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATIVE PLANTING AREAS. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. 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.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET.
FERTILIZER 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 2 TONS PER ACRE.

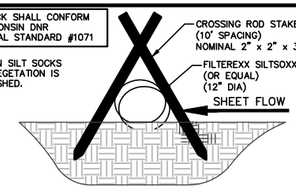
FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%

OWNER:
LAKESTONE PROPERTIES & MANAGEMENT, LLC
ATTN: BRIAN SPANOS
5910 MAIN STREET, SUITE 1
MCFARLAND, WI 53558

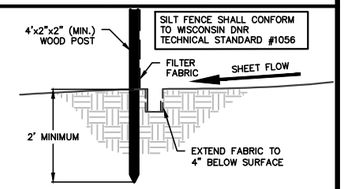
ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

SILT SOCK SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1071

MAINTAIN SILT SOCKS UNTIL VEGETATION IS ESTABLISHED.



SILT SOCK DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)

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

N

0 20 40

SPERLE CORNERS, LOTS 3 – 16 DUPLEXES
GRADING AND EROSION CONTROL PLAN
SHEET: C-3.1
DATED: FEBRUARY 3, 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

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \LS-03-19\LS03BASE.DWG

UTILITY NOTES:

–CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILITIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRAPHED AND NEW STORM PIPES SHALL NOT EXTRUDE INTO EXISTING STORM PIPES.
–ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.
–THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
–MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
–ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
–ALL UNDERGROUND EXTERIOR NON–METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
–THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF MCFARLAND PRIOR TO CONNECTING TO THE WATER SERVICE.
–BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
–GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
–SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE. WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE. STORM SEWER SHALL BE HDPE N–12 AND PVC SCHEDULE 40 UNLESS NOTED OTHERWISE.

N

0 10 20

EX. CB#4 (FROM STREET CONSTRUCTION)
TC=862.01
SE IE=857.40
NW IE=857.35

EX. CB#5 (FROM STREET CONSTRUCTION)
TC=862.85
SW IE=859.22
E IE=857.52
NW IE=857.47

EX. 10'–10" HDPE STORM SEWER STUB @ 2.50%
IE=859.47
(FROM STREET CONSTRUCTION)

ASPHALT

STORM IE=859.10
SAN TOP=857.33

6"x8" WYE
IE=856.50

EX. 8" PVC PRIVATE SANITARY SEWER MAIN
(FROM STREET CONSTRUCTION)
IE=856.20 (CONTRACTOR TO CONFIRM)

76'–8" PVC SANITARY SEWER @ 0.40%

140'–8" PVC SANITARY SEWER @ 0.40%

213'–6" D.I. WATER SEVICE

LOT 1 PRIVATE MH#1
RIM=862.90
S IE=857.16
E IE=857.06

LOT 1

STORM IE=859.28
WATER TOP=856.00

WATER TOP=856.00

36'–10" HDPE STORM SEWER @ 2.50%

WATER TOP=856.00

CB#1
2' DIA. CONC w/ INBELL GRATE
RIM=862.45
NW IE=859.95

31'–6" D.I. WATER SERVICE w/ 6" VALVE
IE=856.85 (PLUMBER TO VERIFY)

36'–6" SANITARY LATERAL @ 1.0%
IE=857.52 (SIZE TO BE CONFIRMED)

BUILDING B
4 UNIT; LOT 1

31'–6" D.I. WATER SERVICE w/ 6" VALVE
TOP=856.85

36'–6" SANITARY LATERAL @ 1.0%
IE=856.86 (SIZE TO BE CONFIRMED)

BUILDING A
4 UNIT; LOT 1

20' WP&L GAS MAIN EASEMENT

DEVILS LAKE WAY

ELVEHJEM ROAD

SPERLE CORNERS, LOT 1
UTILITY PLAN
SHEET: C–4
DATED: FEBRUARY 3, 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

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A – McFarland, WI 53558 (608) 838-7750 \LS-03-19\LS03BASE.DWG

LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

69'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=854.56

69'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=854.95

69'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=854.98

69'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.38

69'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.41

65'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.68

65'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.80

91'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=856.52

OUTLOT 1

DEVILS LAKE WAY

86'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.22

1 1/4" COPPER WATER SERVICE
w/ CURB STOP (TYP.)

87'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=854.87

86'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.26

85'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.61

85'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=855.65

86'-4" PVC SANITARY SEWER
LATERAL @ 2.0% (MIN.)
IE=856.05

75' SETBACK WETLAND BOUNDARY
(PER RUEKERT MIELKE OCTOBER 13,
2022 WETLAND DELINEATION REPORT)

LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2

N

0 20 40

SPERLE CORNERS, LOTS 3 – 16 DUPLEXES

UTILITY PLAN
SHEET: C-4.1
DATED: FEBRUARY 3, 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

Four Unit Multifamily Building
for
Lakestone Properties & Mgmt LLC





Drawing Index

T1.1	Title Page
T1.2	Specifications & Notes
T1.3	Specifications & Notes
C1.1	Site Plan (by civil engineer)
S1.1	Footing & Foundation Plan
S1.2	Foundation Details
S2.1	First Floor Framing Plan
S3.1	Second Floor Framing Plan
S4.1	Third Floor Roof Framing Plan
A1.1	Code Plans
A2.1	First Floor Plan
A2.2	Second Floor Plan
A2.3	Third Floor Plan
A2.4	Roof Plan
A3.1	Exterior Elevations
A3.2	Exterior Elevations
A3.3	Exterior Elevations & Building Section
A4.1	Building Sections, Wall types
A5.1	Wall Sections & Details
A5.2	Unit separation Wall Sections & Details

Project Summary

governing building code
International building code (IBC) with wisconsin modifications

governing jurisdiction, setbacks & restrictions
City of McFarland
Lot 1:
Zoning District: R3
Maximum Height: 35 feet
Street Yard: - 10 feet
Side Yards: - 10 feet
Rear Yard: - 35 feet
Separation between building on same lot - 20'

Building Area Summary - Heated Living Space

First Floor:	"4,051.55 sq ft" Heated Living Space
Second Floor:	"4,007.84 sq ft" Heated Living Space
Third Floor:	"4,007.84 sq ft" Heated Living Space

Gross Area: "12,067.17 Sq Ft" Heated Living Space
Includes stair openings
Does not include open-to-below spaces with no floor structure

Building Area Summary - Non-Heated Structured Space

Covered Open Porches	"83 Sq Ft"
Structured Decks	"389 Sq Ft"
Patios	"389 Sq Ft"
Vehicle Garages	"1938.6 Sq Ft" (included in first floor area)
Gross Area:	**"02,799.6 Sq Ft"**

Gross area (total areas): 14,866.77 sq ft

Abbreviations

Abbreviations, reference marks, symbols & other drafting conventions may be used throughout the documents.

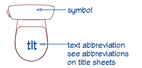
&	and
@	at
~	approximate or approximately
°	degree
#	number or pound
+/-	plus or minus
ab	anchor bolt
ac	air conditioning
act	acoustical ceiling tile
acu	air conditioning condensing unit
ad	area drain
addm	addendum
adj	adjustable
aff	above finish floor
ahc	access hatch @ ceiling
ahl	access hatch & ladder
ai	air intake for furnace
alt	alternate
alum	aluminum
approx	approximate
arch	architect or architectural
auto	automatic
awn	awning
b/	bottom of
bd	board
bdrm	bedroom
bgf	beam gas-fired
bgg	barbecue gas grill
bld	blast
bl	borrowed lite
bldg	building
bldr	builder
blkg	blocking
bm	beam or benchmark
bmp	best management practice
bp	base plate or bearing plate
brg	bearing
bst	bench seat
bsmt	basement
btla	bath tub/shwr alcove
btld	bath tub deck mounted
btlfj	bath tub deck mounted w/jets
btls	bath tub free standing
btm	bottom
btsm	bath tub shower module combo
btwn	between
buv	both ways
c-c	center-to-center
cabt	cabinet
catv	community antenna television
cb	construction bulletin
cdd	clothes dryer electric
cdg	clothes dryer gas
cem	cement or cementitious
cfc	chimney flue cap
cfci	contractor furnished contractor installed
ch	coat hook
cham	chamfer
chan	channel
cj	control joint
cl	center line
clg	ceiling
clos	closet
clr	clear
cmu	concrete masonry unit
co	cased opening
col	column
com	common
comp	composition
conc	concrete
const	construction
cont	continue or continuous
contr	contractor
corr	corridor
cpt	carpet & pad
crs	course or courses
cs	continuous sheathed
csmt	casement
cte	cooktop electric
ctg	cooktop gas
ctrp	countertop
ctr	center
cu	cubic
cv	control valve
cw	clothes washer
d	deep or depth
db	decibel
dbl	double
dc	double casement
deg	degree
demo	demolition or demolish
det	detail
df	drinking fountain
dh	double hung
dia	diameter
diag	diagonal
dim	dimension
dl	dead load
dn	down
dr	door
dw	drawer
ds	down spout
dv	direct vent
dvb	dryer vent box
dw	dishwasher
dwb	diagonal wall boards
dwg	drawing
e	east
ea	each
eb	expansion bolt
ebg	electric backup generator
ebh	electric baseboard heater
ec	electrical contractor
ef	exhaust fan
eh	exhaust hood
ehtm	electric heat floor mat
eifs	exterior insulation finish system
ej	expansion joint
elec	electric or electrical
elev	elevation or elevator
epbb	emergency power battery backup
eps	expanded polystyrene
eq	equal
equip	equipment
erwh	electric resistance wall heater
esm	electric service meter
esp	electric service panel
etr	existing to remain
evaf	exhaust vent attic fan
evc	electric vehicle charger
evcd	exhaust vent clothes dryer
evf	exhaust vent furnace
evfp	exhaust vent fireplace
evrh	exhaust vent range hood
evwh	exhaust vent water heater
ew	each way
ewp	egress well prefabricated
exist	existing
exp	expansion
ext	exterior
f	fahrenheit
f/	face of
f/c	face of concrete
f/f	face of finish
f/s	face of stud
fa	fire alarm
fab	fabricate
facp	fire alarm control panel
far	floor area ratio
fb	floor basin
fd	floor drain
fdl	floor drain linear
fdn	foundation
fec	fire extinguisher cabinet
fff	finished floor
fgfa	furnace gas forced air
fgls	fiberglass
fha	field height adjustable
fin	finish or finished
flash	flashing
flex	flexible
flr	floor
fpe	fireplace electric
fpf	fireplace flue
fpg	fireplace gas-fired
fpw	fireplace wood burning
frtw	fire-retardant treated wood
frz	freezer
ft	foot or feet
ftg	footing
fur	furring
furn	furnish or furniture
fv	field verify
fwm	faucet wall mount
fx	fixed
ga	gauge
gal	gallon
galv	galvanized
gb	grab bar
gbg	grilles between glass
gc	general contractor
gdo	garage door operator
gfi	ground fault interrupt
gfr	glass fiber reinforced
gl	guard rail
gran	granular
grnd	ground
gsf	gross square feet
gsh	gas stove heater
gsm	gas service meter
guh	gas unit heater
gv	gas valve for grill
gwb	gypsum wallboard
h	high or height
h/c	hot & cold
har	home automation equip rack
hb	hose bibb
hc	hollow core
hdr	header
hdwd	hardwood
hdwr	hardware
hm	hollow metal
horiz	horizontal
hpe	heat pump electric
hpg	heat pump geothermal
hr	hour or hand rail
hrs	hanger rod & shelf
hdw	washer supply box
hrv	heat recovery ventilator
hvac	heating ventilation and air conditioning
hwc	hot water recirculating pump
ib	ironing board cabinet
id	inside diameter
im	ice maker
in	inch
insul	insulation
int	interior
isr	impervious surface ratio
jb	junction box
jst	joist
jt	joint
kip	kilopound
kitch	kitchen
ksi	kilopounds per square inch
l	long or length
lam	laminate
lav	lavatory
lb	pound
lbs	pounds
lbw	load bearing wall
lc	laundry chute
led	light emitting diode
lib	lib in bracing
lin	linen, lineal or linear
ll	live load
lp	liquid propane
lpgr	liquid propane gas regulator
lpst	liquid propane storage tank
lsl	laminated strand lumber
lt	light
lvl	laminated veneer lumber
lvp	luxury vinyl plank
maint	maintenance
mas	masonry
mast	master
max	maximum
mb	marker board
mc	medicine cabinet
mech	mechanical
med	medium
memb	member or membrane
mep	mechanical electrical plumbing
mezz	mezzanine
mfr	manufacturer
min	minimum
mir	mirror
misc	miscellaneous
mldg	molding
mo	masonry opening
mtd	mounted
mtg	mounting
mtl	metal
mum	municipal water meter
muwo	microwave oven
n	north
nic	not in contract
no	number
nom	nominal
nts	not to scale
o/o	out-to-out
oc	on center
od	outside diameter
ofci	owner furnished contractor installed
off	office
ofoi	owner furnished owner installed
oh	overhead
ohwm	ordinary high water mark
opng	opening
opp	opposite
osb	oriented strand board
osd	open site drain
ov	oven
ovd	oven double
ovmw	oven & microwave oven
pant	pantry
par	parallel
partn	partition
pbw	panel board structured wiring
pc	plumbing contractor
pcc	precast concrete
pcf	pounds per cubic foot
perf	perforated
perim	perimeter
perm	permeable
perp	perpendicular
pf	portal frame
pl	plate or property line
plam	plastic laminate
plbg	plumbing
plf	pounds per lineal foot
plwd	plywood
pnl	panel
pnt	paint
poly	polyethylene
prefab	prefabricated
prelim	preliminary
psf	pounds per square foot
psi	pounds per square inch
psl	parallel strand lumber
pt	preservative treated
pt	pass thru
ptw	pressure tank; potable water
pv	pod vent
pwdr	powder
qty	quantity
ra	return air
rad	radius
rcp	reflected ceiling plan
rd	roof drain
re	range electric
ref	refrigerator
refw	refrigerator w/water connection
reinf	reinforced
req'd	required
resil	resilient
ret	return/ retaining
rev	revision
rg	range gas
rhm	radiant heat floor mat
rm	room
ro	rough opening
row	right of way
rwc	refrigerator under cabinet
rv	ridge vent
rwm	recessed wall niche
s	south
s4s	sealed four sides
sa	supply air
san	sanitary
satd	satellite dish
sb	soil boring
sc	solid core/single casement/shur curtain
sched	schedule
sd	shower door
sdl	simulated divided lites
sf	square foot or square feet
sfb	shower floor basin
sfi	spray foam insulation
sfs	structural fiberboard sheathing
sh	shower head wall/single hung
shc	shower head ceiling mount
shh	shower head hand held
shlv	shelving
sht	sheet
shwr	shower
slim	slimliar
sk	sink
skp	sink - pedestal
sm	shower module
spec	specification
spmr	single ply membrane roofing
sq	square
sr	shower rod
ss	stainless steel or shower seat
sscp	solid surface cast polymer
ssg	steam shower generator
std	standard
stl	steel
stor	storage
struc	structural
subflr	subfloor
sv	sheet vinyl
sw	shear wall
swis	storm water sump & pump
sym	symmetrical
t/	top of
t&b	top & bottom
t&g	tongue & groove
tb	towel bar
td	trench drain
tel	telephone or telecommunication
temp	temporary
thk	thickness
tlt	toilet
tlwr	toilet wall mount
tmd	track mounted door
tp	toilet paper holder
tr	towel ring
trc	trash/recycling cabinet
tsl	tubular skylite
tv	television
typ	typical
uc	under counter
unex	unexcavated
unfin	unfinished
uno	unless noted otherwise
urfm	urinal floor mount
usm	urinal wall mount
us	utility sink
vct	vinyl composition tile
vert	vertical
vest	vestibule
vr	vapor retarder
vsc	vertical storage cabinet
vt	vinyl tile
vwb	vinyl wall base
vwc	vinyl wall covering
w	west
wbs	wood burning stove & flue
wcs	water conditioning system
wd	wood or water dispenser
wd	washer dryer combo
wdu	waste disposal unit
wdw	window
wf	wide flange
wfc	wood floor composite
wfs	water filtration system
whe	water heater electric
whf	whole house fan
whg	water heater gas
whte	water heater tankless electric
whtg	water heater tankless gas
wms	wall mounted shelving
wp	waterproof
wrb	weather-resistive air & water barrier
ws	window seat
wscl	wainscot
wsp	wood structural panel
wt	weight
wwp	window well prefabricated
wwr	welded wire reinforcement
xps	extruded polystyrene
yd	yard

Associations & Governance

ADA	Americans with Disabilities Act of 1992
ADAAG	ADA Architectural Guidelines
AISC	American Institute of Steel Construction
ANSI	American National Standards Institute
ASCE	American Society of Civil Engineers
ASME	American Society of Mechanical Engineers
ASTM	American Society for Testing and Materials
AWS	American Welding Society
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFGC	International Fuel Gas Code
IMC	International Mechanical Code
IPC	International Plumbing Code
IRC	International Residential Code
IFC	International Fire Code
NDS	National Design Specification
UDC	Wisconsin Uniform Dwelling Code
UL	Underwriter's Laboratories

object identification

Objects, fixtures & appliances are shown with a symbol & a corresponding text abbreviation.



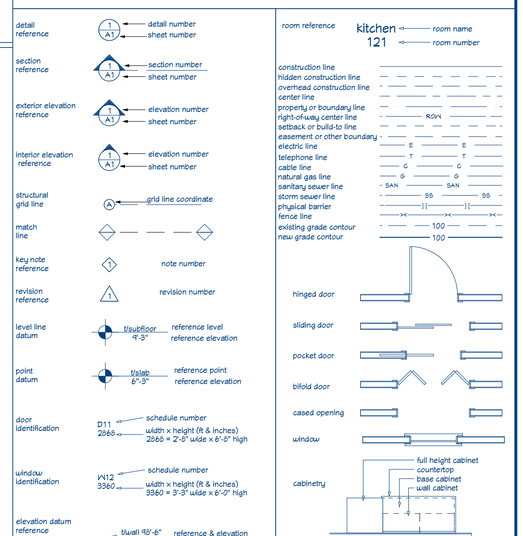
material key

These patterns may be used in plan or section to indicate material types. The same pattern may be used for different materials; these material identifications must be made within the context of the drawing. If there is a discrepancy between a text description of a material and a pattern as described in this key, the text description will prevail.

- brick or stone (natural or manufactured)
- concrete
- grout or mortar
- concrete masonry units
- Cut stone
- stone aggregate or granular fill
- compacted or engineered fill
- earth
- sand or fine stone aggregate
- wood, trim, siding or fiber composites
- nominal lumber (board, stud or timber)
- wood blocking (cut, planed or trimmed)
- metal
- rigid insulation board
- spray foam insulation
- blanket/batt/bib/loose fill insulation
- plywood or osb sub-floor, roof deck & sheathing

symbol key

Reference marks, symbols & drafting conventions are used throughout the documents.



3-D Images

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-839-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

revision index

#	date	ref

project:	25055
date:	1/29/26
drawn by:	jjm

T1.1

C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15055-Lakestone-4 units-version 3.rtaplot 1/29/2026 - 3:22:03 PM

General Notes & Other Requirements

The following notes & specifications shall be considered part of the "Construction Drawings" & "Contract for Construction". All items to follow shall apply to entire project unless noted otherwise on Drawings.

DIV 0 - Bidding & Contracts

1 The Contract for Construction shall be by owner. See owner for requirements.
2 Builder & Contractors performing work on this project shall hold current certification with the State where the project resides. Contractors shall also meet the insurance requirements specified by State certification.
3 Product & material substitutions require approval prior to installation. Contractors wishing to propose product or material substitutions for items specified shall submit to Owner, product cut sheets & technical information demonstrating that product is substantially equivalent in quality & performance to the item specified. Owner shall review information submitted & approve or reject proposal in a timely manner.
4 Changes in design or construction requested verbally by any party shall be documented in writing to be formally recognized. Changes to the Contract Sum will not be accepted on verbal agreements. Written Change Orders signed by Owner & Builder shall be required prior to the start of affected work or if not possible, within five (5) days upon commencement of the work.
5 When products, materials, colors, finishes, fixtures or appliances are not specified on the drawings, provide an Allowance for those items in cost breakdown.

DIV 01 - Administrative Requirements

1 Building Codes: All work shall comply with all current applicable state & local codes.
2 As Project approaches completion of construction, Builder shall prepare a punch list of items that are not complete & update the list on a regular basis until completion. Owner shall accompany Builder on final walk-thru. Final payment shall be contingent upon completed punch list.
3 Prior to final occupancy, provide operation & maintenance manuals for equipment & materials, product warranties, copies of permits, testing results & any other pertinent data or information on construction products & materials.

DIV 01 - Health & Safety

1 Builder shall take reasonable precautions for the safety of employees & subcontractors & other persons who may enter jobsite & shall give notices & comply with applicable laws, ordinances, rules, & regulations as they pertain to the safety of persons or property or their protection from damage, injury, or loss.
2 Builder shall erect & maintain reasonable safeguards for safety & protection, including fencing off excavations, trenches, stair & floor openings, posting danger signs & other warnings against hazards, promulgating safety regulations & shall notify Owners & users of adjacent sites & utilities.
3 When use or storage of hazardous materials or equipment, or unusual methods are necessary for execution of the Work, exercise utmost care & carry on such activities under supervision of properly qualified personnel.
4 Do not load or permit any part of the construction or site to be loaded to endanger its safety. When removing load bearing walls or structural elements, temporarily brace structural elements until such time that permanent new support is in place & securely connected.
5 Do not drop construction materials or debris from heights to endanger persons below.
6 In an emergency affecting safety of persons or property, the Builder shall act, at their discretion to prevent damage, injury or loss. If the Builder becomes aware of a hazard on the job-site that may endanger the safety of their employees or other workers, they should notify the Owner & authorities as quickly as possible & take necessary steps until the hazard may be remedied.
7 The Builder shall have full responsibility for safety conditions at the site & shall determine whether conditions are safe & in conformance with OSHA requirements.

DIV 01 - General Requirements

1. The Construction Drawings contain information that is depicted & cross-referenced between multiple sheets. Individual sheets in the drawing set are not meant to be trade-specific but rather work collectively with other drawing to define the elements of construction. All suppliers, vendors & subcontractors shall be provided with an entire set of Construction Drawings when preparing bids & entering into contracts for construction. Any Drawings other than those labeled "Construction Documents" or "Construction Drawings" are not considered final & shall not be used for construction.
2. Refer to the Abbreviation List, Symbol Legends, Material ID Legend.
3. All dimensions on floor plans are from face of stud, face of masonry, face of concrete or to centerline where indicated except dimension lines to existing walls where dimensions are to face of wall. Dimensions take precedence over scaling of drawings.
4. Contact the Architect for interpretation when discrepancies are found or if the specifications and drawings differ from each other.
5. "Provide" means Furnish & Install.
6. Where a specific product or manufacturer is specified, provide that product or a similar product that is substantially the same.Products used in this project shall conform to the manufacturers material & performance requirements. Products & materials not covered by a manufacturers warranty shall be governed by & perform to the standards and best practices of the construction trades, related industries & professional societies.
7. Details, notes, dimensions & instructions on the drawing set take precedence over graphic representation.
8. All work shall conform to the governing ordinances, codes & regulations. If a building code interpretation question arises, consult with the building inspector before performing the work. If a discrepancy cannot be resolved, contact the architect for clarification.
9. Builder shall coordinate required inspections with Building Inspector throughout the course of construction.
10. All contractors shall thoroughly familiarize themselves with the scope and nature of the new construction prior to the start of work. Verify existing conditions of the site including property lines, survey markers, grades, site utilities, dimensions & any other condition affecting the work. Document & report to the Architect & Owner any discrepancies or discovery of field conditions that may affect the work prior to the start of work.
11. Products, Materials, Equipment & Devices shall be installed in accordance with manufacturers published requirements. Test, adjust, monitor & confirm that installation meets manufacturers installation requirements.
12. Builder & contractors are responsible for reviewing all drawings prior to start of work. Coordinate work with other trades as required for proper fit, sequencing & interface.
13. Builder to coordinate on-site walk-thru with mechanical, electrical, plumbing, fire protection, security, home automation & other affected trades prior to the start of their work. Contractors shall coordinate work for best organization & utilization of affected spaces. Owner shall be invited to meeting. Notify architect if visible spaces change as a result of coordination meeting.
14. Plug, block, flash, screen, protect & caulk penetrations through the exterior building envelope to prevent pest & animal entry.
15. Owner will be responsible for selection of products, materials, colors, finishes, fixtures & appliances that are not specified on the drawings. Notify Owner of dates required for selections to avoid delays.

DIV 01 - Cleaning & Temporary Facilities

1. Builder shall keep the premises & surrounding area free from accumulation of waste materials or debris on a daily basis, keep floors swept broom clean at the end of each day & provide a dumpster for the use of all other contractors during the construction period. Hazardous or flammable materials shall not be placed within the dumpster.
2. During winter months the Owner shall be responsible for the cost of snow & ice removal to access drives or roads during the construction period. The General Contractor shall be responsible for removal of snow & ice within the construction zone & staging areas.
3. Stud wall cavities, ledges, box sills & other concealed spaces shall be vacuumed upon completion of mechanical & electrical rough-ins & prior to the start of insulation or drywall work. Stud wall cavities & other concealed spaces shall also be free of water or moisture prior to insulation or drywall work.
4. Provide Owner the opportunity to photograph all stud wall cavities & floor joist cavities that will be concealed upon completion of mechanical & electrical rough-ins & prior to insulation for their future reference.
5. Upon completion of work, remove waste materials, debris, tools, equipment, machinery & surplus materials from the project site. Final white-glove cleaning of interior & exterior surfaces shall be performed prior to the Owner's occupancy including thorough vacuuming, scrubbing & dusting of surfaces, removal of stickers, labels & adhesives, window cleaning & cleaning of plumbing fixtures, light fixtures, cabinets & appliances.
6. Provide temporary utilities & facilities for construction support, security, communications & protection. Provide temporary signage & barricades as needed for site access, parking, delivery & storage of materials. Provide temporary fencing to restrict access to areas as required for security & safety. Provide temporary lighting at sufficient levels of illumination in all areas to perform required tasks. Coordinate & maintain location of temporary facilities for optimum support of project. Relocate as necessary as the project progresses.
7. All work outside of the area of construction shall be protected from incidental damage. Any damage shall be repaired to its original condition prior to the completion of construction.

DIV 01 - Submittals

1. Prepare & submit a Construction Schedule for the Owner's review & approval. Allow a reasonable contingency for weather related delays. Revise when changes to schedule occur. Subcontractors & material suppliers shall be kept informed of the schedule & changes to it. The Builder shall notify the Owner when construction schedules cannot be met & must be revised
2. Submit copies of the following to the Owner: Certificates of Insurance, Building Permits, Construction Schedule, Applications for Payment, Certificates of Insurance, Change Orders, a list of subcontractors & vendors used on the project.
3. Submit Shop Drawings & product cut sheets to the Owner. They shall include fabrication & installation drawings, setting diagrams, schedules, patterns, templates & similar drawings. Include dimensions, identification of products & materials, compliance with specified standards, coordination requirements & dimensions established by field measurements.
4. Submit physical product & material samples showing finish and color for products exposed to view as requested by owner. Provide mock-ups showing finish & color for all exterior materials for Owner approval prior to installation.
5. Prior to final occupancy, submit operation & maintenance manuals for equipment & materials, product warranties, copies of permits, testing results, cleaning, safety data & other pertinent information on construction products & materials. Provide a walk-thru with Owner to explain operational & maintenance requirements for mechanical systems & equipment upon completion of construction.

DIVISION 03 - Concrete

1. Dimensions are to face of concrete, face of load-bearing masonry, or the centerline of a framing member column, & beams, etc.
2. Footing and foundations are designed assuming a minimum soil-bearing capacity of 2000 psf and a weight of 150 pcf. Pier footings to be min 12" deep. Spread footings to be min 10" deep.
3. Foundations shall be placed on natural undisturbed non-organic mineral soils or engineered compacted fill. If necessary, extend depth & height of foundation walls as required to reach proper soil conditions. Contact geotechnical engineers for soils testing & recommendations when in doubt
4. All concrete shall conform to the concrete design mix schedule.
5. Bottom of footings to be a minimum of 4' below finished grade. Adjust depth if required.
6. Refer to the building sections for locations of below-grade foundation and slab insulation, barrier membranes, engineered fill, etc.
7. Slope concrete floors to floor & trench drains at a slope between 1/8" per foot & ¼" per foot. At garages, slope floor to garage door when no floor drains are indicated.
8. Provide beam pockets in width, depth & location as required for beam bearing. See Framing Plans for reference.
9. All site-cast concrete including footings, pads, walls, & slabs shall be formed. All forms shall be plumb, true, level & braced to prevent deformation or dislocation during construction. Proprietary integral form & subsurface drainage systems are acceptable.
10. All reinforcement steel shall be positioned and secured in place with bar supports and wire ties to ensure minimum concrete cover is maintained prior to and during pours.
11. Interior slabs to be placed on 10 mil VR.
12. Foundation to sill plate Anchor Bolts: ASTM A307 or better at 72" OC maximum and within 18" of wall corners with a minimum embedment of 7" into the foundation wall. Unless noted otherwise on shear wall schedules, see framing plans.
13. Reinforcing Steel: ASTM A615 Grade 60. Wire bar supports shall be Class 1 or Class 2 where concrete is exposed to view; Class 3 is acceptable in all other areas. Tie wire shall be 16-1/2 gauge or heavier, black annealed.
14. Drawings show approximate location & height of foundation wall steps. Prior to forming walls, coordinate wall steps in relation to finish grades & retaining walls with GC & landscape contractor.
15. All interior concrete mixes for horizontal slab applications shall receive a synthetic fiber reinforcement (Propex Fibermesh 150, Grace Microfiber, or equivalent) at a quantity as recommended by manufacturer.
16. Exterior slabs, walkways, driveways & aprons, shall receive 6x6 W1.4/ W1.4 WWF equidistant between the top & bottom faces of slab.
17. Concrete slab control joints shall be formed with preformed plastic inserts. Placement of control joints shall not exceed 8' for 4" thick slabs & 12' for 6" thick slabs. Walkway contraction joints shall be spaced to create squares. Isolation joints shall be formed with a closed-cell neoprene joint filler recessed 3/4" from the slab surface & sealed with a grey polyurethane sealant. Slab edges & joints shall receive a 1/8" bullnose radius.
18. Exterior walks shall receive textured surface with troweled picture-frame edges.
19. Driveways & aprons to be 4,000 psi concrete mix & all other concrete shall be 3,000 psi concrete mix.

DIVISION 03 - Concrete

Concrete Design Mix Schedule

*Concrete compressive strength (f'c') shall be measured at 28 days.

Type	f'c' (min)	Slump	Aggregate	Cement	Cement (min)	Notes
driveways & aprons	4000 psi	4 inches	3/4 inch	type 1A, air 6%	611 lbs / cuyd	1, 2, 3
exterior slabs, steps & walkways	3000 psi	5 inches	3/4 inch	type 1A, air 6%	517 lbs / cuyd	1, 2, 3
foundation walls & footings	3000 psi	5 inches	3/4 inch	type 1A, air 6%	517 lbs / cuyd	-
interior slabs & steps	3000 psi	5 inches	3/4 inch	type 1A	517 lbs / cuyd	1, 3

1. All concrete mixes for horizontal slab applications shall receive a low-denier synthetic fiber reinforcement (Propex Fibermesh 150, Grace Microfiber, or equivalent) dosed at 1.0 lbs /cu yd.
2. Exterior slabs, walkways, driveways and aprons, shall receive 6x6 W1.4/ W1.4 WWF equidistant between the top and bottom faces of the slab.

DIVISION 04 - Masonry

1 (Fireplace wall) Manufactured stone veneer products to be installed & sealed in accordance with manufacturers requirements.

DIV 06 - Wood Framing

1. See Wall Types and interior partition types for wall construction details.
2. See Floor System Types for floor system construction if provided otherwise see wall sections
3. All dimensions are to face of stud or other structural framing member unless noted otherwise.
4. Provide solid wood blocking for cabinets, grab bars, towel bars, shower door systems & other wall & ceiling mounted equipment as required & in accordance with manufacturer instructions.
5. All wood in contact with concrete shall be preservative treated.
6. Provide continuous 1/4" thick corrugated polyethylene foam gasket Sill Sealer over top of foundation wall prior to installing sill plate.
7. Verify rough openings for windows, doors & equipment with supplier.
8. Refer to approved shop drawings for dimensions, layout & installation details of floor & roof framing systems including I-joists, floor trusses & roof trusses.
9. Provide framing around HVAC chases & dropped trunk lines.
10. Provide framing for fireplaces, hearths, mantels, ceiling drops, trays, coves, coffers, niches, skylite openings & other interior details as required.
11. Adjust floor framing to accomodate tub & toilet locations & floor drains.
12. Areas designated as Future Finish shall be rough framed including furring at foundation walls to be insulated. Walls that demise Future Finish from living areas shall be sheathed on the Future Finish side only.
13. All connectors and fasteners in contact with concrete & connectors in exterior locations shall be galvanized steel, stainless steel or other corrosion- resistant material.
14. Connections not specified will be in accordance with applicable codes and best engineering practices, including fastener type & spacing. All multi-ply structural members shall be stitched together.
15. Engineered wood products shall be supplied as specified on framing plans. All specified metal connectors shall be Simpson Strong-Tie.
16. Supported member bearing shall be the full depth of the supporting member or connector seat.
17. Provide solid wood blocking at all connections to ensure installations are secure and tied to adjacent framing. Provide solid wood blocking at all joist spaces below supporting members to transfer loads through to the structure below. Solid wood blocking shall be equal to or greater than the bearing area and capacity of the supporting member above. Fasteners through blocking shall be of sufficient length to provide full embedment in connected members as specified by the manufacturer or as required by the installation.
18. Manufactured trusses and truss-to-truss connections shall be designed & engineered by a qualified designer. Truss profiles indicated within the drawings are to convey the architectural intent only. Fasten roof trusses to bearing plates using code compliant fastening system.
19. When structural columns or beams are used in garages, provide a framed enclosure for wrapping in drywall.
20. Provide temporary wood framed stair between floors until such point that the permanent stair can be installed.
21. Install & maintain temporary safety guardrails where floor elevation changes exceed 24" until such point that permanent guardrails can be installed.

DIV 06 - Wood Carpentry

1. Provide allowance for modular closet storage & hanging system for primary Bedroom. Supplier to coordinate directly with Owner for design & finishes.
2. All other Bedroom Closets, Entry Coat Closets & Mudroom Closets to receive one white low pressure laminate fixed shelf with pre-finished steel, aluminum or wood hanging rod. Shelf to be 1/2 the depth of the closet, mounted at 70" above the finished floor; rod to be mounted at 66" above the finished floor & centered in the closet depth.
3. Linen, Pantry, Storage & Utility Closets to receive five adjustable laminate shelves on pre-finished aluminum shelf standards of sufficient strength to support loads. Shelf depth shall allow clearance for changing shelf heights.
4. Provide finish carpentry labor including installation of doors, trim, casing, hardware, handrails, guardrails, stairs, built-ins, mantels, cabinetry & other interior finish details as required.
5. Partial height framed walls (referred to as half-walls) shall be framed for a 36" high finished height UNO. Provide wood wall cap to match material & finish of interior trim.
6. Provide 1x hardwood wall caps @ partial height basement/ground flr perimeter furred walls and exterior furred basement/ ground floor stair walls.
7. All guardrails shall be 36" above finished flr & stair nosing. Stair handrails (against walls) shall be 32" above stair tread nosing UNO.
8. When indicated (provided) on plans, laundry chute to be 16" wide x wall depth; line with a 26 ga sheet metal. Intake openings to be 14" wide by 16" high, 40" above finished floor to the bottom edge, concealed by a cabinet door with pull and soft-close hinges.
9. Wood & wood & steel stair railing & guardrail systems: See drawings for items specified. When not specified on drawings, provide an Allowance for interior handrail & guardrail systems.

DIV 06 - Wood Trim & Composites

Base Molding: 5 1/4" high wood, paint grade".
Interior Door Casing: 2 1/4" wide wood, paint grade
Interior Window Casing: none
Window Sill: Provide allowance for marble sills, Final selection by owner
Window Apron: none
Fireplace Mantel/Surround: see drawings
Wood Handrails: as selected by owner
Composite Deck Boards: Trex Transcend decking: 5/4x6, or equivalent
Composite Deck Guardrail & Railing System: Trex enhance composite railing, or equivlant. Or as specified by owner
Wood Ceilings: 1x6 T&G STK cedar (front porch)

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI

revision index		
#	date	ref

project: 25055
date: 1/29/26
drawn by: jm

T1.2

C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15555-Lakestone-4 units-version 3.layout 1/29/2026 - 9:22:03 PM

DIV 07 - Thermal & Moisture Protection

1. Acoustic Insulation: Owens Corning 703 acoustic insulation, entire wall cavity @ interior bathroom walls & primary bedroom walls. 6" thick at primary bedroom ceiling cavities with finished space above & floor cavities with finished space below.
2. Spray Foam Insulation: Closed cell Polyiso at rim joists, plumbing & mechanical penetrations @ exterior walls & where indicated on drawings.
3. Blown-In-Batt Insulation: Fiberglass. Blow to thicknesses to achieve R-values specified on drawings.
4. Batt Insulation: Fiberglass.
5. Rigid Insulation Sheathing: faced rigid Polyiso in thicknesses specified on drawings.
6. Weather Resistive Air & Water Barrier: Tyvek
7. Self-Adhered Waterproof Membrane flashing: Henry FortiFlash
8. Drainage Mat: Keene building envelope products, Driwall Rainscreen 020-1 (1/4)
9. Attic Vent Baffles: Ownes Corning Raft-R-Mate extruded polystyrene vent baffles
10. Sill Sealer: Owens Corning FormSealR 5.5" Ridged Sill gasket
11. Vapor Retarder: 6 mill polyethylene, taped & sealed
12. Caulk, general purpose: DAP Dynaflex 230 Premium Elastomeric Sealant
13. Under-Slab Rigid Insulation: Expanded polystyrene, Dow R-5/inch
14. Under-Slab Vapor Retarder: Stego Wrap Class A Vapor Retarder (10 Mil)
15. Rigid Foundation Insulation: EPS R5/inch
16. Foundation Insulation above grade & exposed to view: Styro Industries FP Ultra Lite Foundation Insulation Panel
17. Foundation Waterproofing System: Tremco Tuff-N-Dri H8
18. Foundation Insulation Board: Tremco Warm-N-Dri, 2 3/8" R10
19. Foundation Flashing/Drip Edge: Pre-finished aluminum

DIV 07 - Roofing & Gutter System

1 Install self-adhered waterproof membrane at all vertical penetrations through the roof, including chimneys, vents, stacks; along the entire length of eaves to 12" inside the projected exterior wall line; in 36" wide strips along the entire length of valleys, intersecting walls, changes in roof pitch & other vertical surfaces; over the entire surface of any roof, crickets, or over-build with a slope 4:12 or less. All areas not covered by waterproof membrane to be covered with synthetic underlayment applied horizontally from eave to ridge.
2 Roof overbuild areas should not be sheathed beneath the overbuild framing to maintain free air flow throughout the attic volume.
3 Self-Adhered Waterproof Membrane: Grace Ice & Water Shield roofing underlayment
under all metal roofing and as specified above.
4 Synthetic underlayment: Owens Corning: ProArmor roof underlayment
5 Asphalt Shingles: Certainteed Landmark, or approved equivalent
6 Standing Seam Metal Roof: MBCI LokSeam panel, 18" width, 24 gauge, concealed fastener system, min roof slope of 3/12, standard color. Include flashings, vents, fasteners & accessories for a watertight warranted system. or approved equivalent.
7 Single-Ply Membrane Elastic Sheet Roofing: Fully adhered EPDM
8 Roof Vents: Cor-A-Vent V-300 Ridge Vent
9 Roof to Wall Vents: Cor-A-Vent Roof-2-Wall Vent system
10 Gutters & Downspouts: 5" K Style seamless aluminum fabricated from 0.032 aluminum coil stock, pre-finished in color to be selected. Provide hangers, clips, corrosion-resistant fasteners, elbows, outlets, end caps, sealant @ joints. Provide sub-surface drainage pipe to outflow at grade where necessary to avoid water ponding.
11 Gutter Protection: Leaf Guard system
12 Drip Edge: Pre-formed, pre-finished hemmed aluminum
13 Splash Blocks: Precast concrete

DIV 07 - Exterior Siding & Trim

1. See Exterior Elevations for siding Type & Pattern
2. Vinyl Siding 1: Board and Batten, Mastic line, Fly Gem, Designer series Color: Newport Bay, (blue)
3. Vinyl Siding 2: Board and Batten, Mastic line, Fly Gem, Designer series Color: Victorian Grey, (grey)
4. Vinyl Siding 3: Lap siding, Mastic line, Fly Gem, Quest Color: Victorian Grey, (grey)
5. Vinyl Siding 4: Lap siding, Mastic line, Fly Gem, Quest Color: Deep Granite, (Dark grey)
6. Rainscreen Venting System: Cor-A-Vent SV-3 Siding Vent, 7/16" thick used in conjunction with Cor-A-Vent Sturdi-Strips. Follow manufacturer's installation instructions.
7. Door, & Window trim engineered wood: Color: White
8. Corner Trim, engineered wood: LP Smartside, 4" and 6" cedar texture. 4" corner trim: color to match siding, 6" corner trim Color: white
9. Fascia, engineered wood: LP Smartside, cedar texture. Color: White
10. Shadow Board, engineered wood: LP Smartside, cedar texture, (gable only). color: White
11. Post wrap, engineered wood: LP Smartside, cedar texture. verify color with owner.
12. Beam wrap, engineered wood: LP Smartside, cedar texture. verify color with owner.
13. Deck fascia, engineered wood: LP Smartside, cedar texture. verify color with owner.
14. Soffits: Vented pre-finished aluminum unless noted otherwise on Drawings.

Verify and confirm all final colors with owner

DIV 08 - Doors & Hardware

1. Interior Doors: See Door Schedule for specified interior doors. When not specified on the Door Schedule, provide Allowance for 1 3/8" thick solid core, 3 panel wood door, paint grade. Final selection to be made by Owner after project budget is complete.
2. Exterior Doors: See Door Schedule for specified exterior doors. When not specified on the Door Schedule, provide Allowance for Therma-Tru TT Fiberglass exterior single door, Craftsman lite, 2 panel, flush glazed, rain glass privacy, Hardware Heirloom narrow, oil rubbed bronze. finish color of door and hardware to be selected.
3. Door @ common wall between garage & house: Therma Tru SSF 1100, single panel. insulated fiberglass 20 minute fire rated door & frame assembly.
4. Service Door Garage to Exterior: None.
5. Storm/Screen Doors: See Door Schedule for specified storm/screen doors. When not specified on the Door Schedule, provide allowance for Larson Aluminum Superior Fullview with Retractable Screen Away series, brushed Nickel Handle. Verify with owner.
6. Overhead Garage Doors: See Door Schedule for specified overhead doors. When not specified on the Door Schedule, provide allowance for Garaga garage door, Townships collection, Princeton, Panel P-11, Color as selected by owner.
7. Garage Door Operator: *LiftMaster 8500W* wall-mounted jackshaft operator, www.liftmaster.com. Use at all overhead garage doors. Provide *841LM* automatic lock, *893MAX* 3-button visor remote control, *485LM* opener battery, and *827LM myQ* remote light.
8. Interior Door Hardware: Schlage Residential, Jazz Lever Handles, Satin Nickel finish. Privacy locks at Bedrooms & Bathrooms & non-locking elsewhere.
9. Entry Locks: Schlage J Series Dover Lever Keyed Entry Lock, Standard Trim, Satin Stainless Steel finish
10. Bi-fold Door Knobs: Schlage Custom Bowery Non-turning Knob, Kinsler Trim, Satin Nickel finish
11. Pocket Door Frames: Johnson 1500SC Series Soft-Close Pocket Door Frame, 165# max door weight, include 100PDSC Soft-Close Pocket Door Hardware. Installation includes 5/8" plywood over both sides of steel frame.
12. Bypass Pocket Door & Converging Bypass Pocket Door Frames: Johnson Hardware 111BP Bypass Pocket Door Hardware, 150# max door weight & Converging Door Kit. Installation includes 5/8" plywood over both sides of steel frame.
13. Pocket Door Hardware: Johnson Stain-Grade Pocket Door Jamb Kit, Hidden Pocket Door Guide Kit, 1515-Ply Pocket Door Frame Plywood Clip Set, Johnson Edge Pulls in Satin Nickel finish, Johnson Pocket Door Flush Pulls in Satin Nickel finish, Johnson Auto-Latching Pocket Door Locks in Satin Nickel finish for use at bathrooms & where indicated in Door Schedule.
14. Sliding Bypass Door Hardware: Johnson 118F Sliding Bypass Door Hardware, 150# max weight per door, 35 Series Flush Pulls in Satin Nickel finish
15. Wall Mount (Barn door) Hardware: Johnson 2610SC Soft-Close Wall Mount Sliding Door Hardware, max weight 165# per door.
16. Bi-Folding Door Hardware: Johnson 111FD Bi-Fold Door Hardware, top mount, 50# max weight per panel, include all accessory hardware & hinges.
17. Interior Door Hinges: Schlage 3 1/2" Round Hinge 5/8" Radius in Satin Nickel finish. Quantity as required to support weight of door.
18. Attic Access Hatches: Battic Door, 22" x 30", R-50 EZ Hatch

DIV 08 - Windows, & Patio Doors

1. Windows: Manufacturer: Alliance window system, windgate series. See window schedule.
2. Patio Doors: Manufacturer: Alliance window system, windgate series. See window schedule.
3. Window Exterior finish: Color: white, verify with owner.
4. Patio Door Exterior finish: Color: Black, verify with owner
5. Window Interior Finish: Color: white, verify with owner
6. Patio Doors: Interior finish: Color: white, verify with owner
7. Glazing: standard, verify w/ owner.
8. Window Hardware: style & finish as selected by owner
9. Patio Door Hardware: style & finish: As selected by owner
10. Screens: Color as selected owner
11. Exterior Casing: See exterior elevations/ specs
12. Extenson jambs: None, provide drywall returns. see finishes.
13. Installation: All patio doors, and window to be installed per manufacturer's current printed instructions. Verify patio ro width and height

DIV 09 - Finishes

1. See floor Finish Schedule for Flooring types at each room. Unless specified otherwise on the drawings, provide an allowance for flooring based on mid-range quality products for each flooring type. Unless specified by owner
2. Drywall Finish Texture: Medium orange peel & primer coat of paint
3. Common wall between house & garage: to receive 5/8" drywall (5/8" gub, type X) to underside of roof deck
4. Windows: To receive drywall returns, uno on drawings
5. Drywall Corner Bead: 3/4" dia radius outside corners w/ 90 degree base molding transition blocks for base molding. Standard 90 degree outside drywall bead corners at basement locations & at windows when drywall returns are specified at windows.
6. Walls & Ceiling Paint - General wall & ceiling: Satin Finish, uno.
7. Bathrooms: Paint Semi-gloss
8. Garage floor: concrete, none.
9. Interior doors & trim: To be pre-finished off site
10. Nail holes in interior trim to be puttied in color to match wood at wood trim or putty & paint for painted trim.
11. Drywall to receive one finish coat of paint over primer

DIV 10 - Specialties & Bath Accessories

1 Fireplace: Unless specified on drawings, provide Allowance for Napoleon Ascent Linear Premium Series 46" width. Final Selection by Owner.
2 Bath Accessories: Provide Allowance for mid-range quality products including mirrors, toilet paper dispensers, towel bars, towel rings & robe hooks

DIV 22 - Plumbing

1 Design/ Build by plumbing contractor.
2 Provide plumbing system design & installation in compliance with applicable Building Codes. Provide a complete system including exterior water & sewer laterals & connections, interior & exterior water supply & waste systems, plumbing fixtures & interior gas piping.
3 Tank Type Water Heater: Rheem Prestige Smart Electric water Heater with LeakGuard, sized to supply all present & anticipated (future finish) loads as indicated on the drawings.
4 Water conditioning system to be by a salt-based ion exchange water softening unit. Unit type & capacity to be as recommended by Plumber based upon water system demand & local water hardness conditions.
5 Water filtration equipment to be based on the condition of the local water supply. Provide recommendations to the Owner if local conditions warrant..
6 Potable hot & cold-water distribution system to use PEX tubing in a zoned system with individual distribution lines to each fixture or fixture fitting within the zone group; provide a single shut-off for each zone.
7 Hot water supply lines to receive 1" insulation pipe wrap. Waste line piping to be insulated at all spaces above basement ceiling plane for sound reduction.
8 Provide a water recirculation system with Grundfos circulation pump with programmable timer with a dedicated return line for the hot water trunk line supplying the farthest fixture location.
9 Review shower control & shower head mounting heights & locations with owner prior to rough-ins
10 Provide drain pan beneath clothes washers located on third floor

DIV 23 - HVAC

1 Design/ build by mechanical contractor.
2 Mechanical heating & cooling system Design to be provided by HVAC contractor. Design & install a balanced supply & exhaust forced-air system with an energy recovery ventilator. Heating to be by a gas-fired, high-efficiency, variable-speed, sealed combustion furnace with individual zones for each floor level. Cooling to be by an exterior pad-mounted, air-cooled, direct expansion condensing unit. Provide a central humidifier & high-efficiency pleated air filter. Provide a central electronic, programmable thermostat on first floor & secondary control thermostats in each additional zone. Confirm thermostat locations with Owner.
3 Provide schematic drawings & diagrams showing locations & sizes of supply & return air ductwork & supply & return air vent locations & coordinate layout with Builder prior to installation.
4 Prior to the start of work, coordinate mechanical room layout with owner/ gc , Electrical & plumbing contractors for best location of equipment & most efficient use of space.
5 Provide heat loss calculations for building permit submittal.
6 Exhaust kitchen exhaust fan: Directly to the exterior through insulated duct & terminating with a screened & dampered wall cap or roof jack.
7 Bathrooms Exhaust: To receive an Energy Star rated venting fan with automatic backdraft damper & integrated programmable timer. Exhaust directly to the exterior through a single 4" diameter duct terminating with a louvered wall cap or dampered & screened roof jack.
8 Clothes Dryer Exhaust: Exhaust dryer directly to the exterior through a single insulated 4" diameter duct terminating with a dampered wall cap or screened roof jack. If the vent is routed through a framed wall provide a recessed dryer vent box or manifold. In all cases the vent must exhaust 3' (min) from any other opening into the building.

DIV 26 - Electrical

1 Design/ build by electrical contractor.
2 Provide a fully code-compliant electrical system design & installation.
3 Provide a type-written directory mounted on the inside of all panel doors indicating the load supplied by each branch circuit breaker in the panel.
4 Provide a whole-house surge protection device adjacent to or integrated into the main electric panel.
5 Install a residential telecommunications system for voice, data, audio & video applications distributed from a central structured wiring enclosure. Coordinate system design requirements & details directly with the Owner. For initial pricing, provide an Allowance for a basic mid-range system including providing one cable pair (one main, one backup) from the enclosure to the service entrance for both coaxial and category wired services (cable or satellite television & telephone or digital subscriber line). Provide a minimum of one common box with one coaxial drop & one category wire drop at each office, bedroom, kitchen, family, living, game & mud rooms. Final system requirements & design will be determined by Owner after budgets are developed.
6 Electrical equipment & lighting layout is approximate. Exact locations & mounting heights of switches, equipment & fixtures shall be verified with Owner. Electrical contractor shall verify loads & size panel boards & equipment accordingly. Electrical ontractor to be responsible for coordinating inspections.
7 Provide power as required to appliances & equipment that requires hard-wire electrical service or plug-in receptacles including door chimes, smoke & carbon monoxide detectors, garage door operators, hot tubs, whirlpool baths, pools, steam shower generators, saunas, well & septic pumps, waste disposal units, dishwashers, cooktops, ovens, exhaust hoods, refrigerators, ice makers, washers, dryers, fireplaces, home audio & security systems, emergency power generators, emergency power battery backups, furnaces, AC condensing units, heat recovery ventilators, gas unit heaters, sump pumps, water conditioners, water heaters, hot water re-circulating pumps, bathroom exhaust fans, attic exhaust fans, ceiling fans, heat lamps, radiant floor mats, radiant wall heaters, light fixtures & any other equipment or fixtures requiring a power supply.
8 Provide electric power receptacles in quantity & locations as required by code. Provide GFI receptacle where required by code. Provide unit price in Contract for additional receptacles above code-required. Field verify receptacle locations with Owner prior to installation.
9 Provide 2 switched receptacles @ the bed headwall in each bedroom switched on the same wall. Verify location with Owner.
10 Locate fixture switches in best practical locations. Field verify switch locations with Owner prior to installation.
11 Provide 3-way switches for fixtures located between floors @ stairs & other locations such as dead-end halls.
12 Locate switches for above-cabinet & below-cabinet lighting as close as possible to fixture.
13 All interior light fixtures to be on dimmer controls except @ Half bath, bathrooms, closets, mudroom, laundry, storage, garage, mechanical, utility & unfinished spaces
14 Provide ceiling mounted carbon monoxide & smoke detectors on each flr level in locations compliant with code.
15 Provide separate independent switches for combination ceiling fan/light & exhaust fan/light units.

DIV 31 - Earthwork

1. Coordinate with utility companies for locations of all utilities prior to the start of work.
2. Site plan, and site information is provided by civil engineer under separate contract. Contact licensed Surveyor for final staking & placement of structure.
3. Coordinate site layout with Utility & Landscape Contractors prior to excavation.
4. Protect trees within construction zone with fencing around outside perimeter of canopy drip line. Protect existing utilities as required.
5. If questionable soils or fill materials are discovered during excavation, contact geotechnical engineer for proper analysis & recommendations prior to completion of excavation.
6. Stockpile excavated material in locations to provide proper drainage & to minimize erosion. Provide additional fill as required & remove excess cut material as required.

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI

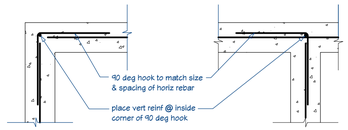
revision index

#	date	ref

project: 25055
date: 1/29/26
drawn by: jjm

T1.3

C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15055 Lakestone-4 units-version 3.rvt 1/29/2026 - 9:22:09 PM

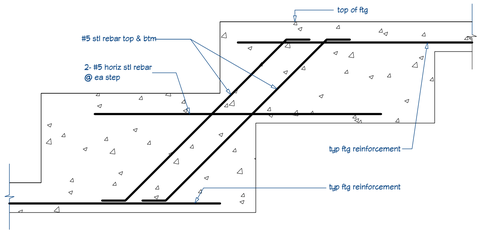


wall corner wall intersection

other vert reif is not shown for clarity
extend horiz wall reinf w/std 90 deg hook in lieu of additional corner reinf
no vert construction joints within 4' of wall corners

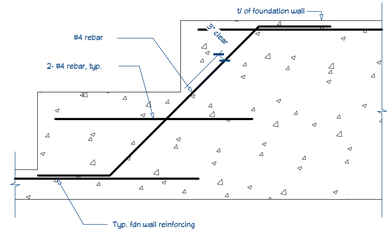
A fdn corner details

SCALE: 1/2" = 1'-0" (22"x36" - Full size)
1/4" = 1'-0" (11"x17" - Half size)



B fdn wall step detail

SCALE: 1/2" = 1'-0" (22"x36" - Full size)
1/4" = 1'-0" (11"x17" - Half size)



C Foundation Step footing detail

SCALE: 1/2" = 1'-0" (22"x36" - Full size)
1/4" = 1'-0" (11"x17" - Half size)

Footing Schedule

Tag	Footing size	Reinforcing	Details	Notes
F1	2'-0" x 2'-0" x 10"d	(4) - #4 bars spaced equally each way	See plans	1

General footing notes

1. At continuous strip footings, see details. beneath a load-bearing walls the continuous reinforcement shall be laid horizontally. Dowels are to tie the footing to the foundation wall and will be laid vertically with an embedment of 6" (min) into the footing and 18" (min) into the foundation wall; the bend shall be a 90-degree hook with a 3" bent leg length.

Footing schedule Notes

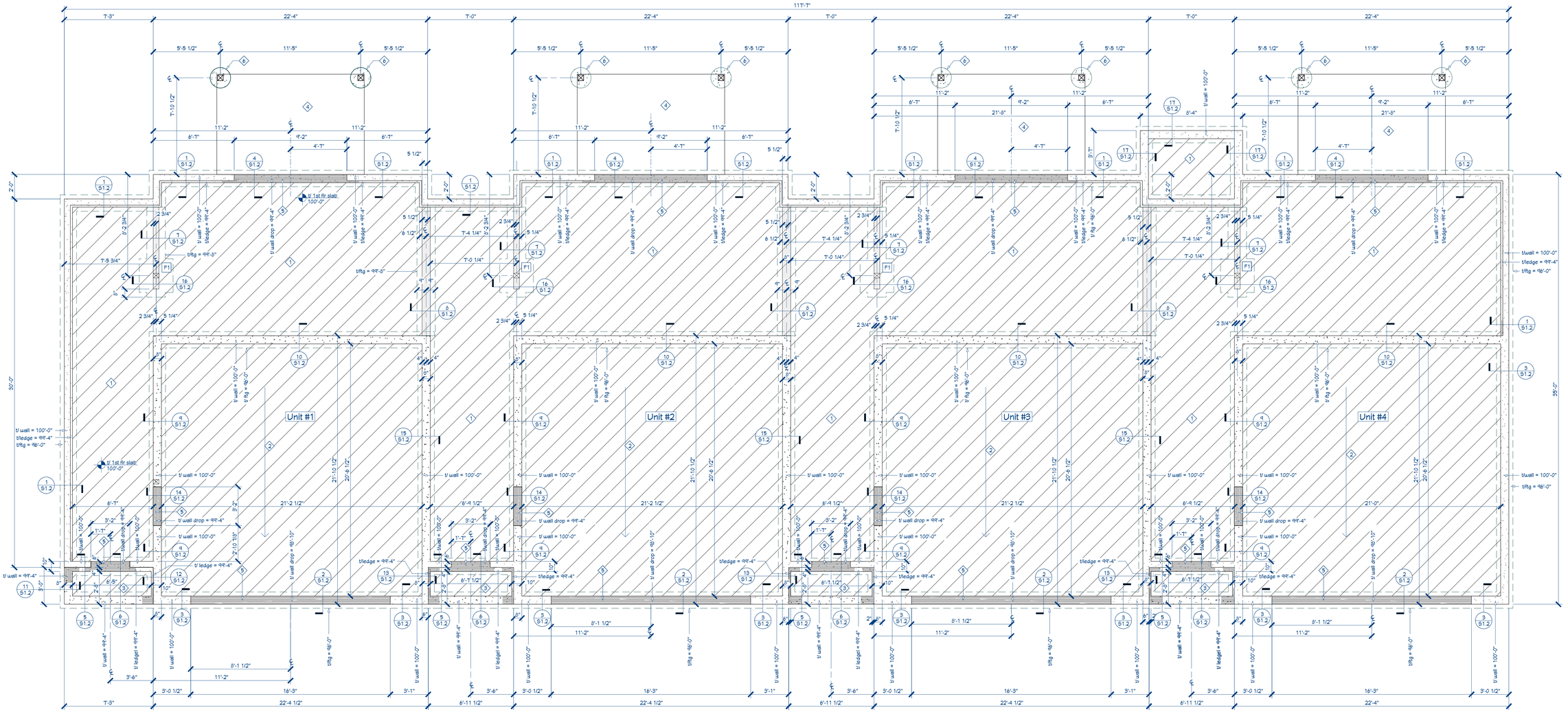
1. All horizontal (tension) reinforcement shall be laid 3" clear of the bottom face and side faces of the footing.

Key Notes - Foundation Plan

#	Text
1	4" thk conc slab w/ fibermesh, see concrete design mix schedule
2	new 4" conc garage slab. slope 1/8" min. per ft for drainage. slope towards garage door, see first floor plan.
3	5" thk reinforced porch conc slab w/ thickened edge, see details
4	4" thk. conc patio with thickened edge; slope 1/8" min. per ft for drainage.
5	Over-pour interior slab at foundation wall cut-out.
6	20" diameter conc pier formed with sona-tube. Bottom of sonatube to extend 4'-0" below grade

General Notes - Foundation Plan

1. See specs if provided
2. All concrete shall conform to the concrete design mix schedule. All load-bearing masonry shall be standard weight.
3. See typical foundation details for steps in wall, footings and wall corners
4. All dimensions reference the face of concrete, face of load-bearing masonry, or the centerline of a framing member column, beam, joist, etc.
5. Footing and foundations are designed assuming a minimum soil-bearing capacity of 2000 psf and a weight of 150 pcf.
6. All site-cast concrete including footings, pads, walls, & slabs shall be formed. All forms shall be plumb, true, level & braced to prevent deformation or dislocation during construction.
7. Provide beam pockets in width, depth & location as required for beam bearing. See Framing Plans for reference.
8. All wall horizontal reinforcement shall be laid equidistant between the inner and outer faces of the wall.
9. Foundation to sill plate Anchor Bolts: ASTM A307 or better at 72" OC maximum and within 18" of wall corners with a minimum embedment of 7" into the foundation wall, uno on shear wall schedule.
10. Provide sill Sealer 1/4" thick corrugated polyethylene foam gasket below exterior wall 2x wd base plates
11. Refer to the building sections for locations of below-grade foundation and slab insulation, barrier membranes, engineered fill, etc.
12. All reinforcement steel shall be positioned and secured in place with bar supports and wire ties to ensure minimum concrete cover is maintained prior to and during pours. Reinforcing Steel: ASTM A615 Grade 60. Wire bar supports shall be Class 1 or Class 2 where concrete is exposed to view; Class 3 is acceptable in all other areas. Tie wire shall be 16-1/2 gauge or heavier, black annealed.
13. Interior slabs/ garage slabs shall be placed on 10 mil VR, uno.
14. At continuous strip footing beneath a load-bearing walls. Continuous reinforcement shall be laid horizontally. Dowels are to tie the footing to the foundation wall and will be laid vertically with an embedment of 6" (min) into the footing and 18" (min) into the foundation wall; the bend shall be a 90-degree hook with a 3" bent leg length.



1 Footing & Foundation Plan

SCALE: 1/4" = 1'-0" (22"x34" - Full size)
1/8" = 1'-0" (11"x17" - Half size)

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

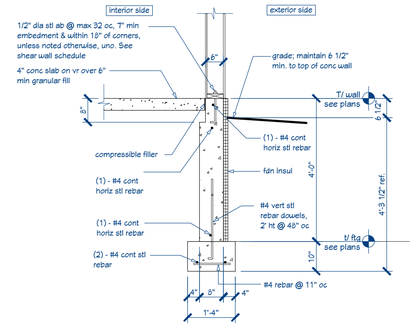
revision index

#	date	ref

project: 25055
date: 1/24/26
drawn by: jjm

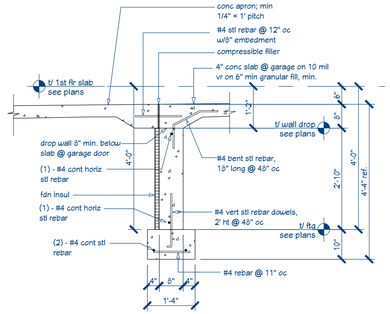
S1.1

C:\Users\jjeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15055-Lakestone-4 unit-version 3.dwg xLayout 1/24/2026 - 9:22:04 PM



1 fdn wall detail

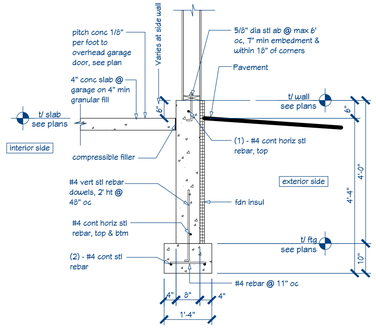
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



Garage overhead door drop

2 fdn wall detail

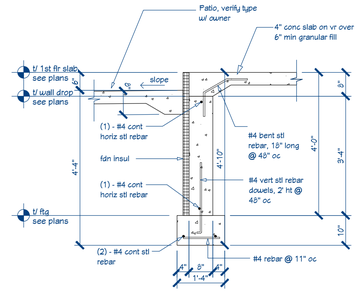
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



Garage exterior fdn wall

3 fdn wall detail

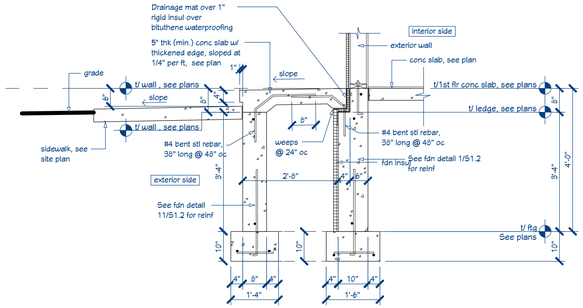
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



patio door drop

4 fdn wall detail

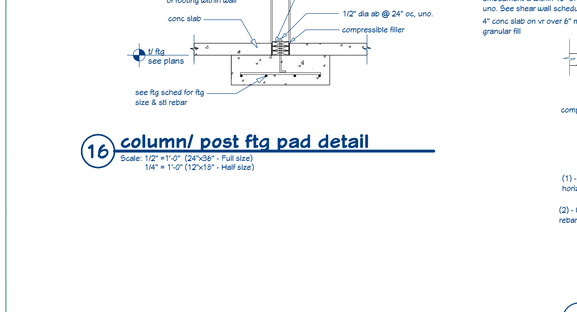
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



porch stoop

5 fdn wall detail

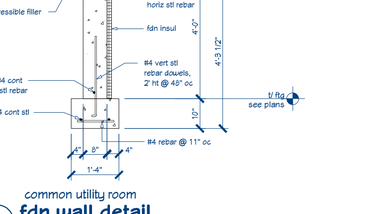
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



porch stoop @ entry door

6 fdn wall detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



at interior load bearing walls

7 cont. spread footing detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)

at unit interior load bearing separation walls

8 cont spread footing detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)

between unit and garage

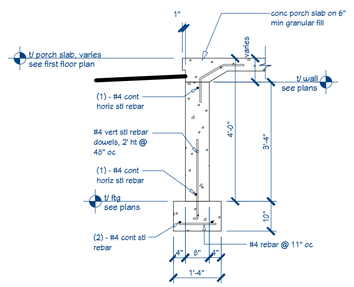
9 fdn wall detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)

between unit and garage

10 fdn wall detail

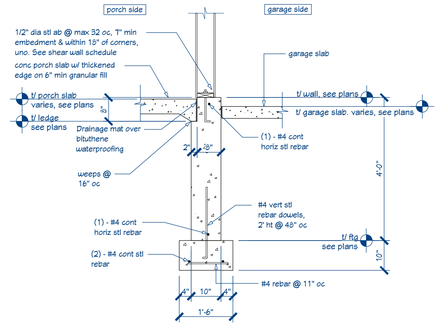
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



side wall at porch (unit 1)

11 fdn wall detail

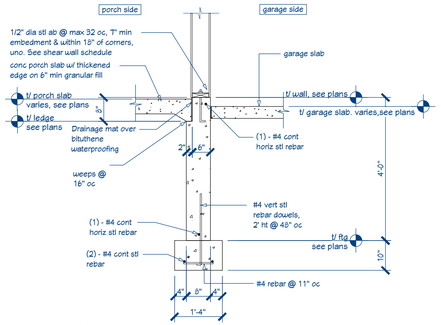
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



10" wall between garage and porch

12 fdn wall detail

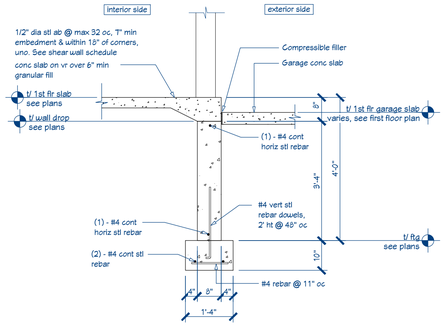
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



8" wall between garage and porch

13 fdn wall detail

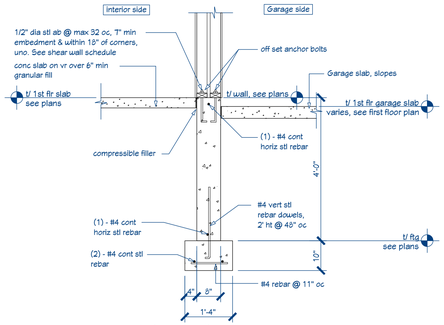
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



wall drop at door between garage and unit

14 fdn wall detail

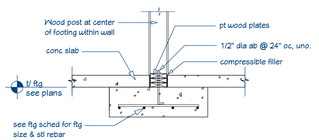
Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



between unit and garage

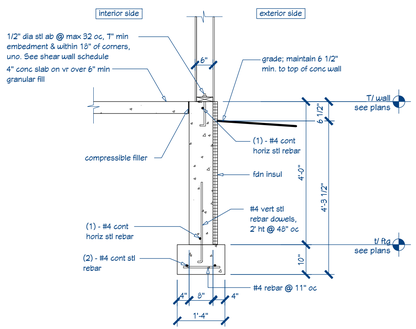
15 fdn wall detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



16 column/ post ftg pad detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)



common utility room

17 fdn wall detail

Scale: 1/2" =1'-0" (24"x36" - Full size)
1/4" = 1'-0" (12"x18" - Half size)

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-939-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI

revision index		
#	date	ref

project: 25055
date: 1/24/26
drawn by: jjm

S1.2

C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15955-Lakestone-4 units-version 3 layout 1/24/2026 - 9:22:05 PM

Key notes: first floor headers, roof and second floor framing plan

#	Text
1	Mono pitch roof trusses @ 24" oc max
2	Provide wd studs, and wd blocking at joist space the same size as posts from above.
3	Double floor joists under kitchen island shown dashed. Min. of 3 floor joists to be doubled

General Notes - first floor header & second floor framing plan

1. Floor framing plan is schematic to show intent. Final layout by floor joist truss supplier.
2. Floor joists are designed to be designed by floor joist/ truss supplier
3. Provide solid wood blocking in joist/ truss space below headers and beams as indicated in specifications section 06 wood framing for all support members for headers and beams exceeding 1 1/2" in thickness in width.
4. Provide Simpson H2 tie to connect floor joists to wall, typ.

first floor header schedule

no.	Header	Type	Support	Detail	Notes
FH01	(2) - 11 1/4" lvl, 2.0e	dropped	(2) - 2x6 spf#2	-	2
FH02	(2) - 2x6 spf #2	dropped	(2) - 2x6 spf#2	-	2
FH03	(2) - 2x6 spf #2	dropped	(1) - 2x6 spf#2	-	1
FH04	(2) - 1 1/4" lvl, 2.0e	dropped	(2) - 2x6 spf#2	-	2

1. Support header at each end with (1) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.
2. Support header at each end with (2) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.
3. Installation to be tight against the underside of the wall top plates. Laterally brace the header using SDWC15600 structural wood screws at 6" OC, staggered, driven from the top through the plates into the solid portion of the header.

first floor beam schedule

tag	Beam	Type	Support	Notes
FB1	(1) - 14" lvl, 2.0e	Flush	FB2 & FB3	1
FB2	(2) - 1 3/4" x 14" lsl,1.55e	Flush	FC3, wall, see plan	2.5
FB3	(2) - 1 3/4" x 14" lsl,1.55e	Flush	FC4, FB4	2
FB4	(2) - 2x10 spf #2	Dropped	(2) - 2x6 spf#2	6
FB5	(2) - 2x10 spf #2	Dropped	FC3 & FC4, see plan	4
FB6	(2) - 2x10 spf #2	Dropped	FC1 & 2	-

Notes:

1. This beam is flush within the floor system. Fasten to FB2 and FB3 with Simpson hangers IUS1.81/9.5
2. This beam is flush within the floor system; bear the beam ends on the wall top plates, directly above the supporting studs framed within the wall; fasten to wall plates and to beam with tie H1
3. omit
4. Support opposite end of beam with (post) with (1) trimmer (shoulder stud) stitched to an adjacent king stud using 4-10d with an edge distance of 1" all around.
5. Beam is flush and sits on top of double wall plates with FC3 below at exterior wall. On the other side it sits on top of double top plates, wall between garage and foyer. provide bearing of 5 1/2" (full depth of wall) w/ min. of equivalent of (2) - 2x6. The supporting post can be combined with post that supports column for beam above. full depth of width of beam must be supported by studs below.
6. Support header at each end with (2) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.

first floor column schedule

Tag	Description	Cap	Base	Detail	Notes
FC1	PT 6x6, sup #2			-	1,2
FC2	PT 6x6, sup #2			-	1,2
FC3	(2) - 2x6 spf #2			-	3
FC4	PT 6x6, sup #2			-	1,2
FC5	(2) - 2x6 spf #2			-	4
FC6	(2) - 2x4 spf #2			-	4
FC7	(2) - 2x6 spf #2			-	3
FC8	(2) - 2x6 spf #2			-	3

1. Fasten column head to beam with one ACE6 post cap pair (2) using minimum nailing schedule of 8-16d in the column and 8-16d in the beam.
2. Use column base ABU66
3. Support header with (2) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.
4. (3) - 2x6 studs from bottom plate to bottom of top plates. beam is flush in floor system

First floor ledger schedule

tag	Ledger	spacing	connectors	Detail	Notes
GL1	(2)-PT 2x12 sup #2	16"oc (max)	SDS6X	-	1

1 Fasten deck ledger through sheathing to rim joist using two staggered rows of SDWS22400DB structural wood screws at 12" OC, 1-1/2" clear of edges and 6" clear of ends

Structural Framing Legend

- tag — Denotes beam/ledger/ header line, see schedules (FH#, FB#, GL#, SH#, SB#, RH#, RB#)
- C# — See column schedule (FC#, SC#, RC#)
- Interior bearing wall
- EXZ-R Z1 — Exterior & interior bearing shear wall, See shear wall schedule (shear wall designation mark)

Shear Wall Schedule - First Floor Header and second floor framing Plan

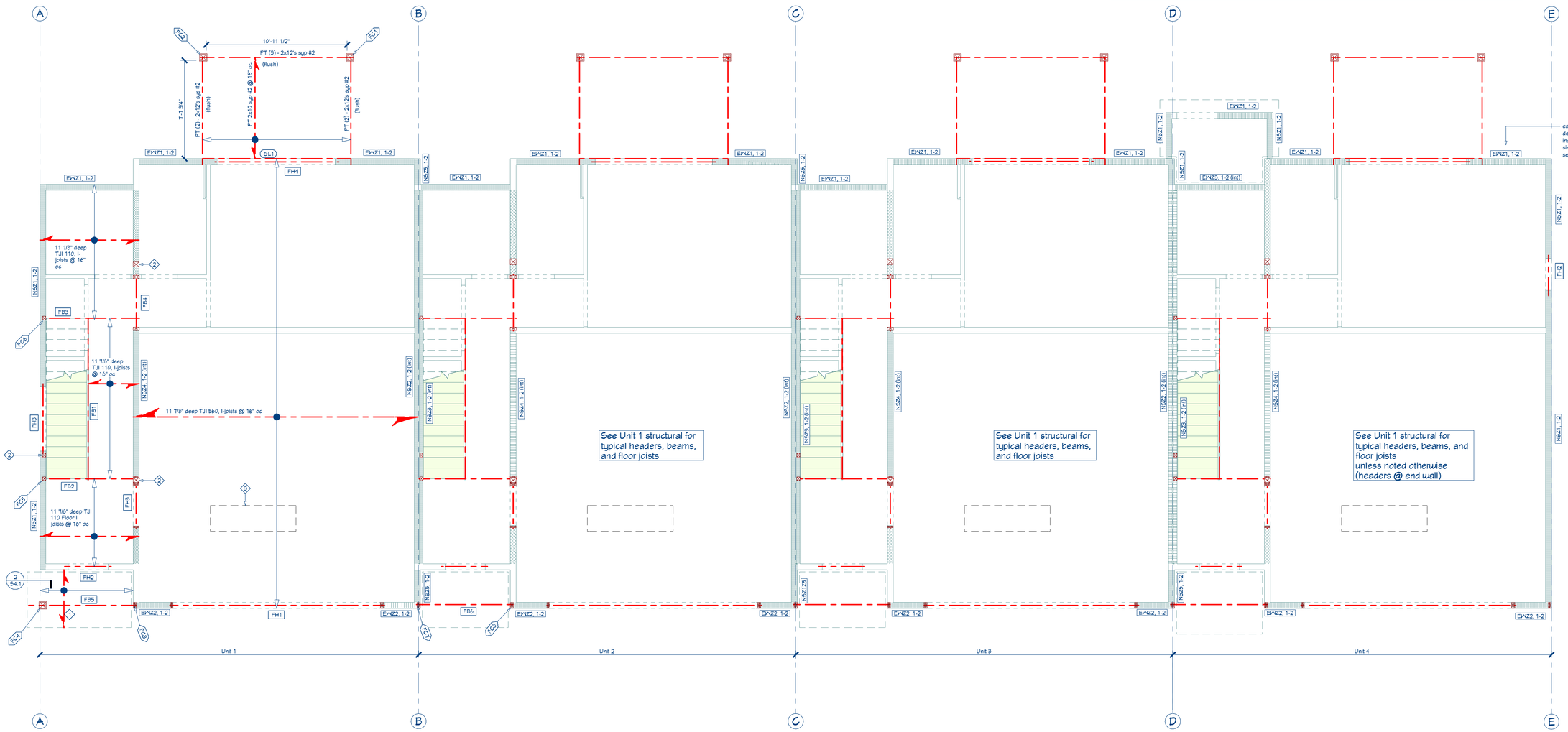
Tag	Description	Wall	Nailing Edges	Nailing Field	Blocking	Anchoring	Hold downs	Specific Notes
NSZ1, 1-2	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	1/2" ab @ 32"oc (conc)	DTT2Z (1) SDS 1/4" x 2.5"	1,4
EXZ1, 1-2	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	1/2" ab @ 32"oc (conc)	DTT2Z (1) SDS 1/4" x 2.5"	1,4
EXZ3, 1-2	7/16" osb sheathing	2x6 @ 16"oc	8d @ 4"oc	8d @ 12"oc	blocked	1/2" ab @ 24"oc (conc)	HDUE3 (1) SDS 1/4" x 3.5"	1,4
EXZ3, 1-3 (int)	1/2" gwb, both sides	2x6 @ 16"oc	#6 screws @ 4"oc	#6 screws @ 16"oc	blocked	1/2" ab @ 32"oc (conc)	DTT2Z (1) SDS 1/4" x 2.5"	3,5
NSZ2, 1-2 (int)	1/2" gwb, one side	2x4 @ 16"oc	#6 screws @ 4"oc	#6 screws @ 16"oc	blocked	1/2" ab @ 32"oc (conc)	none	2,5
NSZ3, 1-2 (int)	1/2" gwb, both sides	2x4 @ 16"oc	#6 screws @ 4"oc	#6 screws @ 16"oc	blocked	1/2" ab @ 32"oc (conc)	none	3,5
NSZ4, 1-2 (int)	1/2" gwb, both sides	2x6 @ 16"oc	#6 screws @ 4"oc	#6 screws @ 16"oc	blocked	1/2" ab @ 32"oc (conc)	none	3
NSZ5, 1-2	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	1/2" ab @ 24"oc (conc)	HDUE3 (1) SDS 1/4" x 3.5"	1,4,6

General notes

1. Lengthen straps as required to connect end studs above to end studs below, no increase in nailing (1/2 the nails each end of strap)
2. Provide straps at each end of shear wall segments as indicated on plans. Where there are 2 straps indicated there should be 2 straps at each end, located 1 each side or 2 on one side.
3. Provide hold downs at each end of shear wall segments as indicated on plans.
4. Nails indicated is per strap.
5. Provide # of studs per Simpson catalogue
6. 1/2" conc expansion bolts may be substituted for 1/2" anchor bolts by wall hatch.

Specific notes

1. Attach 1/2" gwb on inside of interior wall with #6 screw @ 4"oc at edge and #6 screw @ 12" field, blocked
2. One layer of gwb on unit side of stud
3. One layer of gwb on both sides of stud
4. Hold down to attached to double stud (2) - 1 1/2" x 5.5" studs)
5. Drywall screws to be S or W screws
6. Provide 1 hold down at outside corner on this wall



NORTH

1 First Floor Headers and Second Floor Framing Plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

revision index

#	date	ref

project: 25055
date: 1/24/26
drawn by: jjm

S2.1

C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055_Lakestone Properties - 4 units apartments\5 Technical\15055-Lakestone-4 unit-version 9 layout 1/24/2026 - 3:22:05 PM

General Notes - Second floor header & Third floor framing plan

1. Floor framing plan is schematic to show intent. Final layout by floor joist truss supplier.
2. Floor joists are designed to be designed by floor joist/ truss supplier
3. Provide solid wood blocking in joist/ truss space below headers and beams as indicated in specifications section 06 wood framing for all support members for headers and beams exceeding 1 1/2" in thickness in width.
4. Provide Simpson H2 tie to connect floor joists to wall, typ.

Structural Framing Legend

- tag — Denotes beam/ledger/ header line, see schedules (FHW, FBR, GLB, SHW, SBR, RHW, RBW)
- C# — See column schedule (FCR, SCR, RCR)
- Interior bearing wall
- EXZ-R Z1 (shear wall designation mark) — Exterior & interior bearing shear wall, See shear wall schedule

Shear Wall Schedule - Second Floor Header and Third floor framing Plan

Tag	Description	Wall	Nailing Edges	Nailing Field	Blocking	Anchoring	Hold downs	Specific Notes
NSZ1, 2-3	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	16d @ 8" oc	Strap: MST48 (14)-26d+2.5"	1,4
EXZ1, 2-3	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	16d @ 8" oc	Strap: MST48 (14)-26d+2.5"	1,4
NSZ2, 2-3 (int)	1/2" gwb	2x4 @ 16"oc	8d @ 4"oc	8d @ 16"oc	blocked	16d @ 8" oc	-	2
NSZ3, 2-3 (int)	1/2" gwb, both sides	2x4 @ 16"oc	8d @ 4"oc	8d @ 16"oc	blocked	16d @ 8" oc	-	3
NSZ4, 2-3	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	16d @ 8" oc	Strap: MST48 (14)-26d+2.5"	1,4,5

General notes

1. Lengthen straps as required to connect end studs above to end studs below, no increase in nailing (1/2 the nails each end of strap)
2. Provide straps at each end of shear wall segments as indicated on plans. Where there are 2 straps indicated there should be 2 straps at each end, located 1 each side or 2 on one side.
3. Provide hold downs at each end of shear wall segments as indicated on plans.
4. Nails indicated is per strap.
5. Provide # of studs per Simpson catalogue
6. 1/2" conc expansion bolts may be substituted for 1/2" anchor bolts.

Specific notes

1. Attach 1/2" gwb on inside of exterior wall with #6 screw @ 4"oc at edge and #6 screw @ 12" field, blocked.
2. One layer of gwb on unit side of stud.
3. One layer of gwb on both sides of stud.
4. Alternate to strap: DTT2Z 8-1/4" SDS×2.5". See detail 2/S3.1
5. Provide only 1 hold down at outside corner on this wall

Key Notes - Second floor headers and roof framing plan

#	Text
1	SB4 and SB5 cannot be combined into single beam. Each beam has own supports

Second floor header schedule

no.	Header	Type	Support	Detail	Notes
SH1	(2) - 2x6 spf #2	dropped	(1) - 2x6 spf#2	-	1
SH2	(2) - 2x6 spf #2	dropped	(2) - 2x6 spf#2	-	2
SH3	(2) - 1 1/2" x T 1/4" lsl, 1.5e	dropped	(2) - 2x6 spf#2	-	2
SH4	(2) - 1 1/2" x T 1/4" lsl, 1.5e	dropped	(1) - 2x6 spf#2	-	1

Notes:

1. Support header at each end with (1) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.
2. Support header at each end with (2) trimmer (shoulder studs) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.

Second floor beam schedule

Tag	Beam	Type	Support	Detail	Notes
SB1	(1) - 1 3/4" x 14" lsl, 1.55e	flush	(2) - 2x6 spf#2/ beam	-	1
SB2	(1) - 1 3/4" x 14" lsl, 1.55e	flush	SC3, SB4	-	2
SB3	(2) - 1 1/2" x 14" lsl, 1.5e	flush	SC4, SB4	-	2
SB4	(3) - 16" lvl, 2.0e	dropped	SC1, SC2	-	-
SB5	(2) - 2x6 spf #2	dropped	(1) - 2x6 spf#2	-	3

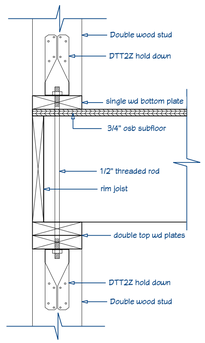
Notes:

1. This beam is flush within the floor system. Fasten to SB2 and SB3 with Simpson hangers IUS1.81/9.5
2. This beam is flush within the floor system; bear the beam ends on the wall top plates, directly above the supporting studs framed within the wall; fasten to wall plates and beam SB4 with 8e HT
3. Support header at one end (within wall) with (1) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around. Support opposite end (post) with (1) trimmer (shoulder stud) stitched to an adjacent post using 4-10d with an edge distance of 1" all around.

Second floor column schedule

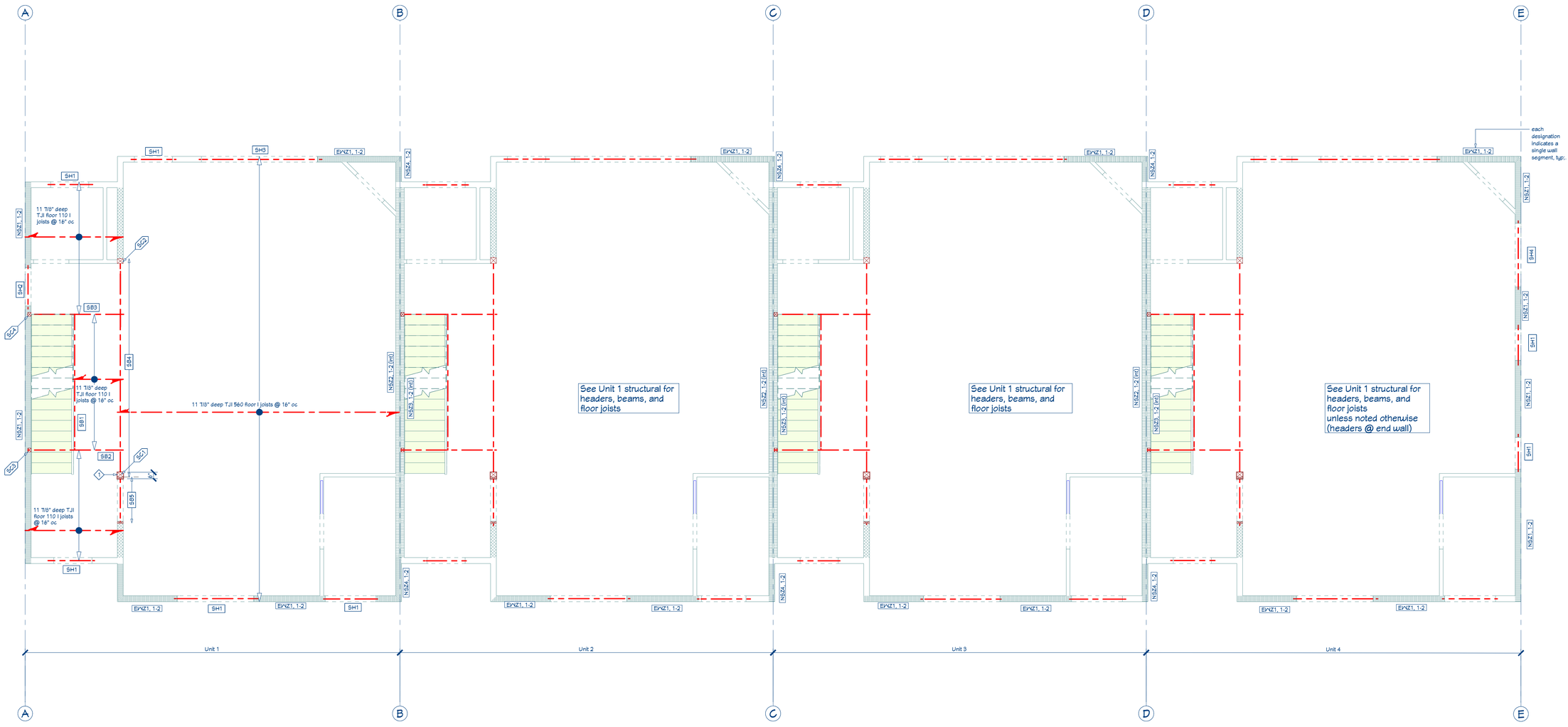
Tag	Description	Cap	Base	Detail	Notes
SC1	(3) - 2x6 spf #2			-	1
SC2	(3) - 2x6 spf #2			-	1
SC3	(2) - 2x4 spf #2			-	-
SC4	(2) - 2x4 spf #2			-	-

1. Fasten column head to beam with LCE4 post cap pair (2) using minimum nailing schedule of 10-16d in the column and 14-16d in the beam.



Alternate detail
2 Wall/ Floor Intersection Detail

SCALE: 1 1/2" = 1'-0" (24"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



NORTH

1 Second floor headers and third floor framing plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

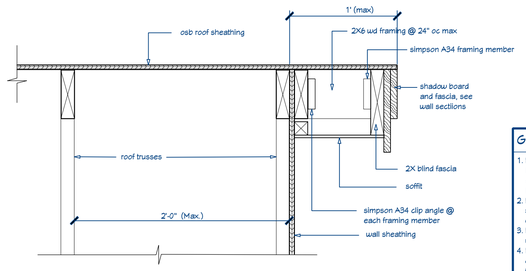
revision index

#	date	ref

project: 25055
date: 1/29/26
drawn by: jjm

S3.1

C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15055-Lakestone-4 units-version 3 layout 1/29/2026 - 9:22:05 PM



(Overhangs equal or less than 12")

2 Typ. rake/ gable overhang

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)

General Notes - Roof framing plan

1. Roof framing plan is schematic to show intent. Final layout by Truss Supplier. Notify architect/ general contractor of any changes in layout that would affect load path
2. Provide solid wood blocking as indicated in specifications section 06 wood framing for all members exceeding 1 1/2" in thickness in width
3. Provide Simpson H1 tie to connect trusses to wall, typ, uno by roof truss supplier
4. Roof truss supplier is responsible for size of post under girder trusses. Truss support will be continuous to the foundation wall. provide wd blocking to match post size at floor joist space.

Key Notes - third floor headers and Roof framing plan

#	Text
1	2x4 rafter framing, from blind fascia to mono pitch hip girder
2	Hip girder truss
3	Mono pitch trusses @ 24" oc
4	color tone indicates truss overbuild area, to be designed by truss supplier
5	Hatch indicates area of ceiling vault (3:12) hip ceiling
6	Hatch indicates area of ceiling vault (3:12) mono pitch ceiling
7	Hatch indicates area of 12 deep tray ceiling
8	2X6 spf #2 roof rafter

Structural Framing Legend

- tag — Denotes beam/ledger/ header line, see schedules (THB, FBH, GLH, SHB, SDH, RHH, RDH)
- C# — or — See column schedule (FCH, GCH, RCH)
- Interior bearing wall
- EWZ-R Z1 — shear wall designation mark — Exterior & interior bearing shear wall, See shear wall schedule

Third floor header schedule

no.	Header	Type	Support	Detail	Notes
RH1	(2) - 1 1/2" x 7 1/4" lsl, 1.5e	dropped	(1) - 2x6 spf#2	-	1
RH2	(2) - 2x6 spf #2	dropped	(1) - 2x6 spf#2	-	1
RH3	(3) - 1 3/4"x7 1/4" lsl, 1.55e	dropped	(2) - 2x6 spf#2	-	2

Notes:
1. Support header at each end with (1) trimmer (shoulder stud) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.
2. Support header at each end with (2) trimmer (shoulder studs) stitched to an adjacent king stud. End nail the solid portion of the header to the king stud using 4-10d with an edge distance of 1" all around.

Shear Wall Schedule - Third floor header and roof framing plan

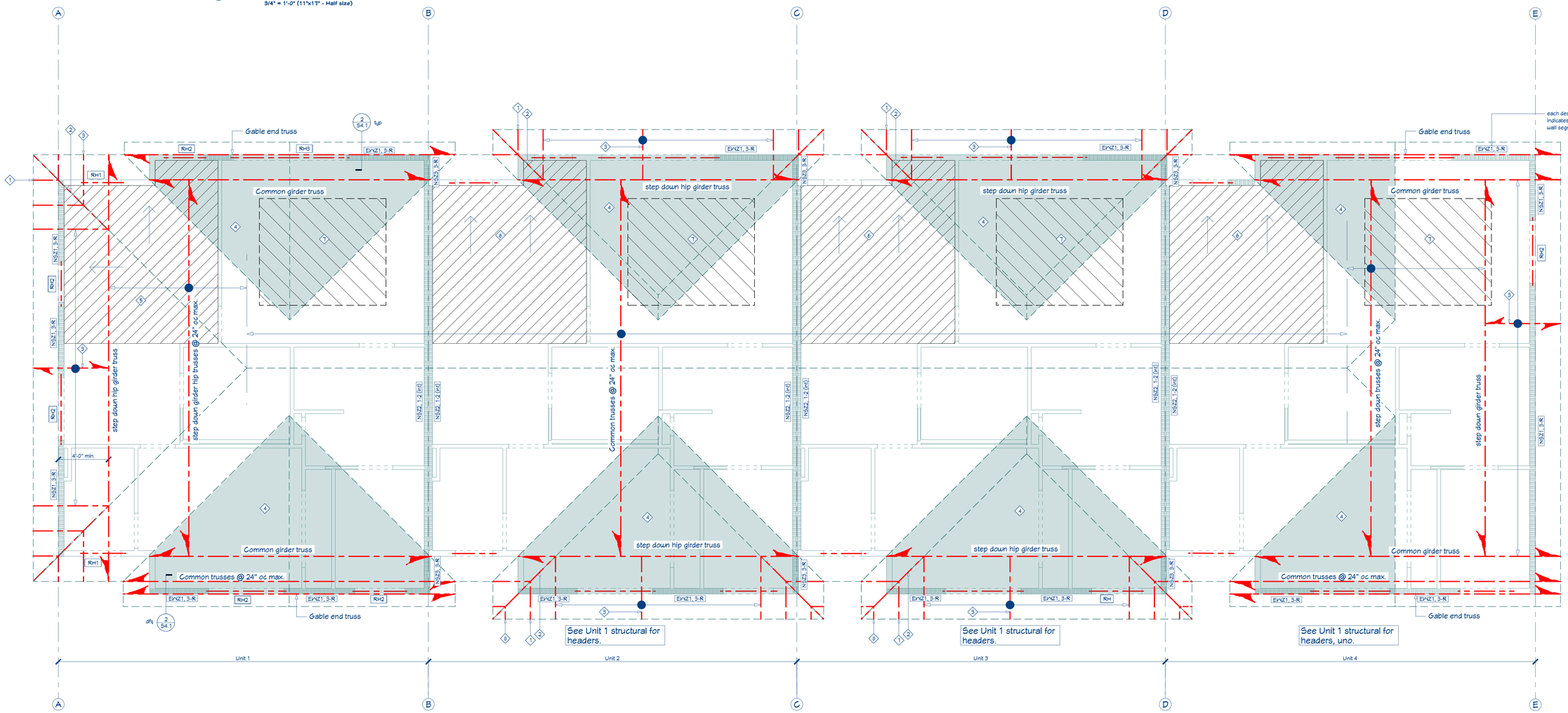
Tag	Description	Wall	Nailing Edges	Nailing Field	Blocking	Hold downs	Specific Notes
NSZ1, 3-R	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	Strap: MST37 (14)-16d=2.5"	1,3
EWZ1, 3-R	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	Strap: MST37 (14)-16d=2.5"	1,3
NSZ2, 3-R (int)	1/2" gwb, one side	2x4 @ 16"oc	#6 screws @ 4"oc	#6 screws @ 12" oc	blocked	-	2,4
NSZ3, 3-R	7/16" osb sheathing	2x6 @ 16"oc	8d @ 6"oc	8d @ 12"oc	blocked	Strap: MST37 (14)-16d=2.5"	1,3,5

General notes

1. Lengthen straps as required to connect end studs above to end studs below, no increase in nailing (1/2 the nails each end of strap)
2. Provide straps at each end of shear wall segments as indicated on plans. Where there are 2 straps indicated there should be 2 straps at each end, located 1 each side or 2 on one side.
3. Provide hold downs at each end of shear wall segments as indicated on plans.
4. Nails indicated is per strap.
5. Provide # of studs per Simpson catalogue
6. 1/2" conc expansion bolts may be substituted for 1/2" anchor bolts.

Specific notes

1. Attach 1/2" gwb on inside of exterior wall with #6 screw @ 4"oc at edge and #6 screw @ 12" field, blocked.
2. One layer of gwb on unit side of stud.
3. Alternate to strap: DTT2Z 8-1/4" SDS×2.5". See detail 2/S3.1
4. Drywall screws to be S or W screws
5. Provide only 1 hold down at outside corner on this wall



1 Third Floor Headers and Roof Framing Plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

NORTH

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

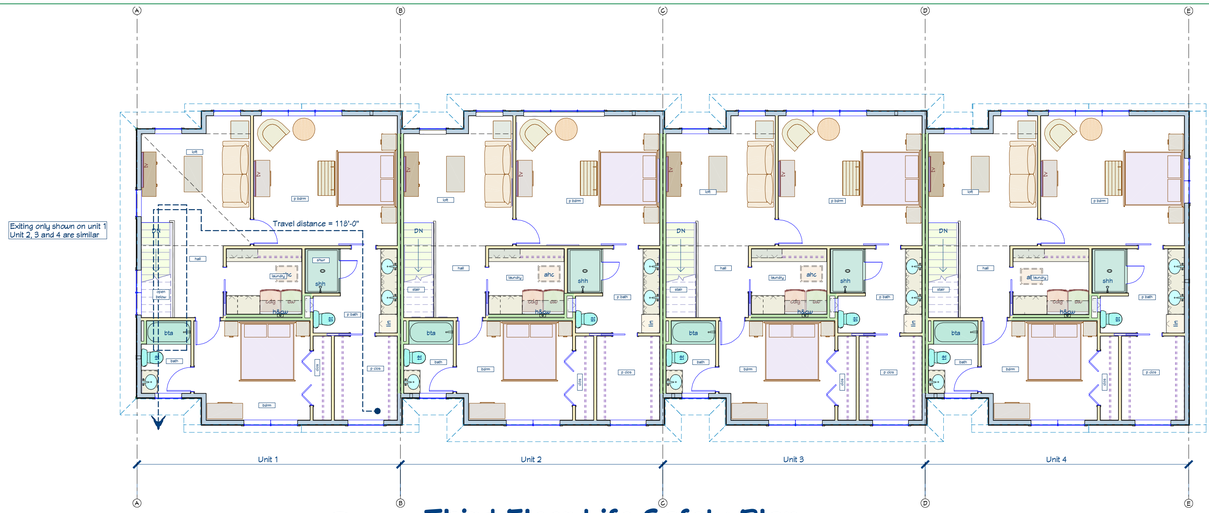
revision index

#	date	ref

project: 25055
date: 1/29/26
drawn by: jlm

S4.1

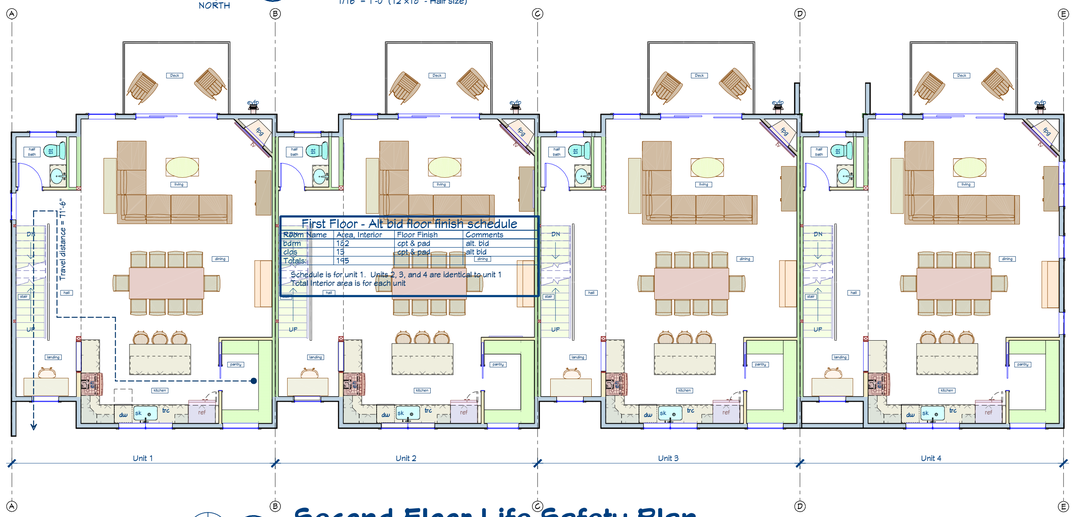
C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15055-Lakestone-4 unit-version 9.layout 1/29/2026, 9:22:06 PM



NORTH

3 Third Floor Life Safety Plan

SCALE: 1/8" = 1'-0" (24"x36" - Full size)
1/16" = 1'-0" (12"x18" - Half size)



First Floor - Alt bld floor finish schedule

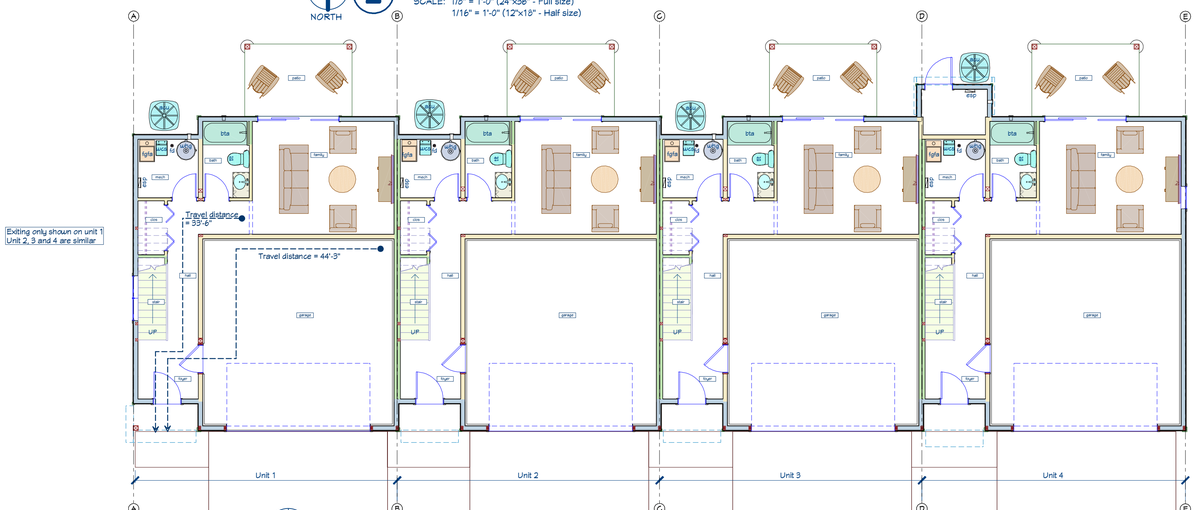
Room	Name	Area, Interior	Floor Finish	Comments
bdrm		152	cpt & pad	alt. bld
clos		13	cpt & pad	alt bld
Totals:		1165		1 area

Schedule is for unit 1. Units 2, 3, and 4 are identical to unit 1
Total interior area is for each unit

NORTH

2 Second Floor Life Safety Plan

SCALE: 1/8" = 1'-0" (24"x36" - Full size)
1/16" = 1'-0" (12"x18" - Half size)



NORTH

1 First Floor Life Safety Plan

SCALE: 1/8" = 1'-0" (24"x36" - Full size)
1/16" = 1'-0" (12"x18" - Half size)

Life Safety (Code) General Notes:

1. Building Description: Building is new commercial four (4) unit multifamily building with each unit having three levels (no basement), three story, fully sprinkled, construction type VB. First floor slab on grade.
2. Project scope: New 4 unit building.
3. Project Unit area:

	first floor	second floor	third floor	Deck/Patio	total area
Unit 1	1,033 sf	1,011 sf	1,011 sf	96 sf/ 96 sf	3,151 sf
Unit 2	1,023 sf	1,003 sf	1,003 sf	96 sf/ 96 sf	3,125 sf
Unit 3	1,023 sf	1,003 sf	1,003 sf	96 sf/ 96 sf	3,125 sf
Unit 4	1,092 sf	1,011 sf	1,011 sf	96 sf/ 96 sf	3,150 sf

4. Building area: The total building area is 12,551 sf.
   First floor area = 4,495 sf includes patio area and garages.
   (each Garage area = 471 sf (total garages =1,884 sf))
   Second floor area = 4,412 sf (includes decks)
   Third floor area = 4,028 sf
   R2: Allowable area per floor is 10,500 sf (7,000 sf plus 3,500 sf).
   S1: Private Garages allowed area per floor is 27,000 sf.
   Building qualifies for non separated uses, except for IBC 420 and 406 requirements.
5. Number of stories:
   R2: 60' (sprinkled), allowed per IBC table 504.3. 3 stories.
   S1: 60' (sprinkled), allowed per IBC table 504.3. two stories (garage S1 occurs only on first floor)
   Garage is separated from R2 occupancy with 30 min fire rating.
6. Building Height: The total building height is 36'-3" to top of roof ridge.
   R2: 60' (sprinkled), allowed per IBC table 504.3
   S1: 60' (sprinkled), allowed per IBC table 504.3
7. Sprinkler system: Building will be provided with an automatic sprinkler system (R13)
8. Occupancy: Existing occupancy is Residential "R2". No change in occupancy.
9. Project Description: New 3 story, slab on grade building on first floor. Garage, foyer, stair, mechanical, bath, and family room/ bedroom on first floor. Kitchen, Dining, Living, stair and half bath on second floor. Primary Bedroom, P bath, P closet, Loft, laundry, second bedroom w/ bath. Each unit will have their own electrical panel and meter, each unit will have their own furnace, water heater, and water meter
10. Occupant Load: (area)
    a. Unit 1 (first, Second, and third floor = 3,151 sf / 200 = 16 occupants
    b. Unit 2 (first, Second, and third floor = 3,125 sf / 200 = 16 occupants
    c. Unit 3 (first, Second, and third floor = 3,125 sf / 200 = 16 occupants
    d. Unit 4 (first, Second, and third floor = 3,125 sf / 200 = 16 occupants
    e. Total Occupant load by area = 16
11. Parking: Each unit has a two car garage
12. Drinking fountain: 1 kitchen sink and cloth washer per unit. (IBC table 2902.1, R2 apartments)
13. Restroom: Three per dwelling unit (IBC table 2902.1, R2 apartments)
14. Exit distance: maximum allowed travel distance is 250' max. per table 1017.2. Provided exit distance travel distance is 118'-0" from third floor, 11'-6" max from Second floor, and
15. Common path of travel: 125' max. allowed per table 1006.2.1. 118' max. provided from third story, 11'-6" from second floor and
16. Number of exits per floor: one required for R2 occupancies for basement, first, second, and third story, maximum of 4 dwelling unit (only 3 dwelling units), maximum of 125' common path of travel distance with building equipped with an automatic sprinkler system and provided with emergency escape and rescue openings. Building will have a sprinkler system and windows with emergency escape and rescue windows.
17. Exit width: 16 occupants per unit. door width of 36" (16 occupants times 0.2" per occupant = 3.2") minimum = 36" actual door width 36".
18. Fire separation for apartment units, walls between units and between units & garages and between garages.
    a. Per IBC section 420, 420.2 separation walls, 708.3, exception 2: Dwelling units in buildings of type VB construction shall have a fire-resistance rating of not less than 1/2 hour in building equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1.
    b. Per IBC section 420, 420.3 horizontal separation, 711.2.4, 711.2.4.3, exception: Horizontal assemblies separating dwelling units shall be not less the 1/2 hour fire resistance-rated construction, where the building is equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1. Units are side by side so no horizontal assembly required, except at garage ceiling.
    c. Vertical Dwelling unit separation (between units) 30 minute fire rated interior walls can be achieved with 1/2 gwb (15 minutes per table 722.6.2(1) and Double 2x4 wd studs @ 16" oc (20 minutes per table 722.6.2(2)). this gives a total fire rating of 15+20+20+15 = 70 minutes. Meets IBC 406.3.2.1 dwelling unit (private garage) separation
    d. Vertical Dwelling Garage/ unit separation:. 30 minute fire rated interior walls can be achieved with 1/2 gwb (15 minutes per table 722.6.2(1) and 2x6 wd studs @ 16" oc (20 minutes per table 722.6.2(2)). this gives a total fire rating of 15+20+15+15 = 65 minutes. Meets IBC 406.3.2.1 dwelling unit (private garage) separation.
    e. Vertical Dwelling unit Garages separation (between units) 30 minute fire rated interior walls can be achieved with 1/2 gwb (15 minutes per table 722.6.2(1) and Double 2x4 wd studs @ 16" oc (20 minutes per table 722.6.2(2)). this gives a total fire rating of 15+20+20+15 = 70 minutes Meets IBC 406.3.2.1 dwelling unit (private garage) separation
    e. Horizontal dwelling unit /garage separation: Required 30 minutes. The fire rated ceilings in units on garage ceiling can be achieved with 5/8" gwb, type X (40 minutes per IBC table 722.6.2(1). floor joists 10 minutes per IBC table 722.6.2 (2). Total fire rating of 50 minutes. Floor joists on top side will have 3/4" osb structural panels. Meets IBC 406.3.2.1 dwelling unit (private garage) separation.
19. Stairs: Within the individual units: Per Stairs IBC 1014, Exit access stairways and ramps. Stair enclosure not required per 1014.3, Exception 2. In group R2 occupancies, exit access stairways and ramps connecting four stories or less serving and contained within an individual dwelling unit.
20. Accessibility:
    Per Wisconsin statue 101.132 (2). Discrimination against persons with physical disabilities prohibited.
    Grade level dwelling units, in housing without elevators, that are first ready for occupancy on or after October 1, 1993 consisting of 3 or more dwelling units.
    Per IBC 1102.6.2.2.1 Type A units: Are only required for buildings containing 20 or more units.
    Per IBC 1103.1.2 Multistory units. A multistory unit without elevator service is not required to be a type B unit.
    Per IBC 1010 doors: Exception 2: In group R2 dwelling units that are not required to be an accessible unit, type A, or type B unit, the minimum width shall not apply to door openings tat are not part of the required means of egress.

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI

revision index		
#	date	ref

project:	25055
date:	1/29/26
drawn by:	jlm

A1.1

C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15055-Lakestone-4 units-version 3 layout 1/29/2026 - 9:22:06 PM

First Floor - Door Schedule - Base Bid

Number	Room Name	Width	Height	Thks	Qty	hdwr	Description	Comments
FD01	foyer/porch	36"	84"	1 3/4"	4	3	Front Door w/ window	
FD02	garage	192"	84"	1 3/4"	4		Garage overhead	
FD03	garage/foyer	36"	80"	1 3/4"	4	2	Hinged-Slab	20 minute fire rated door and frame
FD04	clos/hall	60"	80"	1 3/8"	4	4	4 Dr. Bifold- 30 Interior	
FD05	hall/mech	32"	80"	1 3/8"	4	1	Hinged- 30 Interior	
FD06	hall/bath	32"	80"	1 3/8"	4	6	Hinged- 30 Interior	
FD07	utility	36"	84"	1 3/4"	1		Ext. Hinged-Slab	
Totals:					25			

All similar doors are grouped, see floor plans. Four units

Hardware sets

Set 1: 3 hinges, passage latchset, silencers
Set 2: 3 hinges, Entry lockset, weatherstripping, closer, silencers
Set 3: 3 hinges, Entry lockset, weatherstripping, silencers
Set 4: Bifold hardware package with 2 knobs
Set 5: Pocket door hardware package
Set 6: 3 hinges, privacy latchset, silencers
Set 7: Barn door hardware package

First Floor - Door Schedule - Alternate Bid

Number	Room Name	Width	Height	Thks	Qty	hdwr	Description	Comments
FD07	bdrm/hall	32"	80"	1 3/8"	4	1	Hinged- 30 Interior	alt bid
FD08	bdrm/clos	72"	80"	1 3/8"	4	4	4 Dr. Bifold- 30 Interior	alt bid
Totals:				11"	8			

All similar doors are grouped, see floor plans. Four units

Hardware sets

Set 1: 3 hinges, passage latchset, silencers
Set 2: 3 hinges, Entry lockset, weatherstripping, closer, silencers
Set 3: 3 hinges, Entry lockset, weatherstripping, silencers
Set 4: Bifold hardware package with 2 knobs
Set 5: Pocket door hardware package
Set 6: 3 hinges, privacy latchset, silencers
Set 7: Barn door hardware package

First Floor - Window Schedule

Number	Room Name	Width	Height	Description	Egress	Comments
FW01	family	30"	54"	Single Hung	Yes	
FW02	family/patio	108"	84"	Ext. Triple Slider-Glass Panel	Yes	
FW04	family/patio	108"	84"	Ext. Triple Slider-Glass Panel	Yes	
FW05	family/patio	108"	84"	Ext. Triple Slider-Glass Panel	Yes	
FW06	stair	30"	18"	Fixed Glass		
FW07	stair	30"	18"	Fixed Glass		
FW08	family/patio	108"	84"	Ext. Triple Slider-Glass Panel	Yes	

1. Egress windows to provide a minimum opening size of 24" height and 20" width and 5.7 sf of net clear opening area.
2. Provide window guards on all new operable windows where the bottom of the window is more than 72" above finished grade or other surface below on the exterior of the building. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Egress windows.
3. Natural ventilation of occupied space shall be through windows and doors. The operable area of the windows and doors shall be not less than 4% of the area being ventilated.
4. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings. The min. net glazed area shall not be less than 5% of the area being served.

First Floor - Floor Finish Schedule

Room Name	Area, Interior	Floor Finish	Comments
foyer	45	tile	
hall	78	hdwd - engineered	
clos	18	hdwd - engineered	
mech	44	svvt	
bath	43	tile	
porch	20		
utility	36	svvt	
family	149	cpt & pad	base bid, see alt bid
garage	445	conc	
Totals:	944		

Schedule is for unit 1. Units 2, 3, and 4 are identical to unit 1
Total Interior area is only for unit one. Includes area under stairs

First Floor - Alt bid floor finish schedule

Room Name	Area, Interior	Floor Finish	Comments
bdrm	182	cpt & pad	alt. bid
clos	13	cpt & pad	alt bid
Totals:	195		

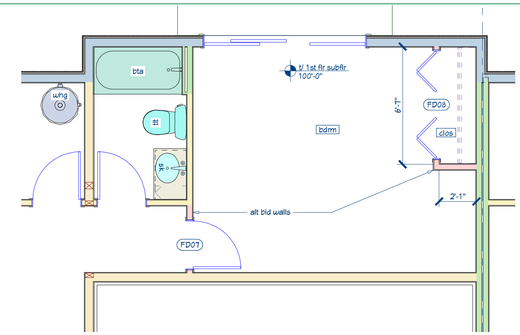
Schedule is for unit 1. Units 2, 3, and 4 are identical to unit 1
Total Interior area is for each unit

General Notes - First Floor Plan

1. See title sheet T.1 for symbols, material identification and abbreviations.
2. See other title sheets for specifications if provided.
3. See wall sections / plans for exterior wall types.
4. All interior partitions to be type "P1" unless noted otherwise. Refer to partition schedule
5. All dimensions are to face of stud or other structural framing member unless noted otherwise
6. All materials to be installed per manufacturers current printed instructions
7. All wood in contact with concrete to be pressure treated
8. Garage ceiling to be 5/8" gyb, type "x" over 1 1/2" rigid insulation. See ceiling details
9. Provide control joints inn concrete slabs per ACI Standards
10. All doors and frames between house and garage to be 20 minute fire rated. see door schedule.

Key Notes - first floor plan

#	Text
1	34" high stair handrail above stair nosing w/ newel posts @ 48" oc and ballusters @ 5" oc, coordinate type w/ owner
2	Alternate bid, see 2/A2.1 plan
3	Room for common sprinkler riser, common electrical panel, and communications. See mep drawings

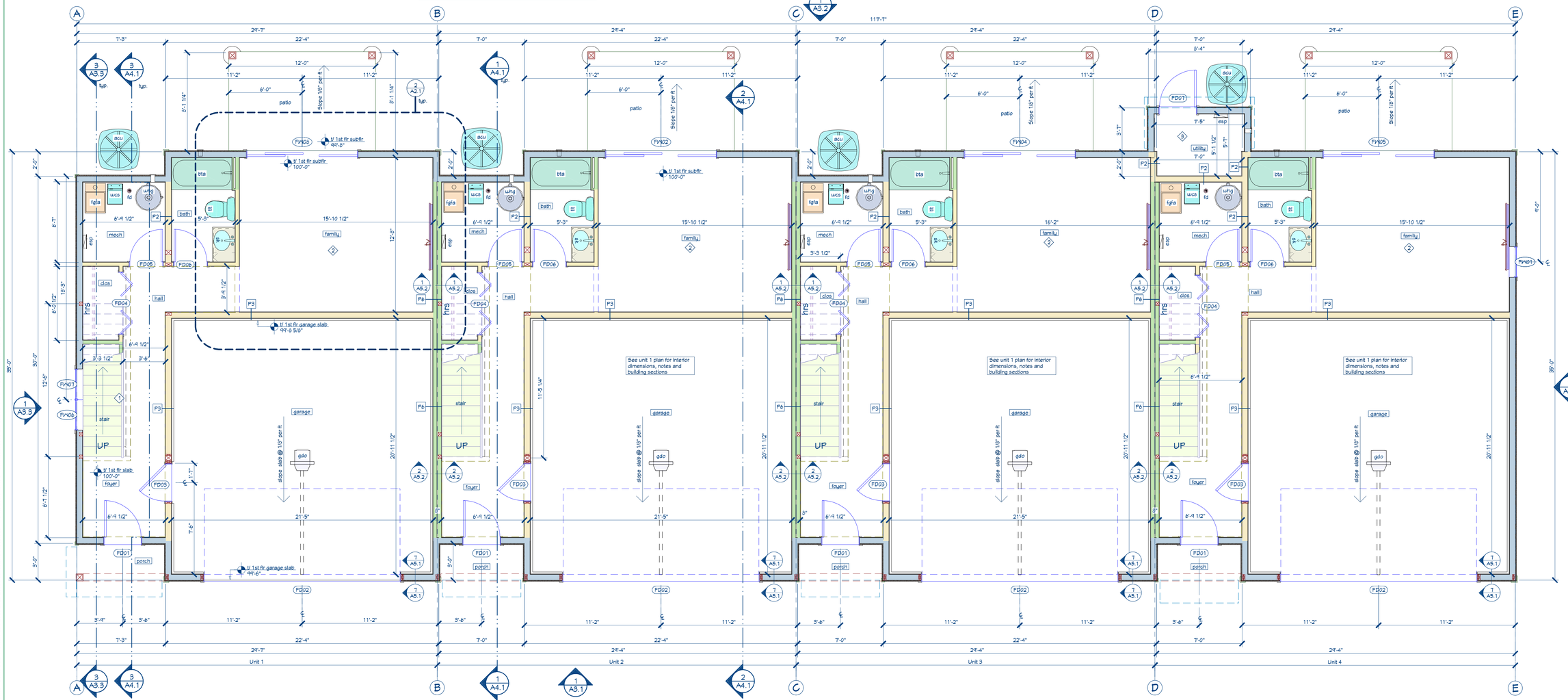


units 1, 2, 3, & 4 (Similar)

2 Partial First Floor Plan - alt bid (bedroom)

NORTH

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)



NORTH

1 First Floor Plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

revision index		
#	date	ref

project: 25055
date: 1/29/26
drawn by: jim

A2.1

C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15055-Lakestone-4 unit-version 3 layout 1/29/2026 - 9:22:01 PM

Second Floor - Door Schedule

Number	Room Name	Width	Height	Thk	Hdwr	Qty	Description	Comments
SD01	pantry/kitchen	32"	84"	1 3/8"	5	4	Pocket- 30 Interior	
SD03	hall/half bath	32"	84"	1 3/8"	6	4	Hinged- 30 Interior	
Totals:				111"		8		

All similar doors are grouped, see floor plans. Four units

Hardware sets

Set 1: 3 hinges, passage latchset, silencers
Set 2: 3 hinges, Entry lockset, weatherstripping, closer, silencers
Set 3: 3 hinges, Entry lockset, weatherstripping, silencers
Set 4: Bifold hardware package with 2 knobs
Set 5: Pocket door hardware package
Set 6: 3 hinges, privacy latchset, silencers
Set 7: Barn door hardware package

Second Floor - Floor Finish Schedule

Room Name	Area, Interior (sq ft)	Dimensions	Floor Finish
half bath	31	5'-7"X5'-1"	tile & undlmt
hall	72	7'X9'-11"	hdwd - engineered
landing	44	6'-9"X6'-8"	hdwd - engineered
living	284	21'-4"X13'-11"	hdwd - engineered
dining	224	21'-7"X10'-8"	hdwd - engineered
kitchen	145	15'-4"X9'-5"	tile & undlmt
Chase	5	10"X5'-1"	
pantry	52	5'-7"X9'-3"	tile & undlmt
Totals:	867		

Schedule is for unit 1. Units 2, 3, and 4 are identical to unit 1
Total Interior area is only for unit 1

Second floor - Window Schedule

Number	Room Name	Width	Height	Description	Egress	Comments
SW01	pantry	48"	18"	Fixed Glass		
SW02	kitchen	36"	42"	Single Hung		
SW03	kitchen	36"	42"	Single Hung		
SW04	landing	36"	54"	Single Hung		
SW05	hall	36"	48"	Single Hung		
SW06	half bath	36"	48"	Single Hung		
SW07	living	36"	60"	Single Hung		
SW08	living/Deck	108"	84"	Triple Slider-Glass Panel	Yes	
SW09	half bath	36"	48"	Single Hung		
SW10	living	36"	60"	Single Hung		
SW11	living/Deck	108"	96"	Triple Slider-Glass Panel	Yes	
SW12	half bath	36"	48"	Single Hung		
SW13	living	36"	60"	Single Hung		
SW14	living/Deck	108"	96"	Triple Slider-Glass Panel	Yes	
SW15	half bath	36"	48"	Single Hung		
SW16	living	36"	60"	Single Hung		
SW17	living/Deck	108"	84"	Triple Slider-Glass Panel	Yes	
SW18	living	30"	48"	Single Hung		
SW19	living	30"	48"	Single Hung		
SW20	dining	30"	48"	Single Hung		
SW21	dining	30"	48"	Single Hung		
SW22	pantry	48"	18"	Fixed Glass		
SW23	kitchen	36"	42"	Single Hung		
SW24	kitchen	36"	42"	Single Hung		
SW25	landing	36"	48"	Single Hung		
SW26	pantry	48"	18"	Fixed Glass		
SW27	kitchen	36"	42"	Single Hung		
SW28	kitchen	36"	42"	Single Hung		
SW29	landing	36"	54"	Single Hung		
SW30	pantry	42"	18"	Fixed Glass		
SW31	kitchen	36"	42"	Single Hung		
SW32	kitchen	36"	42"	Single Hung		
SW33	landing	36"	54"	Single Hung		

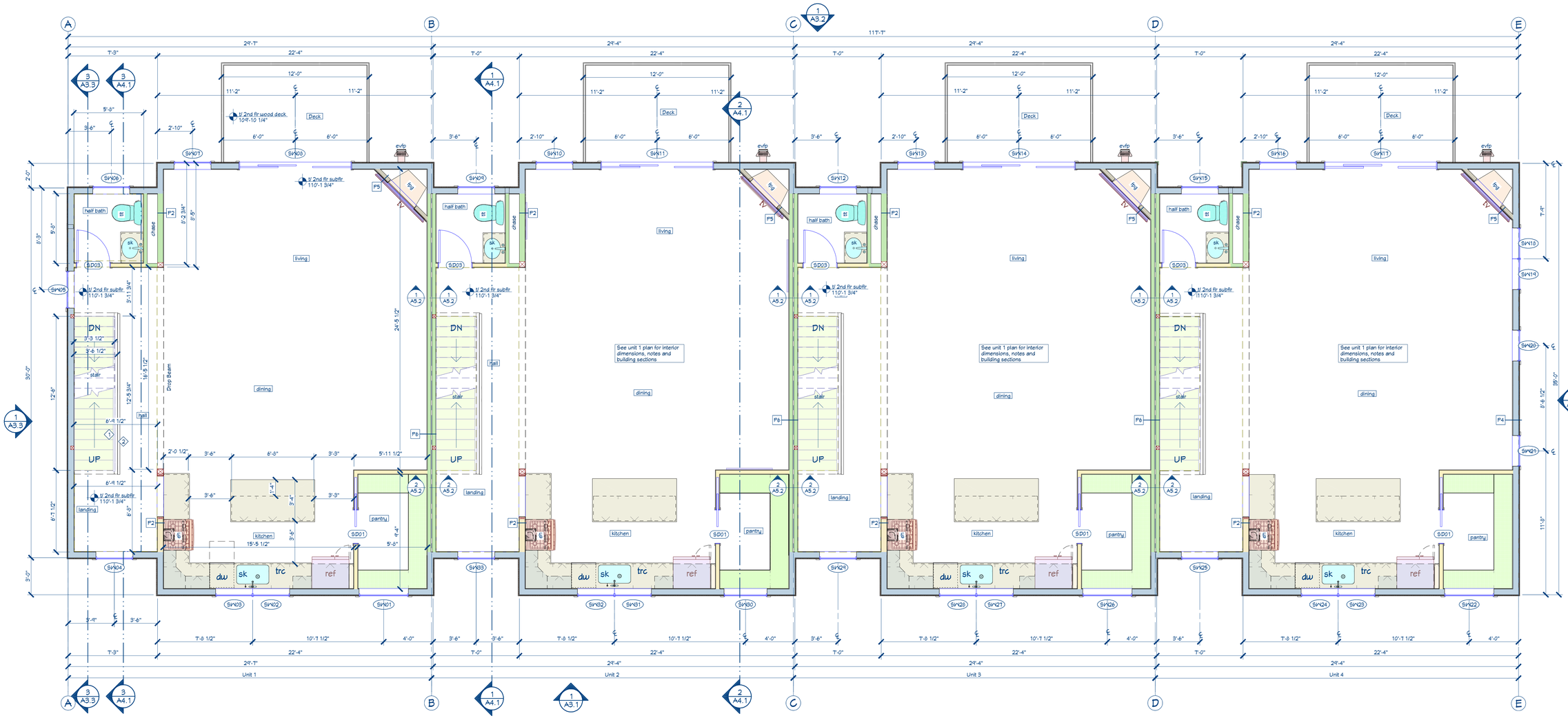
1. Egress windows to provide a minimum opening size of 24" height and 20" width and 5.7 sf of net clear opening area.
2. Provide window guards on all new operable windows where the bottom of the window is more than 72" above finished grade or other surface below on the exterior of the building. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Egress windows.
3. Natural ventilation of occupied space shall be through windows and doors. The operable area of the windows and doors shall be not less than 4% of the area being ventilated.
4. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings. The min. net glazed area shall not be less than 8% of the area being served.

General Notes - Second Floor Plan

1. See title sheet T1 for abbreviations, and symbols.
2. See other title sheets for specifications if provided.
3. See wall sections / plans for exterior wall types.
4. All interior partitions to be type "P1" unless noted otherwise. Refer to partition schedule
5. All dimensions are to face of stud or other structural framing member unless noted otherwise.
6. All materials to be installed per manufacturers current printed instructions
7. All wood in contact with concrete to be pressure treated

Key Notes - Second Floor plan

#	Text
1	34" high stair handrail above stair nosing w/ newel posts @ 48" oc and ballusters @ 5" oc, coordinate type w/ owner
2	36" high aff guard rail w/ top, bottom rail and newel posts @ 48" oc with ballusters @ 5" oc, coordinate type w/ owner



1 Second Floor Plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

Bouri Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-939-3400 www.bouridesign.com

The design represented by these drawings is federal copyright protected & is the sole property of Bouri Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouri Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Four Unit Multifamily Building for Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

revision index

#	date	ref

project: 25055
date: 1/29/26
drawn by: jjm

A2.2

C:\Users\jeff\OneDrive - Bouri Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\8 Technical\15055-Lakestone-4 unit-version 3 layout 1/29/2026 - 9:22:06 PM

Third Floor - Door Schedule

Number	Room Name	Width	Height	Thk	Hdwr	Qty	Description	Comments
SD01	bath/bdrm	32"	84"	1 3/8"	6	4	Hinged- 30 Interior	
SD02	bdrm/hall	32"	84"	1 3/8"	1	4	Hinged- 30 Interior	
SD03	clos/bdrm	72"	84"	1 3/8"	4	4	4 Dr. Bifolds- 30 Interior	
SD04	laundry/hall	32"	84"	1 3/8"	5	4	Pocket- 30 Interior	
SD05	loft/p bdrm	32"	84"	1 3/8"	1	4	Hinged- 30 Interior	
SD06	p bdrm/p bath	32"	84"	1 3/8"	7	4	Panel Barn door	
SD07	p clos/p bath	32"	84"	1 3/8"	5	4	Pocket- 30 Interior	
Totals:				36 1/2"		28		

All similar doors are grouped, see floor plans. Four units

Hardware sets
Set 1: 3 hinges, passage latchset, silencers
Set 2: 3 hinges, Entry lockset, weatherstripping, closer, silencers
Set 3: 3 hinges, Entry lockset, weatherstripping, silencers
Set 4: Bifold hardware package with 2 knobs
Set 5: Pocket door hardware package
Set 6: 3 hinges, privacy latchset, silencers
Set 7: Barn door hardware package

Third Floor - Floor Finish Schedule

Room Name	Area, Interior (sq ft)	Dimensions	Floor Finish
bath	43	5'-6"X7'-1"	tile & underlmt
bdrm	139	12'-11"X11'-1"	cpt & pad
clos	14	2'X6'-8"	cpt & pad
hall	44	5'-7"X7'-10"	hdwd - engineered
loft	154	12'-2"X12'-8"	hdwd - engineered
p bath	72	8'-6"X8'-5"	tile & underlmt
p bdrm	233	16'X14'-6"	cpt & pad
p clos	66	7'X9'-6"	cpt & pad
shwr	19	3'-8"X4'-11"	Shower pan
Totals:	784		

Schedule is for unit 1. Units 2, 3, and 4 are identical to unit 1
Total interior area is only for unit 1.

Third floor - Window Schedule

Number	Room Name	Width	Height	Description	Egress	Comments
SW01	p clos	48"	18"	Fixed Glass		
SW02	bdrm	36"	54"	Single Hung		
SW03	bdrm	36"	54"	Single Hung		
SW04	bath	36"	48"	Single Hung		
SW05	open below	30"	54"	Single Hung		
SW06	open below	30"	54"	Single Hung		
SW07	loft	36"	54"	Single Hung	Yes	
SW08	loft	36"	60"	Single Hung	Yes	
SW09	loft	36"	60"	Single Hung	Yes	
SW10	p bdrm	36"	60"	Single Hung		
SW11	p bdrm	36"	60"	Fixed Glass		
SW12	p bdrm	36"	60"	Single Hung		
SW13	loft	36"	60"	Single Hung	Yes	
SW14	loft	36"	60"	Single Hung	Yes	
SW15	p bdrm	36"	60"	Single Hung	Yes	
SW16	p bdrm	36"	60"	Fixed Glass		
SW17	p bdrm	36"	60"	Single Hung	Yes	
SW18	loft	36"	60"	Single Hung	Yes	
SW19	loft	36"	60"	Single Hung	Yes	
SW20	p bdrm	36"	60"	Single Hung	Yes	
SW21	p bdrm	36"	60"	Fixed Glass		
SW22	p bdrm	36"	60"	Single Hung	Yes	
SW23	loft	36"	60"	Single Hung	Yes	
SW24	loft	36"	60"	Single Hung	Yes	
SW25	p bdrm	36"	60"	Single Hung	Yes	
SW26	p bdrm	36"	60"	Fixed Glass		
SW27	p bdrm	36"	60"	Single Hung	Yes	
SW28	p bdrm	30"	24"	Fixed Glass		
SW29	p bdrm	30"	24"	Fixed Glass		
SW30	p clos	48"	18"	Fixed Glass		
SW31	bdrm	36"	54"	Single Hung	Yes	
SW32	bdrm	36"	54"	Single Hung	Yes	
SW33	bath	36"	48"	Single Hung		
SW34	p clos	48"	18"	Fixed Glass		
SW35	bdrm	36"	54"	Single Hung	Yes	
SW36	bdrm	36"	54"	Single Hung	Yes	
SW37	bath	36"	48"	Single Hung		
SW38	p clos	48"	18"	Fixed Glass		
SW39	bdrm	36"	54"	Single Hung	Yes	
SW40	bdrm	36"	54"	Single Hung	Yes	
SW41	bath	36"	48"	Single Hung		

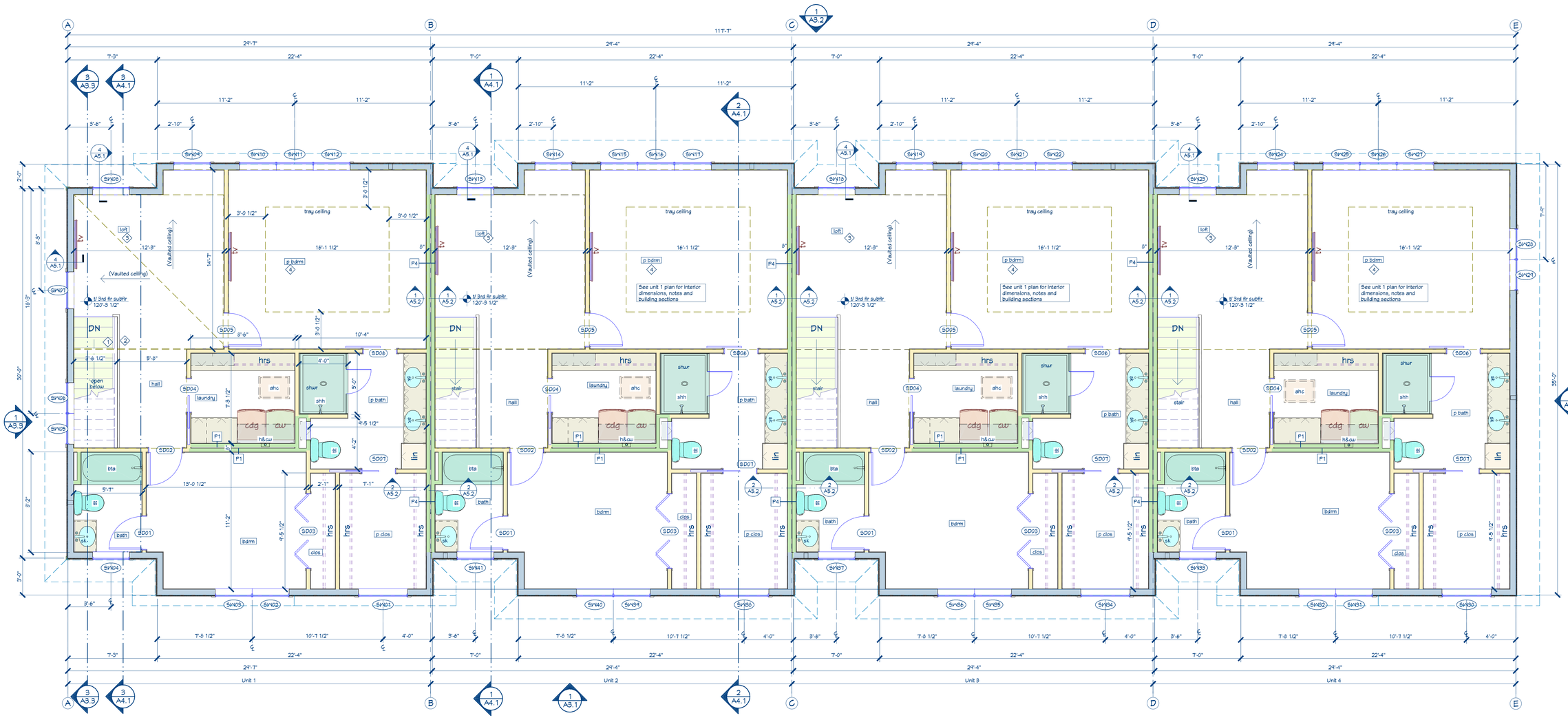
1. Egress windows to provide a minimum opening size of 24" height and 20" width and 5.7 sf of net clear opening area.
2. Provide window guards on all new operable windows where the bottom of the window is more than 72" above finished grade or other surface below on the exterior of the building. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Egress windows.
3. Natural ventilation of occupied space shall be through windows and doors. The operable area of the windows and doors shall be not less than 4% of the area being ventilated.
4. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings. The min. net glazed area shall not be less than 8% of the area being served.

General Notes - Third Floor Plan

1. See title sheet T1 for abbreviations, and symbols.
2. See other title sheets for specifications if provided.
3. See wall sections / plans for exterior wall types.
4. All interior partitions to be type "P1" unless noted otherwise. Refer to partition schedule.
5. All dimensions are to face of stud or other structural framing member unless noted otherwise.
6. All materials to be installed per manufacturers current printed instructions
7. All wood in contact with concrete to be pressure treated
8. All wood in contact with concrete to be pressure treated

Key Notes - Third Floor plan

#	Text
1	34" high stair handrail above stair nosing w/ newel posts @ 48" oc and ballusters @ 5" oc, coordinate type w/ owner
2	36" high aff guard rail w/ top, bottom rail and newel posts @ 48" oc with ballusters @ 5" oc, coordinate type w/ owner
3	Ceiling is vaulted in this room
4	Tray ceiling in this room. see building section



NORTH

1 Third Floor Plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

revision index

#	date	ref

project: 25055
date: 1/24/26
drawn by: jlm

A2.3

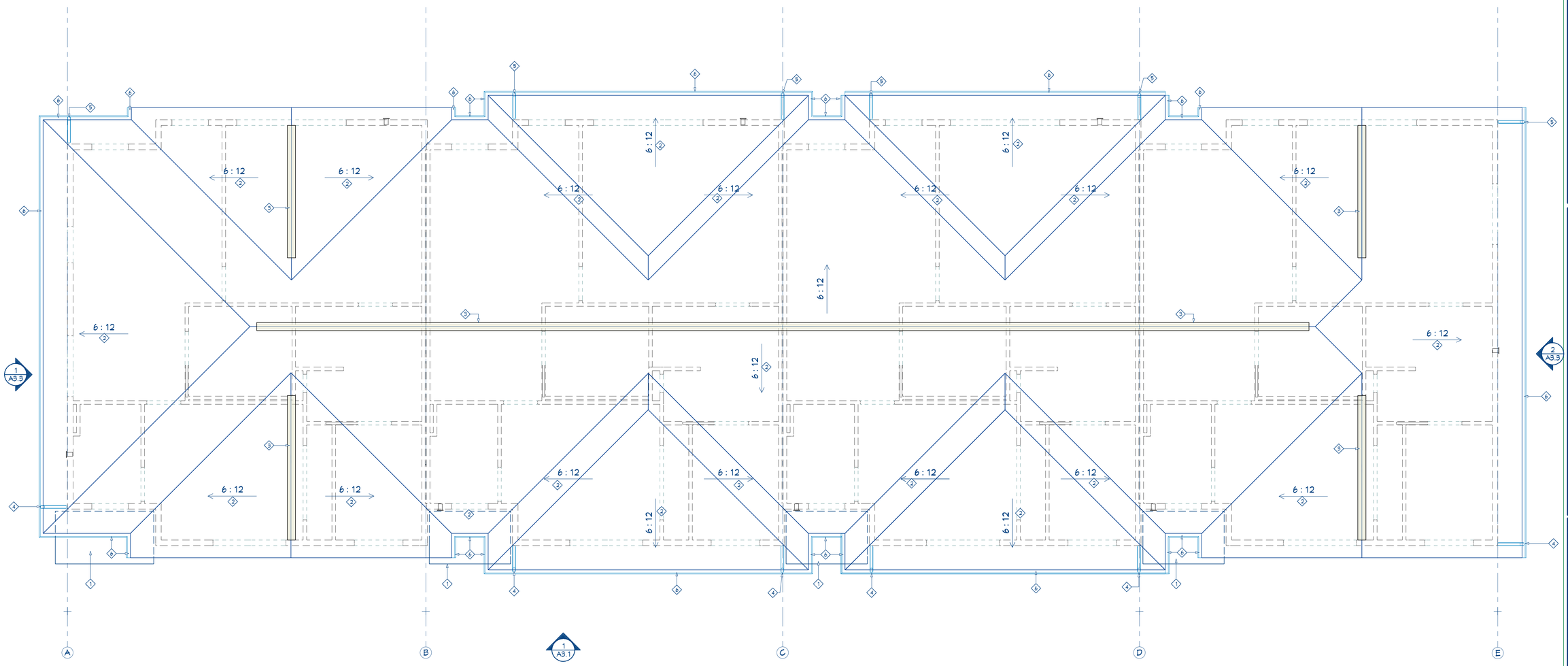
C:\Users\jlm\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15555-Lakestone-4 unit-version 3.layout 1/24/2026 - 9:22:04 PM

General Notes - Roof Plan

1. All dimensions are to the face of dimensional members (stud, blocking, framing, board, etc). Dimensions do not reference sheathing, wall board, or other finish items unless noted otherwise.
2. Verify rough opening requirements for all framed openings (skylights, solar tubes, chimneys, etc).
3. Install waterproof membrane as follows: at all vertical penetrations through the roof, including chimneys, vents & stacks; along the entire length of eaves to 12" inside the projected exterior wall line; in 36" wide strips along the entire length of valleys, intersecting walls, changes in roof pitch & other vertical surfaces; over the entire surface of any roof, crickets, or over-build with a slope 4:12 or less. All areas not covered by waterproof membrane will be covered with synthetic roof underlayment applied horizontally from eave to ridge.
4. Install hip & ridge exhaust vents along all vented attic (cold roof) spaces. Vent intake will be accomplished with perforated soffit at all under-eave areas open to the vented attic space. Roof overbuild areas should not be sheathed beneath the overbuild framing to maintain free air flow throughout the attic volume.
5. Gutters, downspouts, and leaders shall be roll-formed from 0.032" aluminum coil stock in a color to match the eave fascia. Gutter lengths shall be seamless; K Style profile & shall provide 20sq in (min) of net cross-sectional area and shall have a depth to width ratio of not less than 1.25 (eg a 4" deep x 5" high U-shaped gutter satisfies this requirement). All gutters shall receive a fully covered leaf guard system. Downspouts & leaders shall be a 4"x3" rectangular profile. Downspouts which discharge to a leader at grade shall be provided with a decorative aggregate concrete splash block at the leader termination. Downspouts which discharge to a drain receptor shall terminate into a 4x3x4 PVC offset downspout tie adaptor mated to a buried 4" SDR35 drain pipe receiver. Buried drain pipe shall slope at 1/4:12 and drain to daylight; all pipe fittings shall be permanently welded or use gaskets; all bends shall be 45 degrees or less.

Key notes - Roof plan

#	Text
1	Prefinished standing seam metal roof @ first floor entry
2	Asphalt roof shingles
3	Prefinished ridge vent
4	Prefinished metal Downspout - discharge to drain receptor
5	Prefinished metal Downspout - discharge to grade
6	Prefinished metal roof gutters



NORTH

1 Roof Plan

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

revision index		
#	date	ref

project: 25055
date: 1/24/26
drawn by: jlm

A2.4

C:\Users\jlm\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15055-Lakestone-4 unit-version 3.layout 1/24/2026 - 9:22:01 PM

General Notes - Exterior Elevations

1. Typical exterior materials are noted on North and East Elevations. Only unique materials are noted on other Exterior Elevations.
2. All final material selections, colors, finishes, and other options to be coordinated with the Owner.
3. New windows are Alliance window systems. Exterior color: tbd. (Confirm final exterior and interior color with owner).
4. New sliding patio doors are by Alliance window systems. color to match new windows (confirm with owner)
5. Downspouts are prefinished aluminum material matching siding, min. size: 4"x 6". Final locations shall be confirmed with owner

Key Notes - Exterior Elevations

#	Text
1	Prefinished metal standing seam roof
2	Asphalt shingles
3	Composite 10" wd fascia
4	Composite 6" wd shadow board
5	Prefinished metal gutter
6	Prefinished metal downspout, see roof plan
7	Vinyl board and batten siding, color 1
8	Vinyl board and batten siding, color 2
9	Vinyl 5" exposure lap siding, color 3
10	Vinyl 5" exposure lap siding, color 4
11	Composite 4" corner trim, match siding color
12	Composite 6" corner trim, Color: white
13	Composite 4" window trim, match siding color
14	Composite 4" door trim, match exterior window color
15	Composite 8" horizontal trim w/ prefinished metal flashing at top
16	Composite wood deck rail system w/ top rail bottom rail, newel posts, and intermediate ballusters
17	Composite wd deck fascia
18	Composite wd post wrap
19	Composite wd beam wrap



1 North Exterior Elevation

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI

revision index

#	date	ref

project: 25055
date: 1/29/26
drawn by: jlm

A3.1

C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\05 Technical\15055-Lakestone-4 units-version 3.rlaplot 1/29/2026 - 9:22:12 PM

General Notes - Exterior Elevations

1. Typical exterior materials are noted on North and East Elevations. Only unique materials are noted on other Exterior Elevations.
2. All final material selections, colors, finishes, and other options to be coordinated with the Owner.
3. New windows are Alliance window systems. Exterior color: tbd. (Confirm final exterior and interior color with owner).
4. New sliding patio doors are by Alliance window systems. color to match new windows (confirm with owner)
5. Downspouts are prefinished aluminum material matching siding, min. size: 4"x 6". Final locations shall be confirmed with owner

Key Notes - Exterior Elevations

#	Text
1	Prefinished metal standing seam roof
2	Asphalt shingles
3	Composite 10" wd fascia
4	Composite 6" wd shadow board
5	Prefinished metal gutter
6	Prefinished metal downspout, see roof plan
7	Vinyl board and batten siding, color 1
8	Vinyl board and batten siding, color 2
9	Vinyl 5" exposure lap siding, color 3
10	Vinyl 5" exposure lap siding, color 4
11	Composite 4" corner trim, match siding color
12	Composite 6" corner trim, Color: white
13	Composite 4" window trim, match siding color
14	Composite 4" door trim, match exterior window color
15	Composite 8" horizontal trim w/ prefinished metal flashing at top
16	Composite wood deck rail system w/ top rail bottom rail, newel posts, and intermediate ballusters
17	Composite wd deck fascia
18	Composite wd post wrap
19	Composite wd beam wrap



1 **South Exterior Elevation**

SCALE: 1/4" = 1'-0" (24"X36" - Full size)
1/8" = 1'-0" (12"X18" - Half size)

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

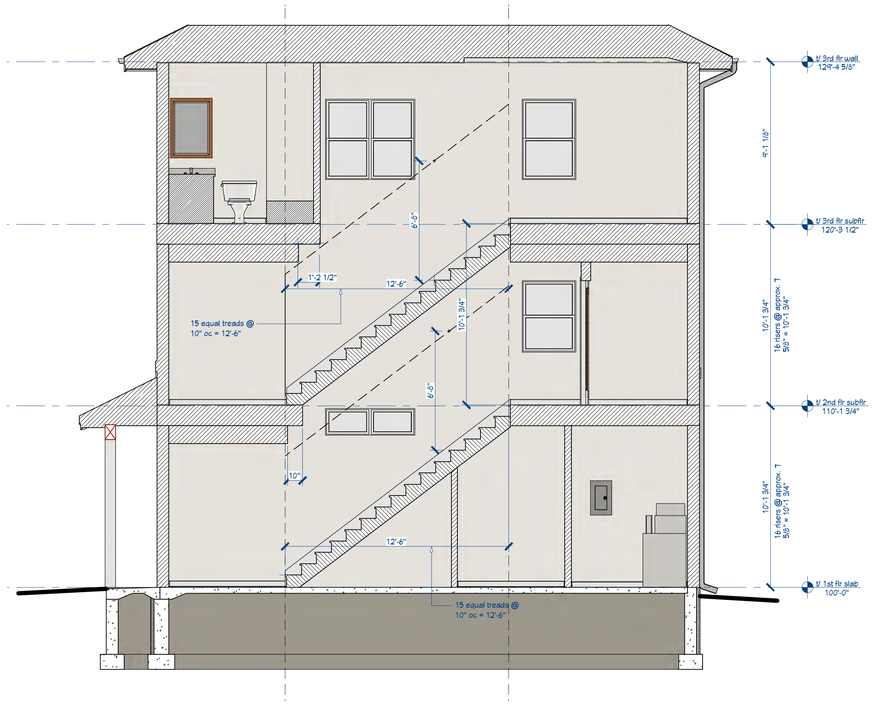
revision index

#	date	ref

project: 25055
date: 1/29/26
drawn by: jlm

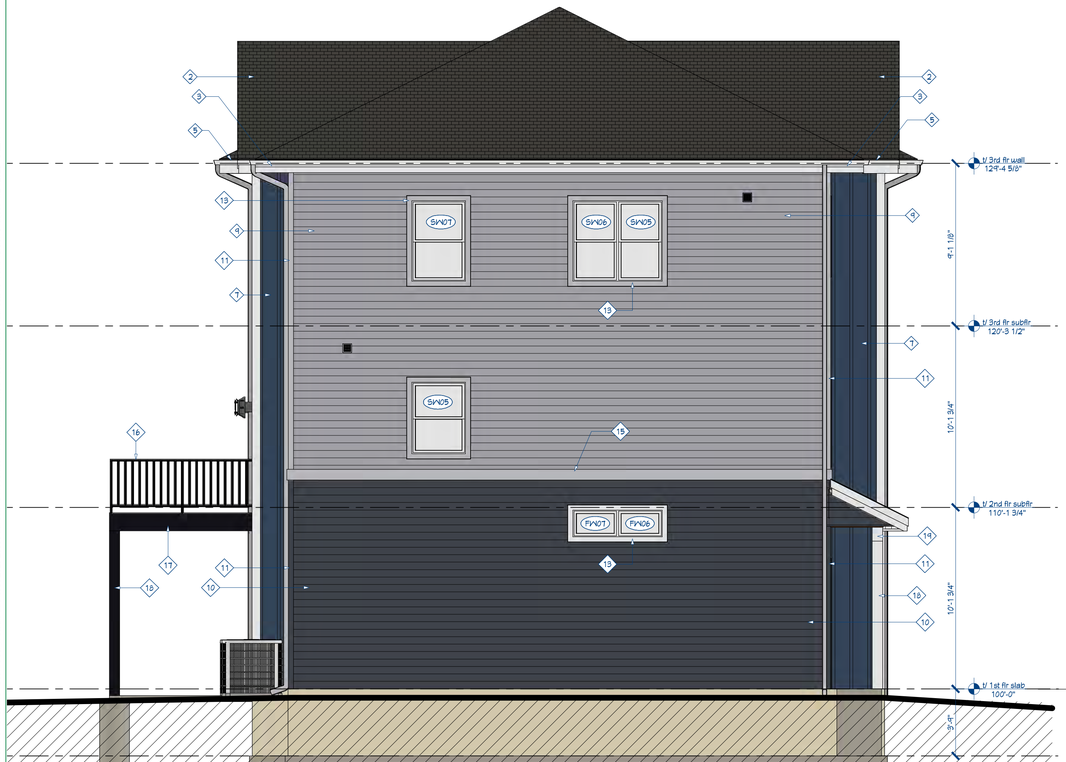
A3.2

C:\Users\jlm\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15055-Lakestone-4 unit-version 3.layout 1/29/2026 9:22:16 PM



3 Building Section

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)



1 East Exterior Elevation

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)



2 West Exterior Elevation

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

General Notes - Exterior Elevations

1. Typical exterior materials are noted on North and East Elevations. Only unique materials are noted on other Exterior Elevations.
2. All final material selections, colors, finishes, and other options to be coordinated with the Owner.
3. New windows are Alliance window systems. Exterior color: tbd. (Confirm final exterior and interior color with owner).
4. New sliding patio doors are by Alliance window systems. color to match new windows (confirm with owner)
5. Downspouts are prefinished aluminum material matching siding, min. size: 4"x 6". Final locations shall be confirmed with owner

Key Notes - Exterior Elevations

#	Text
1	Prefinished metal standing seam roof
2	Asphalt shingles
3	Composite 10" wd fascia
4	Composite 6" wd shadow board
5	Prefinished metal gutter
6	Prefinished metal downspout, see roof plan
7	Vinyl board and batten siding, color 1
8	Vinyl board and batten siding, color 2
9	Vinyl 5" exposure lap siding, color 3
10	Vinyl 5" exposure lap siding, color 4
11	Composite 4" corner trim, match siding color
12	Composite 6" corner trim, Color: white
13	Composite 4" window trim, match siding color
14	Composite 4" door trim, match exterior window color
15	Composite 5" horizontal trim w/ prefinished metal flashing at top
16	Composite wood deck rail system w/ top rail bottom rail, newel posts, and intermediate ballusters
17	Composite wd deck fascia
18	Composite wd post wrap
19	Composite wd beam wrap

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 537114
608-833-3400 www.bourildesign.com

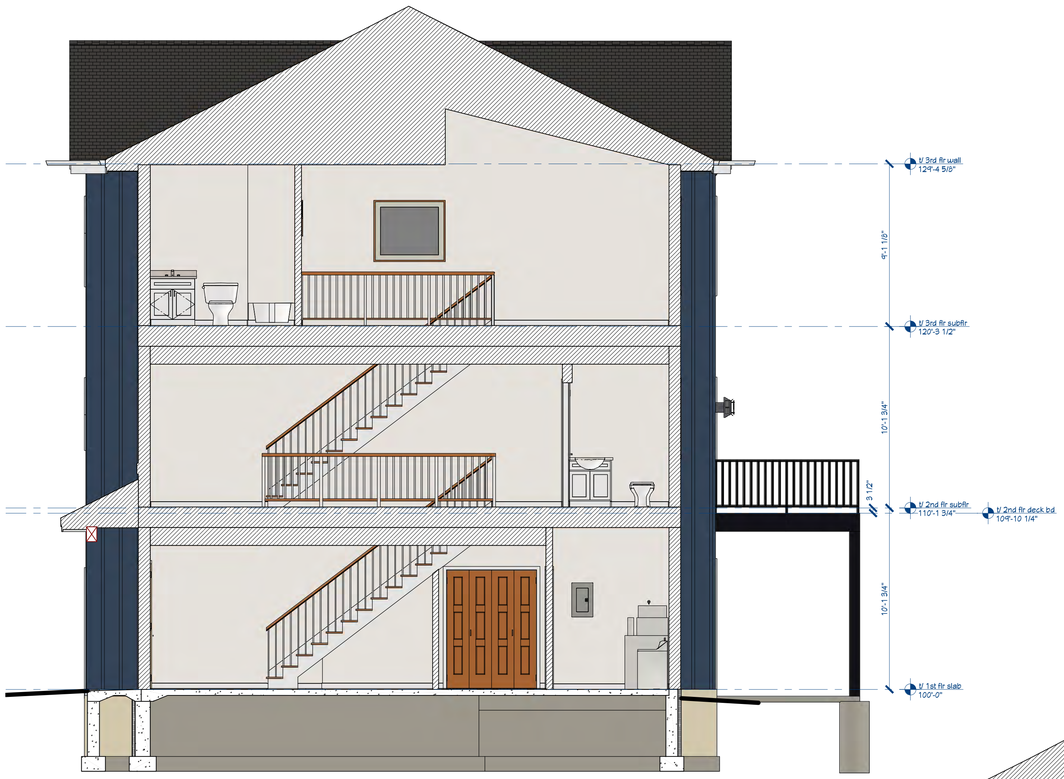
Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

revision index		
#	date	ref

project:	25055
date:	1/29/26
drawn by:	jlm

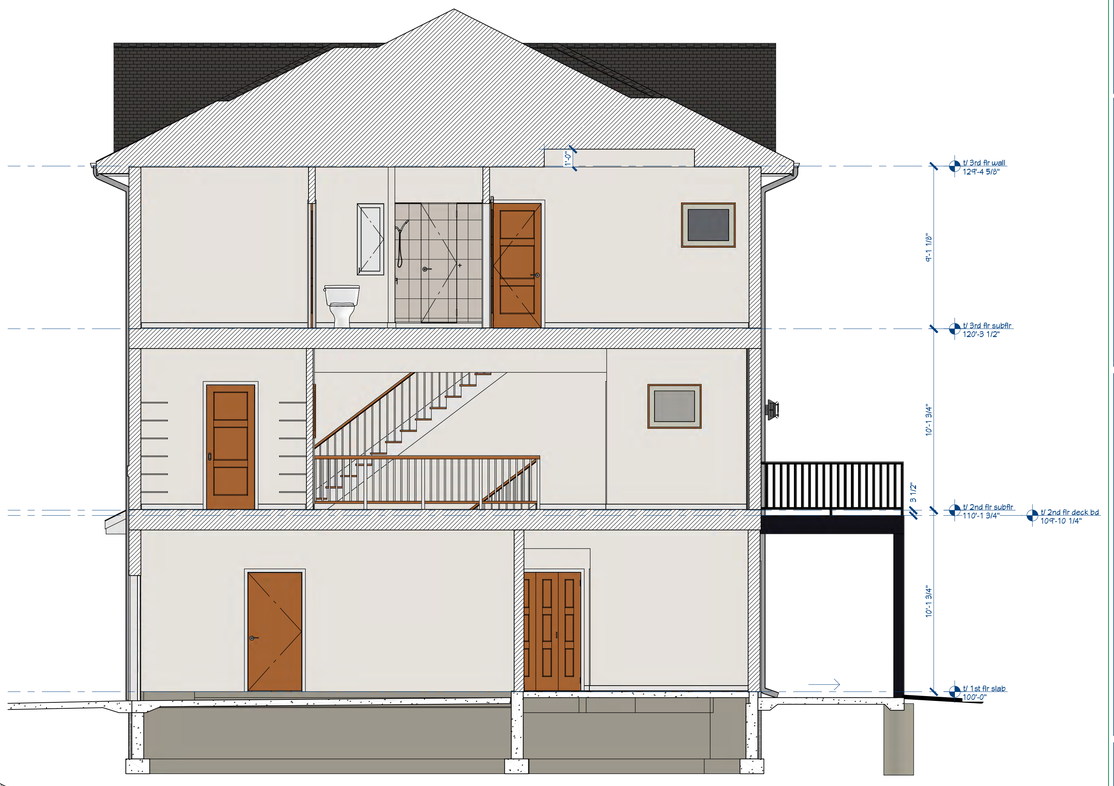
A3.3

C:\Users\jlm\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15055-Lakestone-4 unit-version 3.rlaput 1/29/2026 - 9:22:16 PM



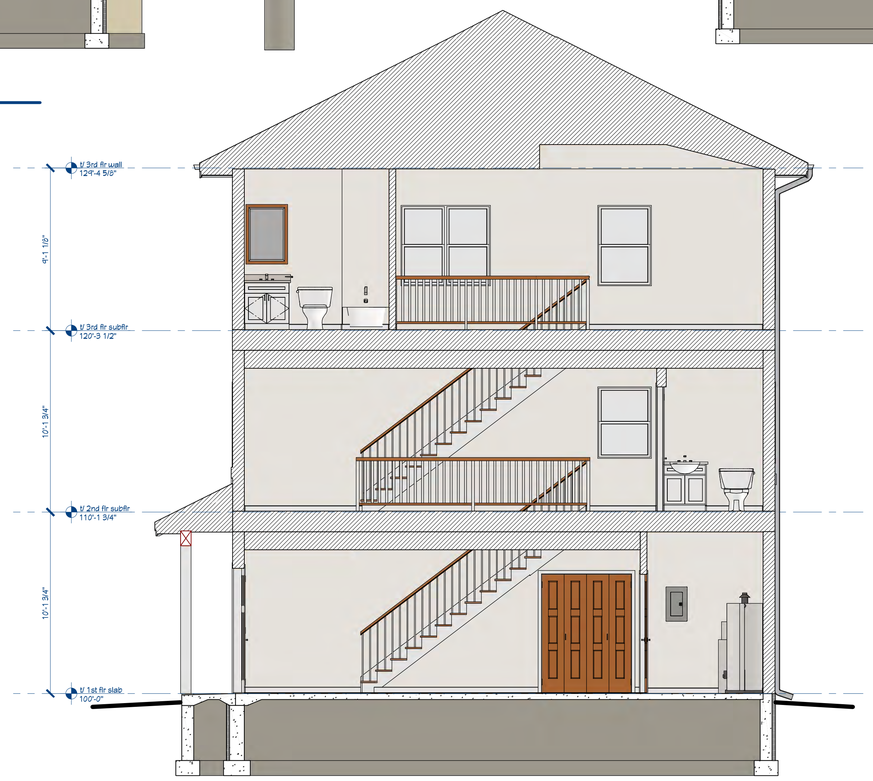
1 Building Section

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)



2 Building Section

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)



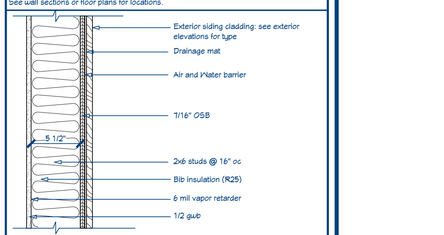
3 Building Section

SCALE: 1/4" = 1'-0" (24"x36" - Full size)
1/8" = 1'-0" (12"x18" - Half size)

exterior wall types: (EW#)

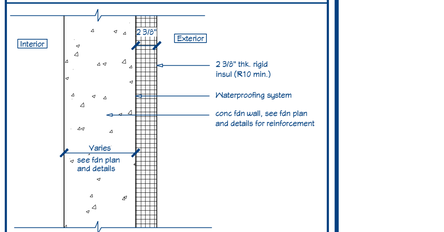
exterior wall type EW1

2x6 wood framed wall w/ siding.
See wall sections or floor plans for locations.



exterior wall type EW2

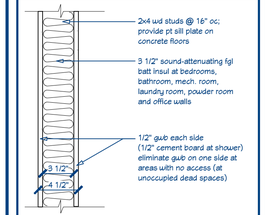
Concrete foundation wall
See wall sections or floor plans for locations.



Interior partition types:

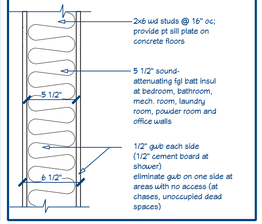
interior partition P1

2x4 framed walls, all interior partitions are P1 unless noted otherwise



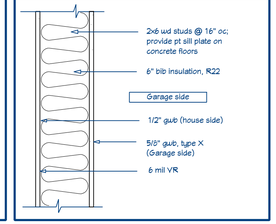
interior partition P2

2x6 wood framed walls,see floor plans for locations



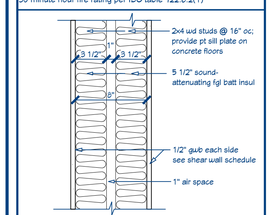
interior partition P3

2x6 framed walls, between garage and residential unit
30 minute hour fire rating per IBC table 722.6.2(1)



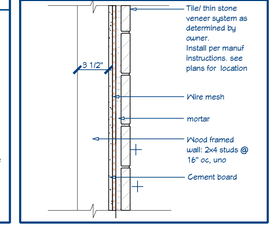
interior partition P4

Double 2x4 stud wood framed walls between units, see floor plans for locations. see framing plans and wall bracing schedule
30 minute hour fire rating per IBC table 722.6.2(1)



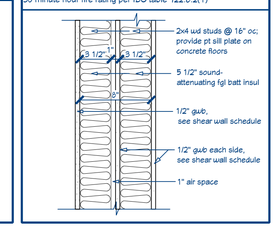
Interior wall type P5

2x4 wood framed wall at fireplace w/ tile or thin stone veneer See floor plan/ sections for locations.



interior partition P6

Double 2x4 stud wood framed walls between units, see floor plans for locations. see framing plans and wall bracing schedule
30 minute hour fire rating per IBC table 722.6.2(1)



The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

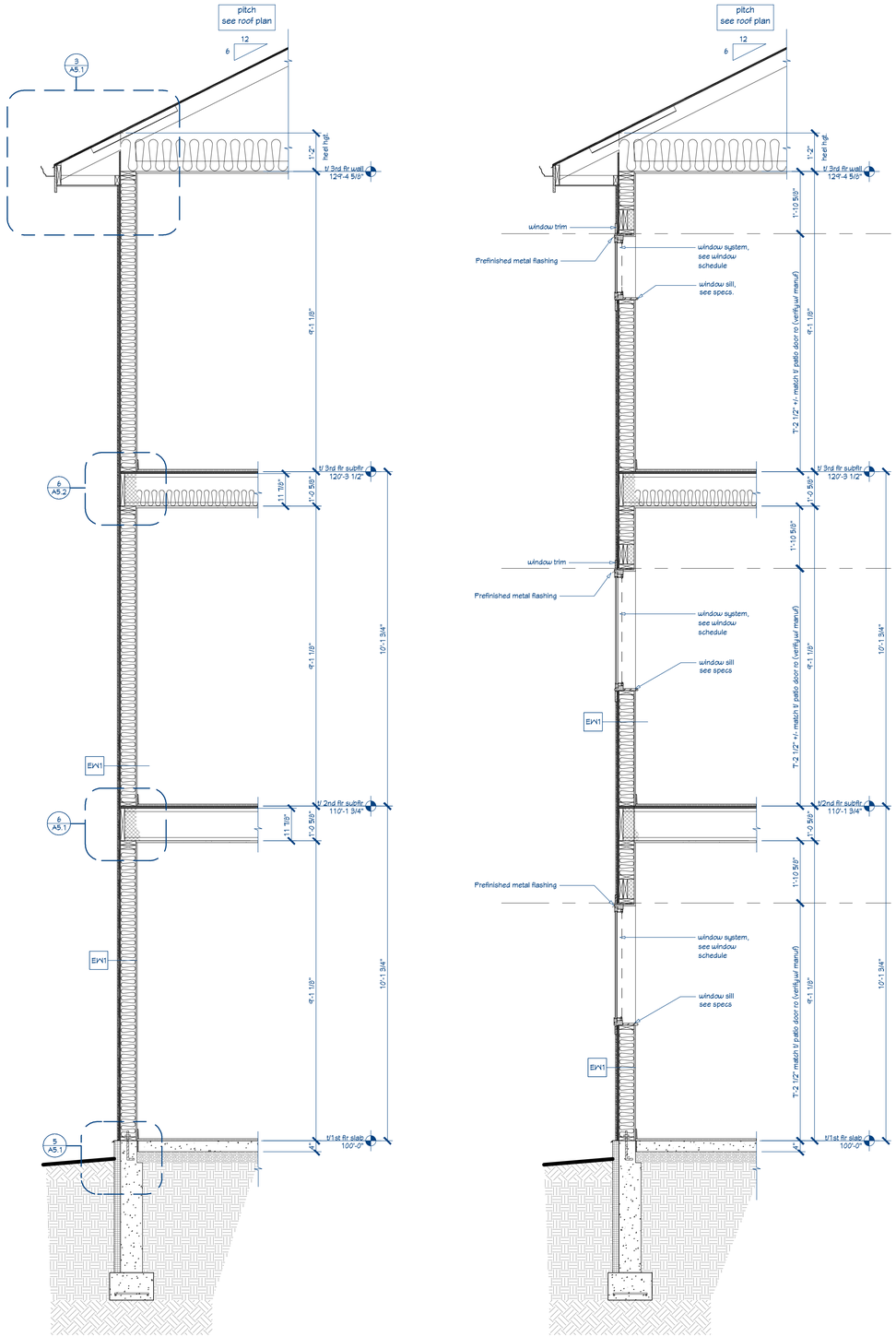
revision index

#	date	ref

project: 25055
date: 1/24/26
drawn by: jjm

A4.1

C:\Users\jjm\OneDrive - Bouril Design Studio LLC\Jobs\25\25055 Lakestone Properties - 4 units apartments\5 Technical\15055-Lakestone 4 unit-version 3.layout 1/24/2026 - 9:22:20 PM



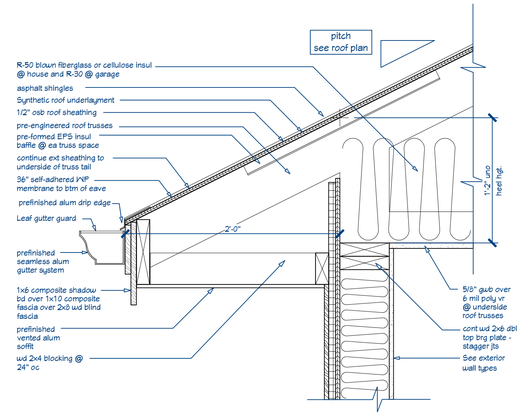
1 Wall Sections & Details

SCALE: 1/2" = 1'-0" (22"x34" - Full size)
1/4" = 1'-0" (11"x17" - Half size)

SEE WALL SECTION 1/A5.1
FOR TYP. NOTES UNLESS
NOTED OTHERWISE

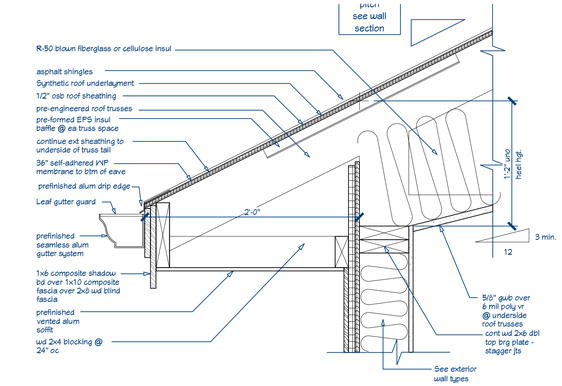
2 Wall Sections & Details

SCALE: 1/2" = 1'-0" (22"x34" - Full size)
1/4" = 1'-0" (11"x17" - Half size)



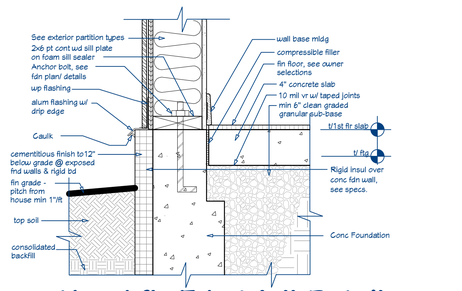
3 Roof Eave Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



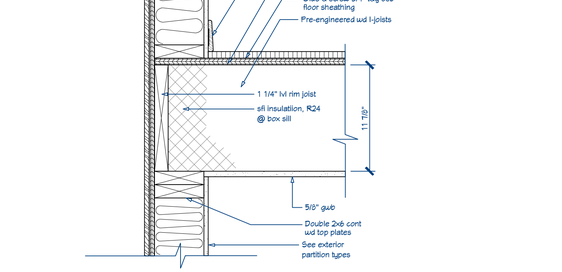
4 Roof Eave @ vaulted ceiling Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



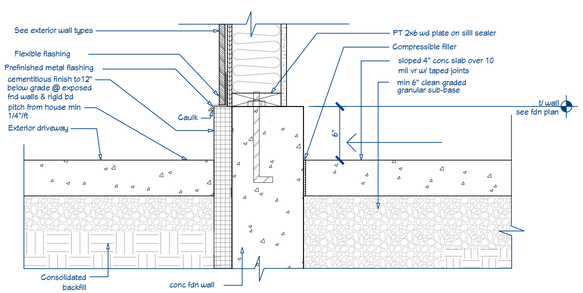
5 t/ grd flr Fdn Wall Detail

SCALE: 1 1/2" = 1'-0"



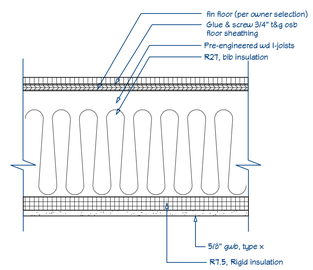
6 Wall/ Floor Intersection Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



7 t/ garage fdn wall/slab Detail

SCALE: 1 1/2" = 1'-0"



8 Floor (garage ceiling) detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI

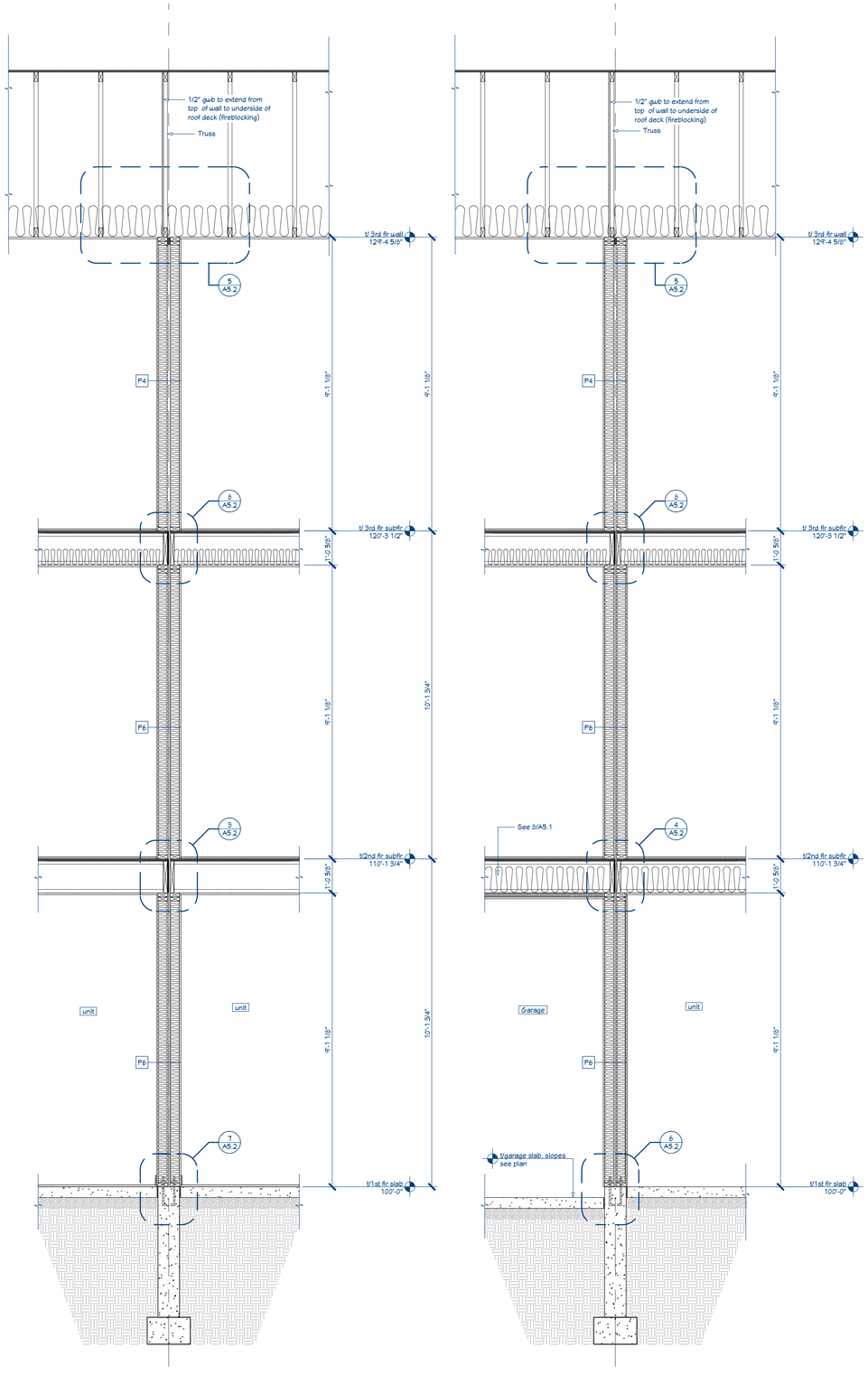
revision index

#	date	ref

project: 25055
date: 1/24/26
drawn by: jjm

A5.1

C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15955-Lakestone-4 units-version 3 layout 1/24/2026 - 9:22:20 PM



Between living units

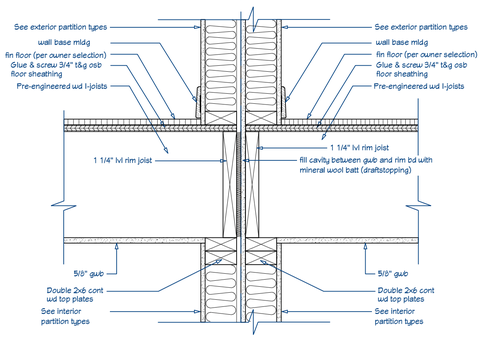
1 Unit separation wall section

SCALE: 1/2" = 1'-0" (22"x34" - Full size)
1/4" = 1'-0" (11"x17" - Half size)

Between living unit and garage

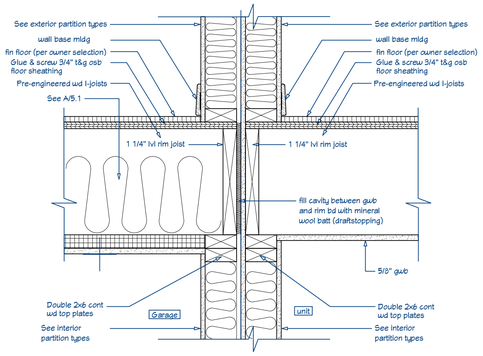
2 Unit separation wall section

SCALE: 1/2" = 1'-0" (22"x34" - Full size)
1/4" = 1'-0" (11"x17" - Half size)



3 Wall/ Floor Intersection Detail

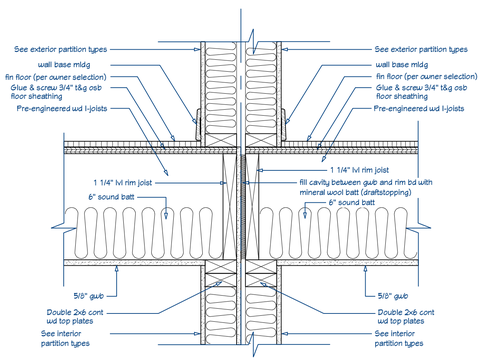
SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



30 minute fire rating

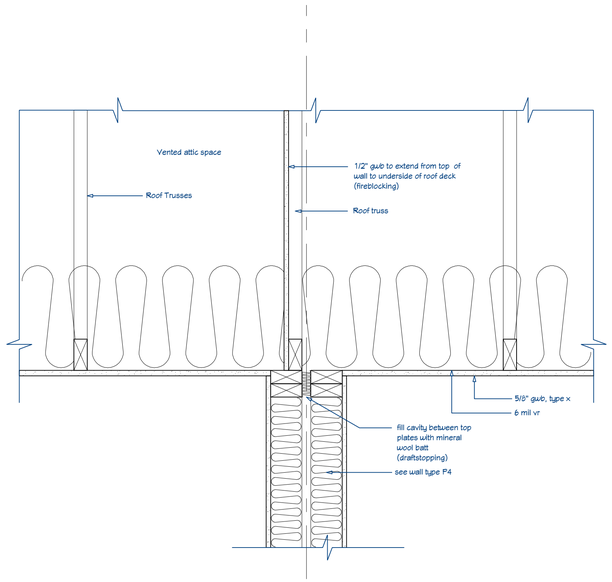
4 Wall/ Floor Intersection Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



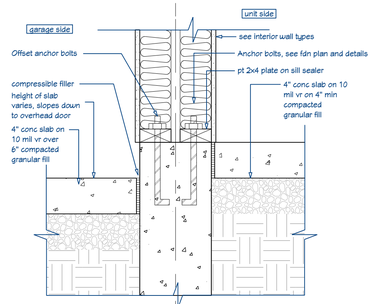
8 Wall/ Floor Intersection Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



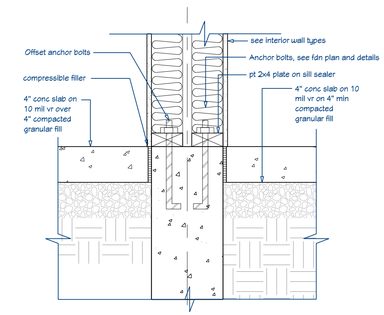
5 Wall/ Roof (unit separation)Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



6 Wall/ slab intersection Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)



7 Wall/ slab intersection Detail

SCALE: 1 1/2" = 1'-0" (22"x36" - Full size)
3/4" = 1'-0" (11"x17" - Half size)

The design represented by these drawings is federal copyright protected & is the sole property of Bouril Design Studio, LLC. These drawings or digital files may not be reproduced without the written consent of Bouril Design Studio, LLC Madison, Wisconsin.

Construction Drawings

Bouril Design Studio, LLC
574 D'Onofrio Drive, Suite 16
Madison, Wisconsin 53719
608-833-3400 www.bourildesign.com

Four Unit Multifamily Building for
Lakestone Properties & Mgmt LLC
Devils Lake Road and Elvehjem Drive, McFarland, WI ,

revision index

#	date	ref

project: 25055
date: 1/29/26
drawn by: jjm

A5.2

C:\Users\jeff\OneDrive - Bouril Design Studio LLC\Jobs\2025\25055 Lakestone Properties - 4 units apartments\5 Technical\15055 Lakestone 4 unit-version 3.layout 1/29/2026 - 9:22:21 PM

LAKESTONE PROPERTIES

Design & Drafting Services by:

Landerud
Plan & Design LLC

Project **Sperle Corners Plat Duplex Plans**

Location **Sperle Corners • Village of McFarland**

Client **Lakestone Properties**

5910 Main Street, Suite 1 • McFarland, WI 53558
brian@lakestoneproperties.com (608) 219-5247
brett@lakestoneproperties.com (608) 279-3339
chad@lakestoneproperties.com

SPERLE CORNERS PLAT SITE PLAN & DUPLEX PLANS

Sperle Corners Plat General Site Plan - Duplex (x7)

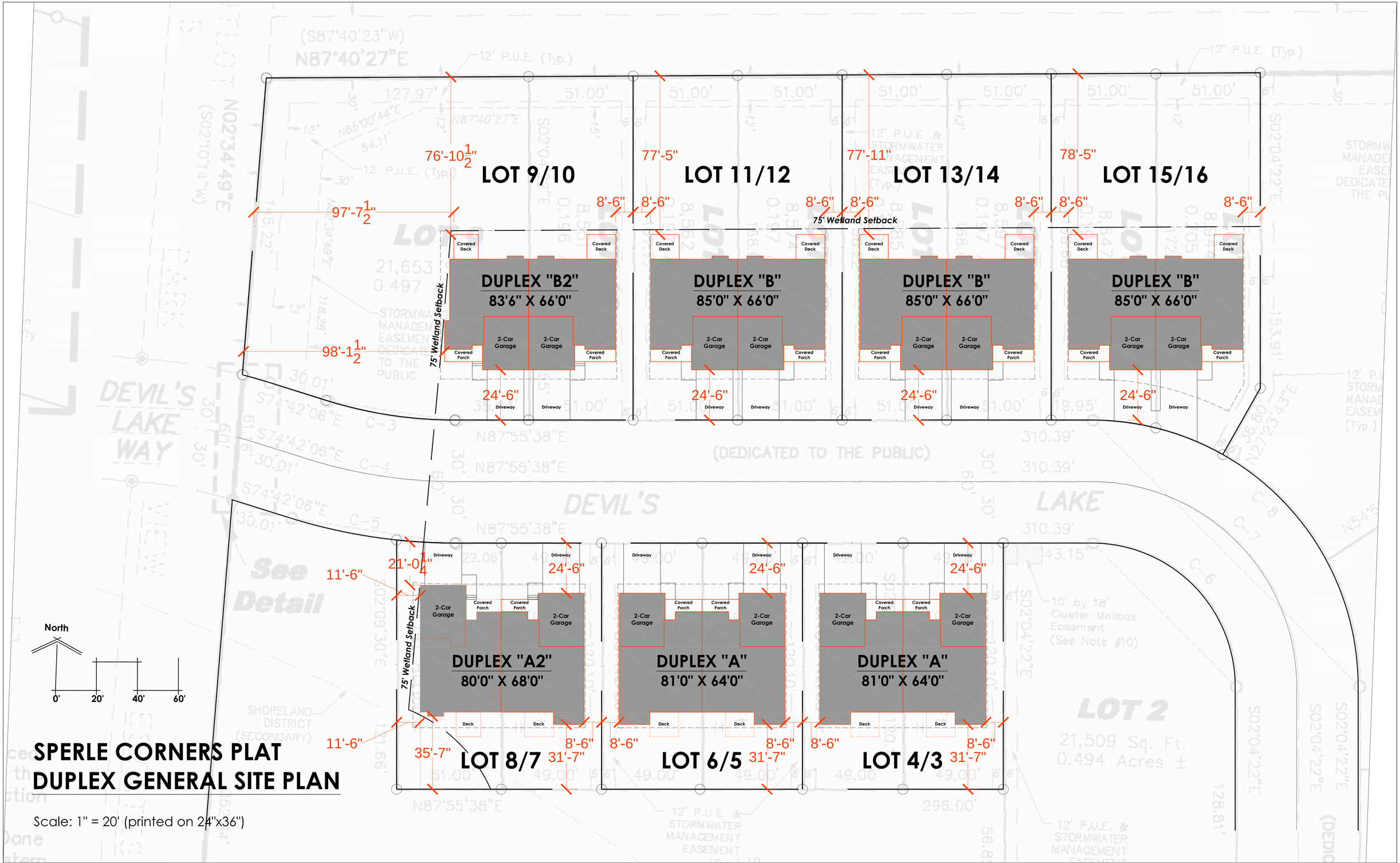
Duplex "A" Plan Set (x2)
Duplex "A2" Plan Set (x1)
Duplex "B2" Plan Set (x1)
Duplex "B" Plan Set (x3)

1) Front & Back Elevations
2) Left Side & Right Side Elevations
3) Main Floor Plan
4) Lower Level Plan
5) Typical Construction Section Drawing
   Party Wall Construction Detail

January 19, 2026
Created: 12.8.25, 1.3.26

NOTE: *The final plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Although every effort has been taken to ensure the accuracy of these plans, Landerud Plan & Design LLC assumes no responsibility or liability. Verification of dimensions, structure, and engineering is the responsibility of the contractor.*

Chris Landerud - Design & Drafting
4426 Mahoney Road • McFarland, WI 53558
chris.landerud@landerud.design • 608.444.3604



SPERLE CORNERS PLAT
DUPLEX GENERAL SITE PLAN

Scale: 1" = 20' (printed on 24"x36")

LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: 1/8" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "A" FRONT ELEVATION



25'-5" Building Height

Exterior Finishes

- LP Smart Siding
- 1x4 Wraps Windows/Doors
- 1x4 Corner Trim
- Stone TBD
- Windows Vinyl
- 16'x8' Garage Doors (optional 18'x8' size)
- Shingles Owens Corning
- Aluminum Soffit & Fascia
- Front Posts Wrapped

Duplex Notes:

- Garage elevations and floor heights will vary slightly between different duplex sites.
- Any garage height variation will not impact the floor plan layout.
- Driveways are 24'6"± in length to the sidewalk with a 3°± slope.
- Exterior siding, materials, and colors could vary between duplex buildings.

DUPLEX "A" BACK ELEVATION



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

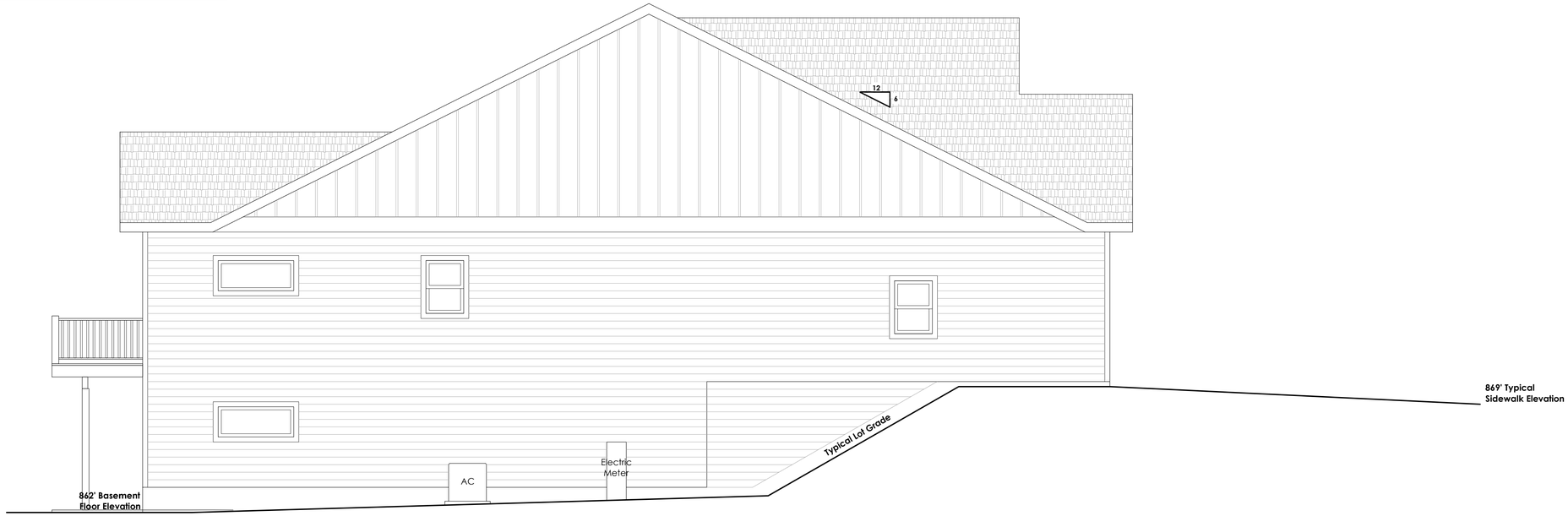
Scale: ¼" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

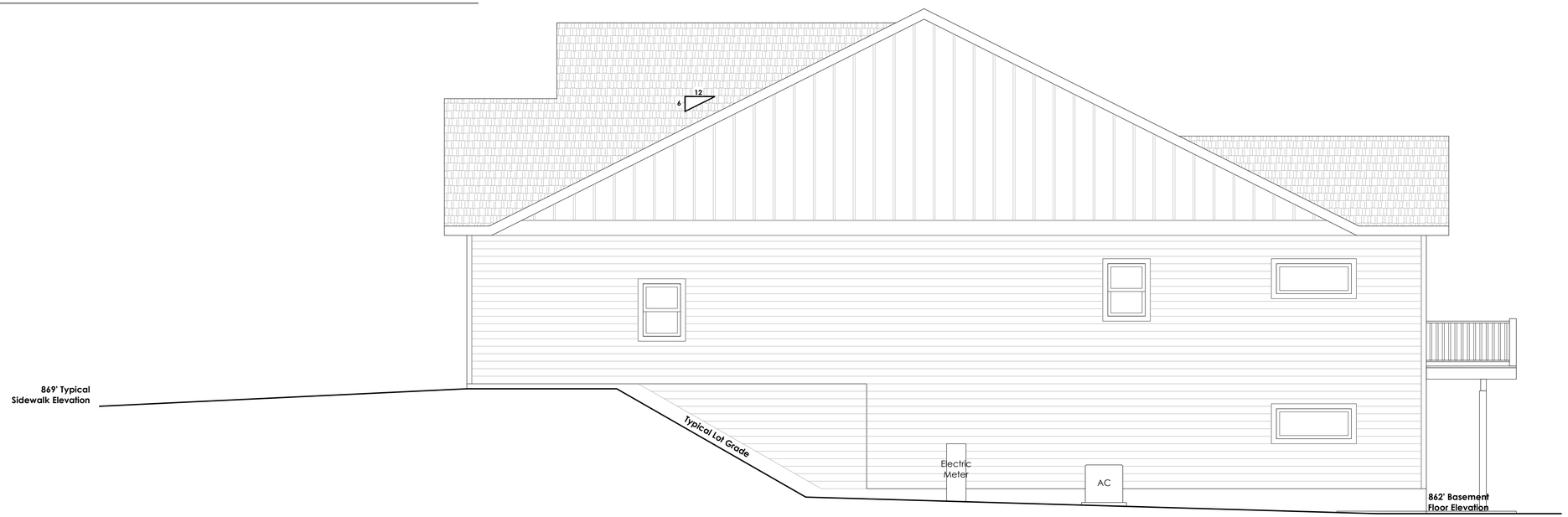
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "A" LEFT SIDE ELEVATION



DUPLEX "A" RIGHT SIDE ELEVATION



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: ¼" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

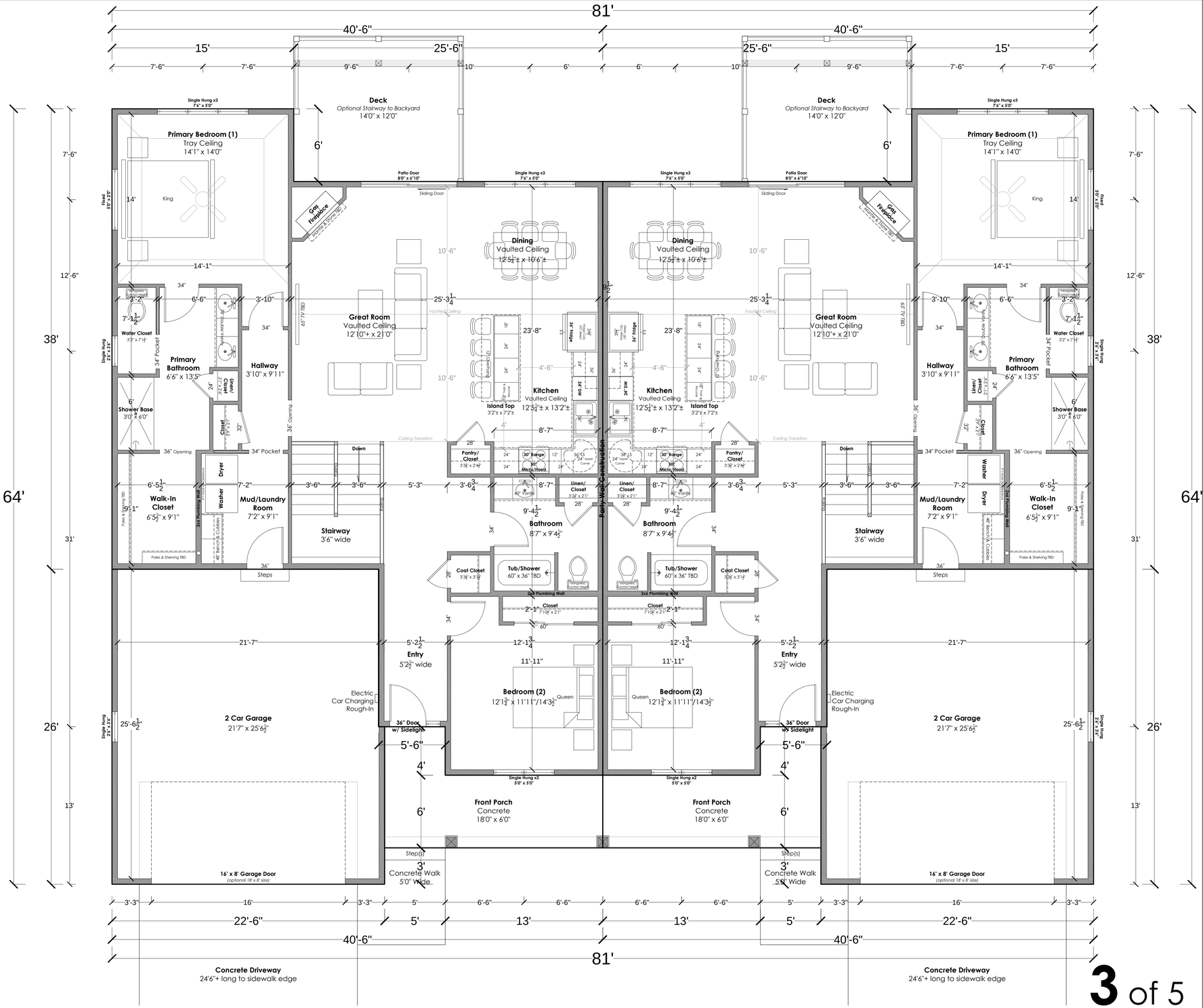
Landerud
Plan & Design LLC

DUPLEX "A" MAIN FLOOR PLAN

Lot 3/4 & Lot 5/6

81'0" width X 64'0" depth
- Main Floor Area 1,678.5 SF, Garage Area 578.5 SF, Front Porch Area 128 SF, Back Deck Area 168 SF

Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: $\frac{1}{4}$" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

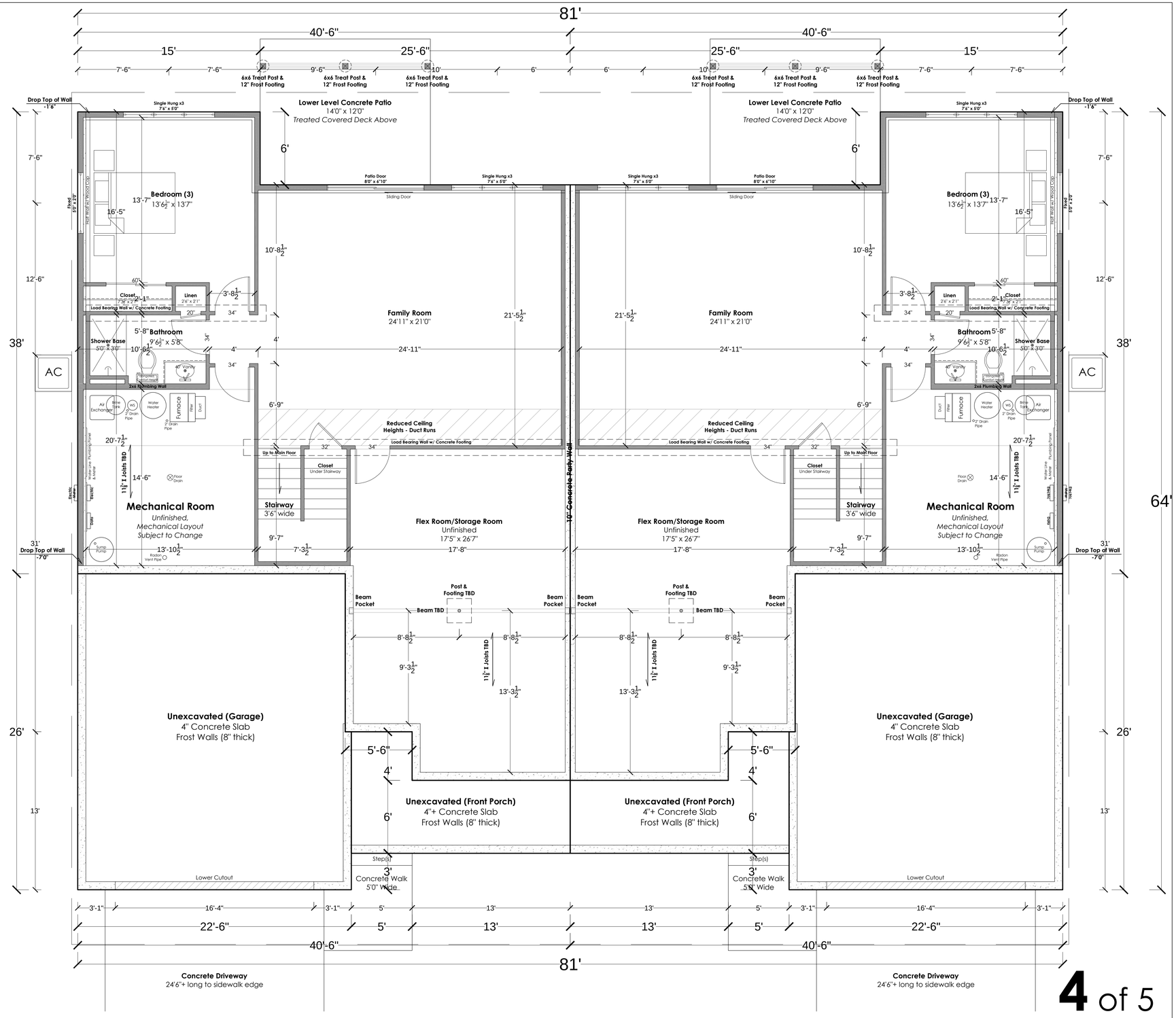
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "A" LOWER LEVEL PLAN

Lot 3/4 & Lot 5/6

81'0" width X 64'0" depth
- Lower Level Finished Area 892 SF
Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: $\frac{1}{4}$" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

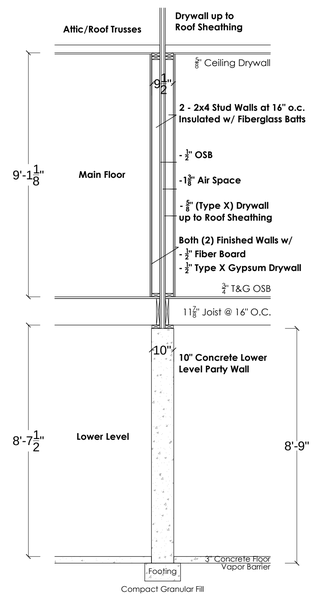
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

Typical Party Wall Construction

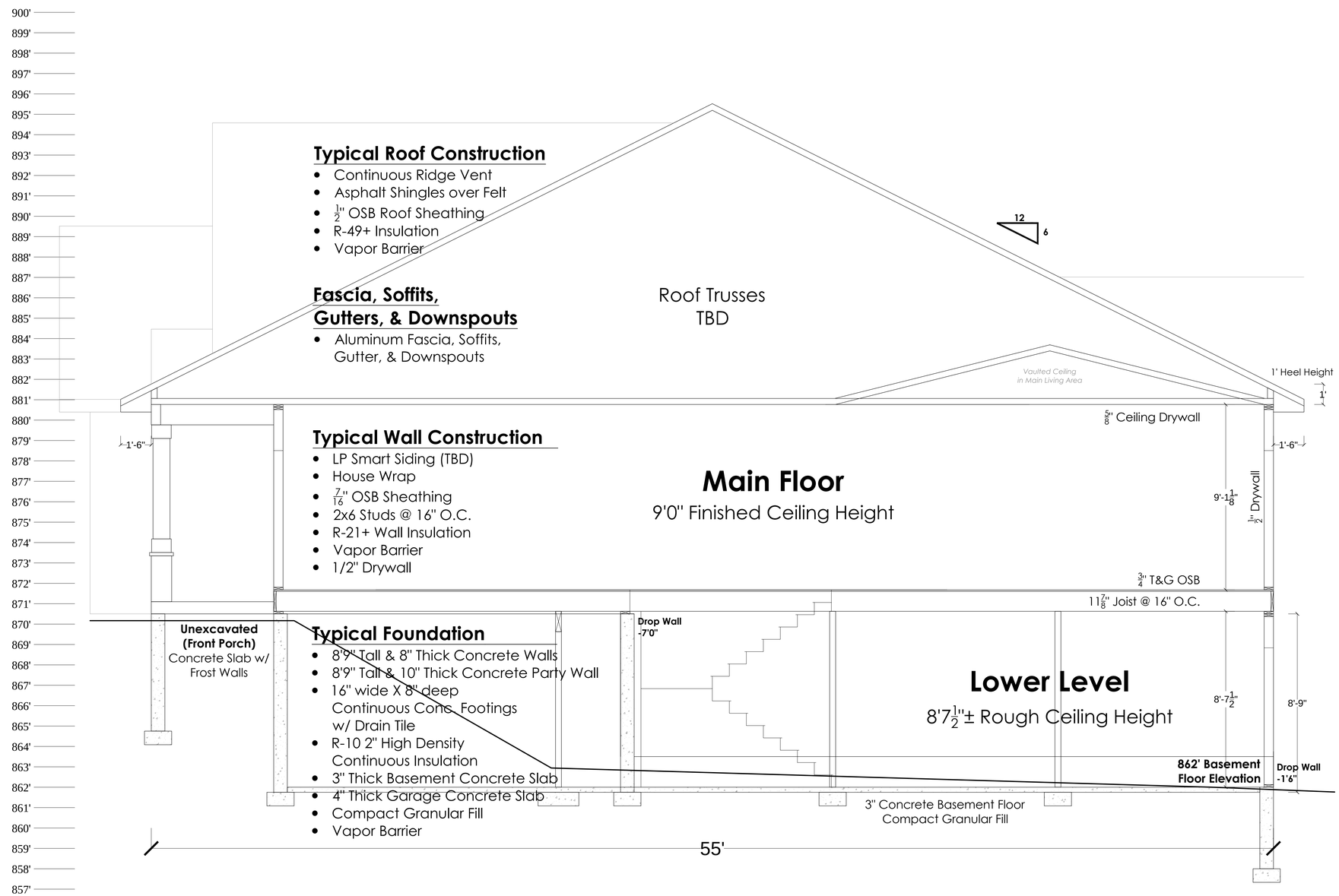
- $\frac{1}{2}$" Drywall
- $\frac{1}{2}$" Fiber Board
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" OSB
- $1\frac{3}{8}$" Sound Channel (Air Gap)
- $\frac{5}{8}$" (Type X) Drywall
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" Fiber Board
- $\frac{1}{2}$" Drywall

- ($9\frac{1}{2}$" Framing Wall thickness (plus $\frac{1}{2}$" Fiber Board & $\frac{1}{2}$" Drywall both sides - $11\frac{1}{2}$" total thickness between finished wall spaces)



TYPICAL DUPLEX
PARTY WALL CONSTRUCTION

Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")



TYPICAL DUPLEX "A" CONSTRUCTION SECTION DRAWING

Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")

LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: $\frac{3}{8}$" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "A2" FRONT ELEVATION



26'-11" Building Height

Exterior Finishes

- LP Smart Siding
- 1x4 Wraps Windows/Doors
- 1x4 Corner Trim
- Stone TBD
- Windows Vinyl
- 16'x8' Garage Doors (optional 18'x8' size)
- Shingles Owens Corning
- Aluminum Soffit & Fascia
- Front Posts Wrapped

Duplex Notes:

- Garage elevations and floor heights will vary slightly between different duplex sites.
- Any garage height variation will not impact the floor plan layout.
- Driveways are 24'6"± & 20'6"± in length to the sidewalk with a 3°± slope.
- Exterior siding, materials, and colors could vary between duplex buildings.

DUPLEX "A2" BACK ELEVATION



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

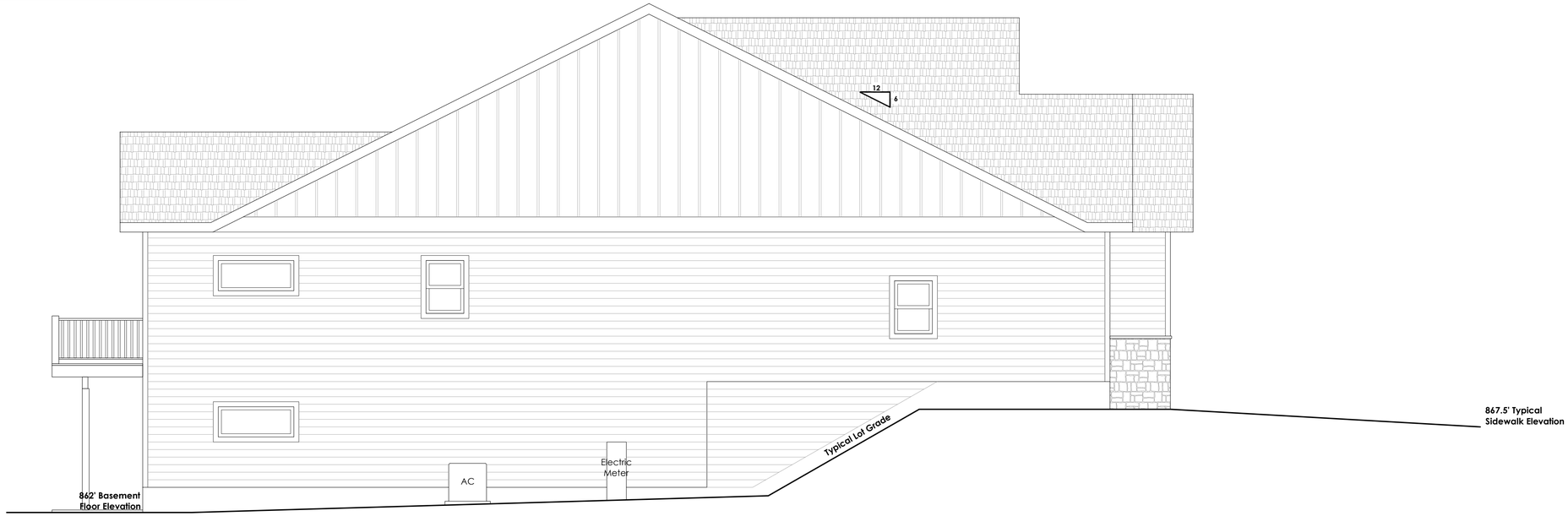
Scale: ¼" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

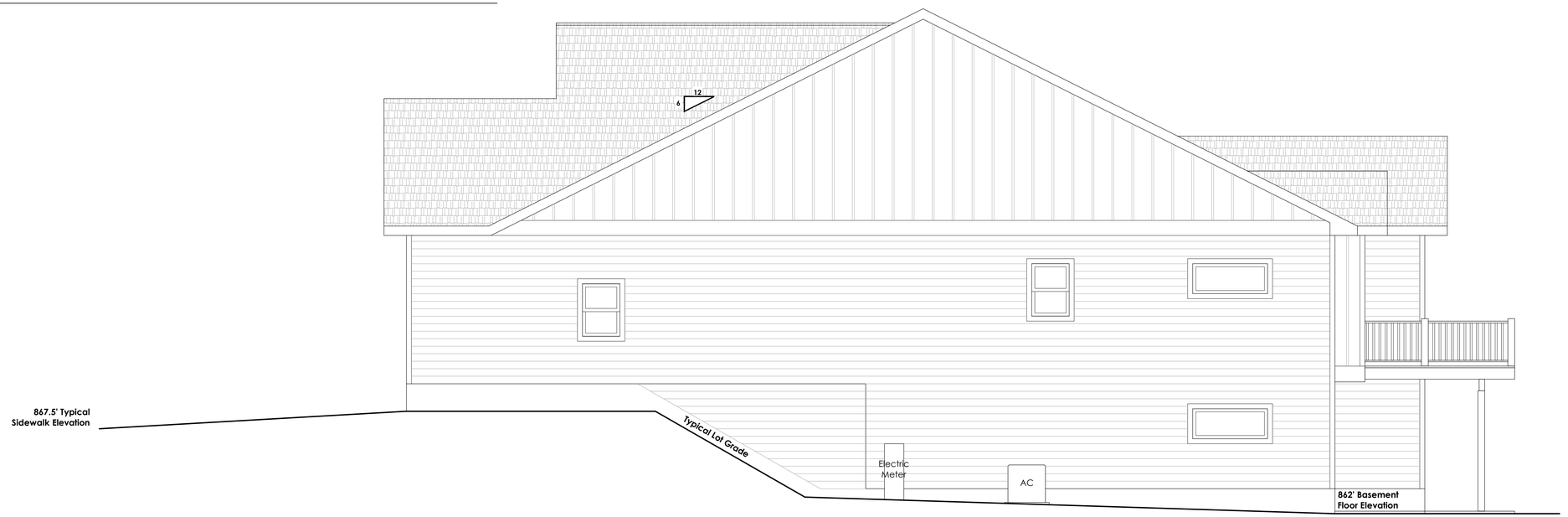
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "A2" LEFT SIDE ELEVATION



DUPLEX "A2" RIGHT SIDE ELEVATION



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: ¼" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "A2" MAIN FLOOR PLAN

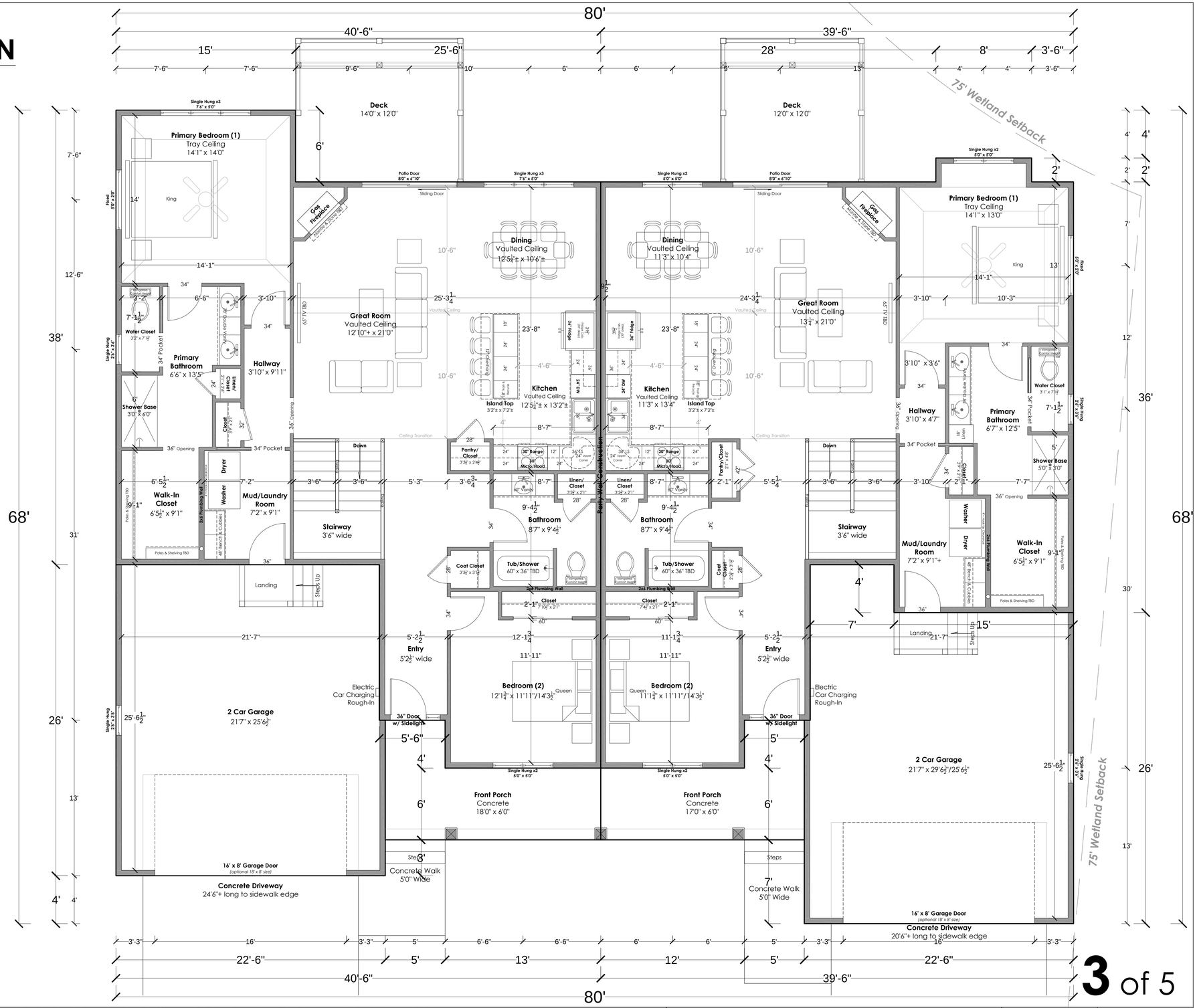
Lot 7/8

80'0" width X 68'0" depth

RIGHT SIDE: Main Floor 1,615.5 SF, Garage 608.5 SF, Front Porch 122 SF, Back Deck 122 SF

LEFT SIDE: Main Floor 1,678.5 SF, Garage 578.5 SF, Front Porch 128 SF, Back Deck 168 SF

Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: $\frac{1}{4}$" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "A2" LOWER LEVEL PLAN

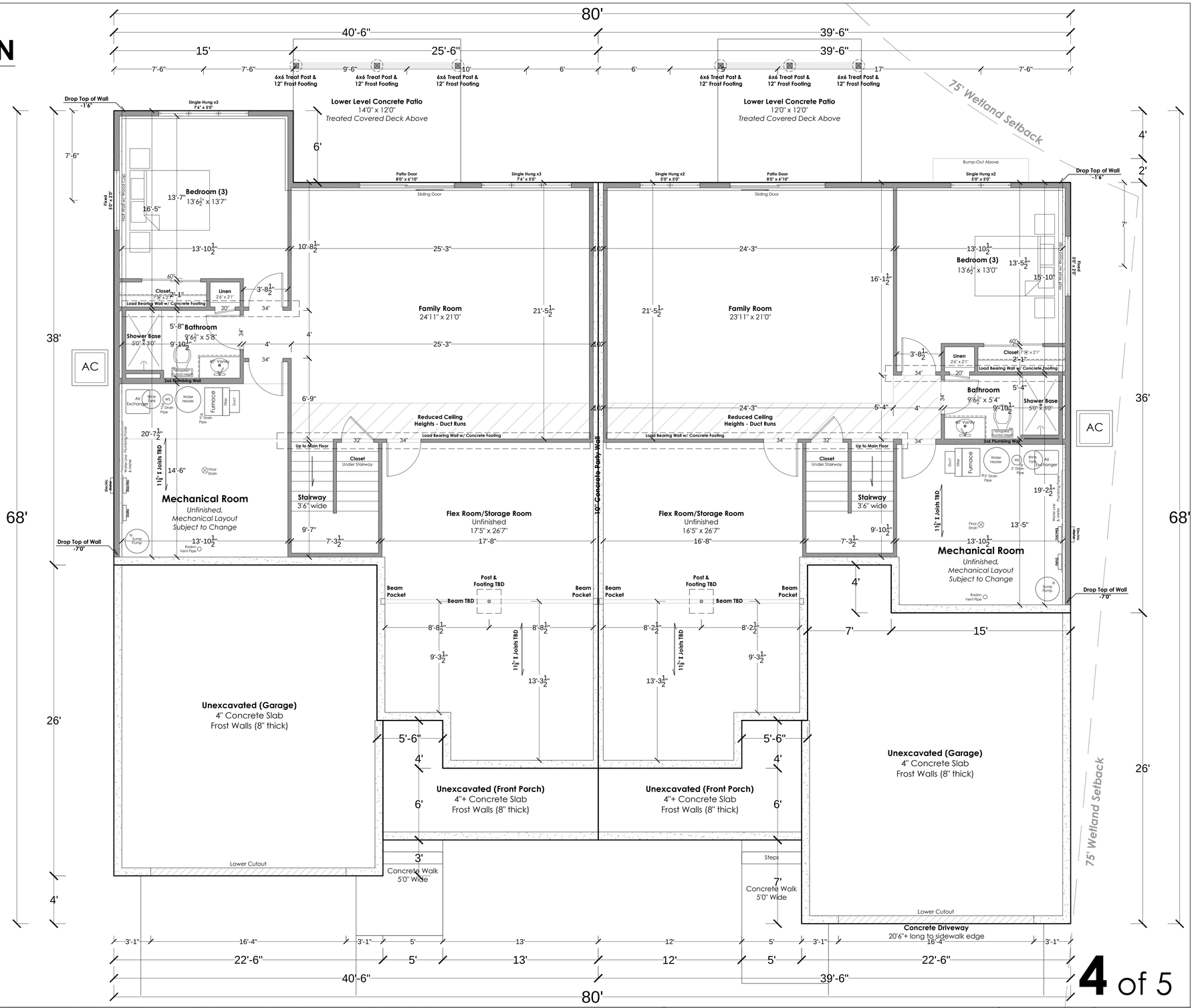
Lot 7/8

80'0" width X 68'0" depth

RIGHT SIDE:
- Lower Level Finished Area 859 SF

LEFT SIDE:
- Lower Level Finished Area 892 SF

Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: $\frac{1}{4}$" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

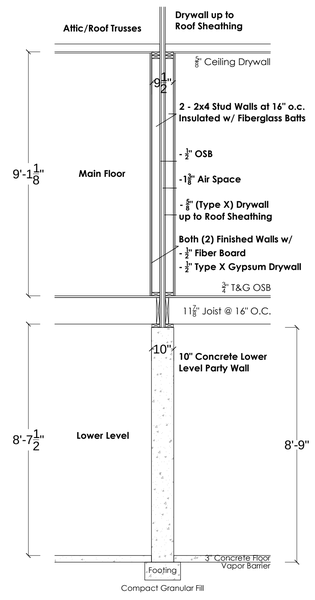
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

Typical Party Wall Construction

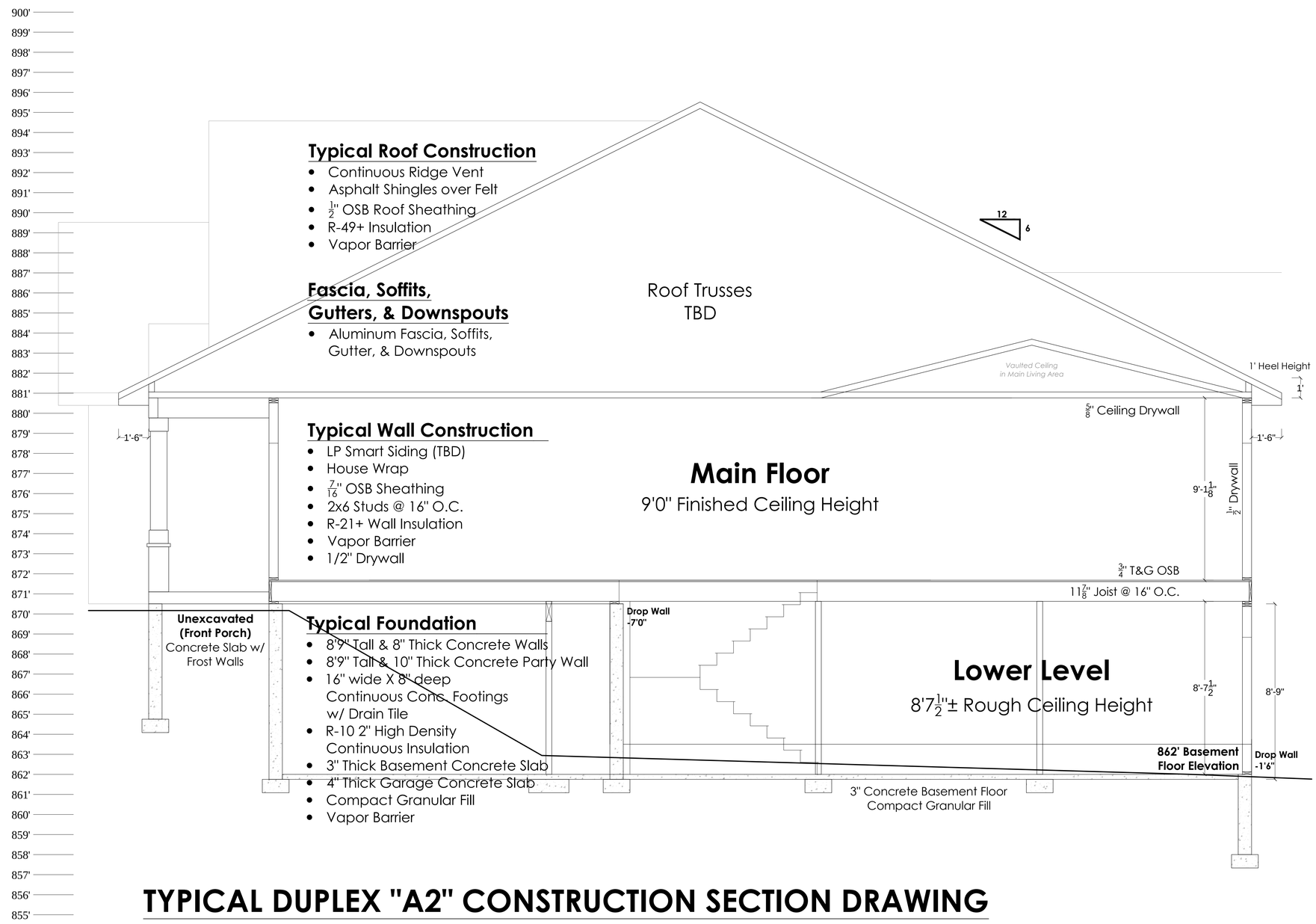
- $\frac{1}{2}$" Drywall
- $\frac{1}{2}$" Fiber Board
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" OSB
- $1\frac{3}{8}$" Sound Channel (Air Gap)
- $\frac{5}{8}$" (Type X) Drywall
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" Fiber Board
- $\frac{1}{2}$" Drywall

- ($9\frac{1}{2}$" Framing Wall thickness (plus $\frac{1}{2}$" Fiber Board & $\frac{1}{2}$" Drywall both sides - $11\frac{1}{2}$" total thickness between finished wall spaces)



TYPICAL DUPLEX
PARTY WALL CONSTRUCTION

Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")



TYPICAL DUPLEX "A2" CONSTRUCTION SECTION DRAWING

Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")

LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT
LAKESTONE PROPERTIES - McFARLAND, WI 53558

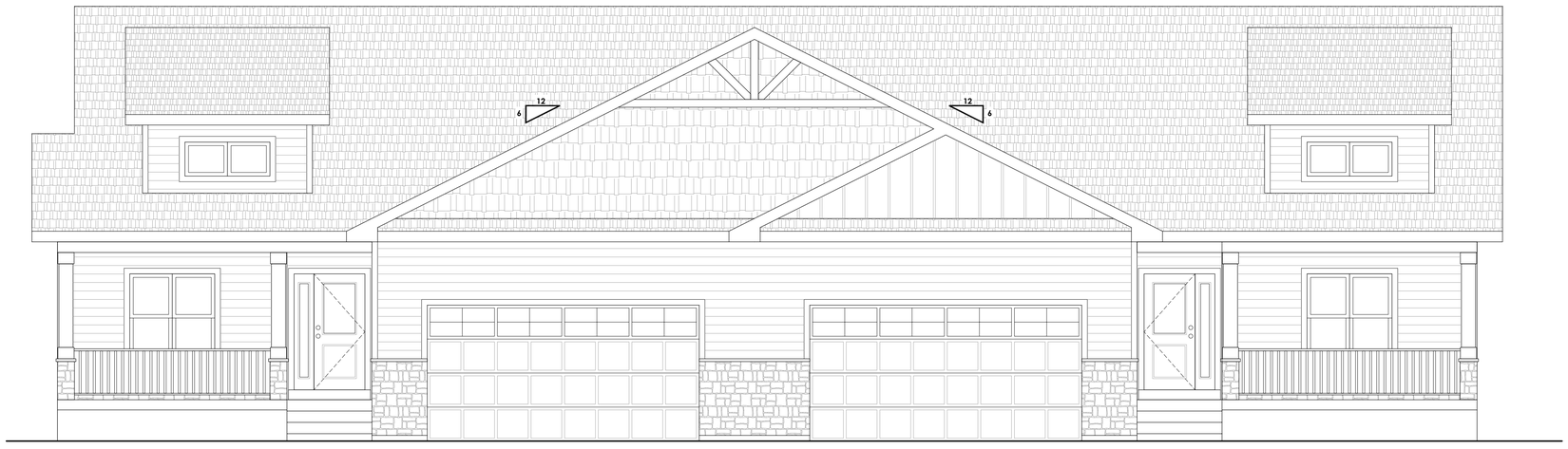
Scale: $\frac{3}{8}$" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "B2" FRONT ELEVATION



25'-8" Building Height

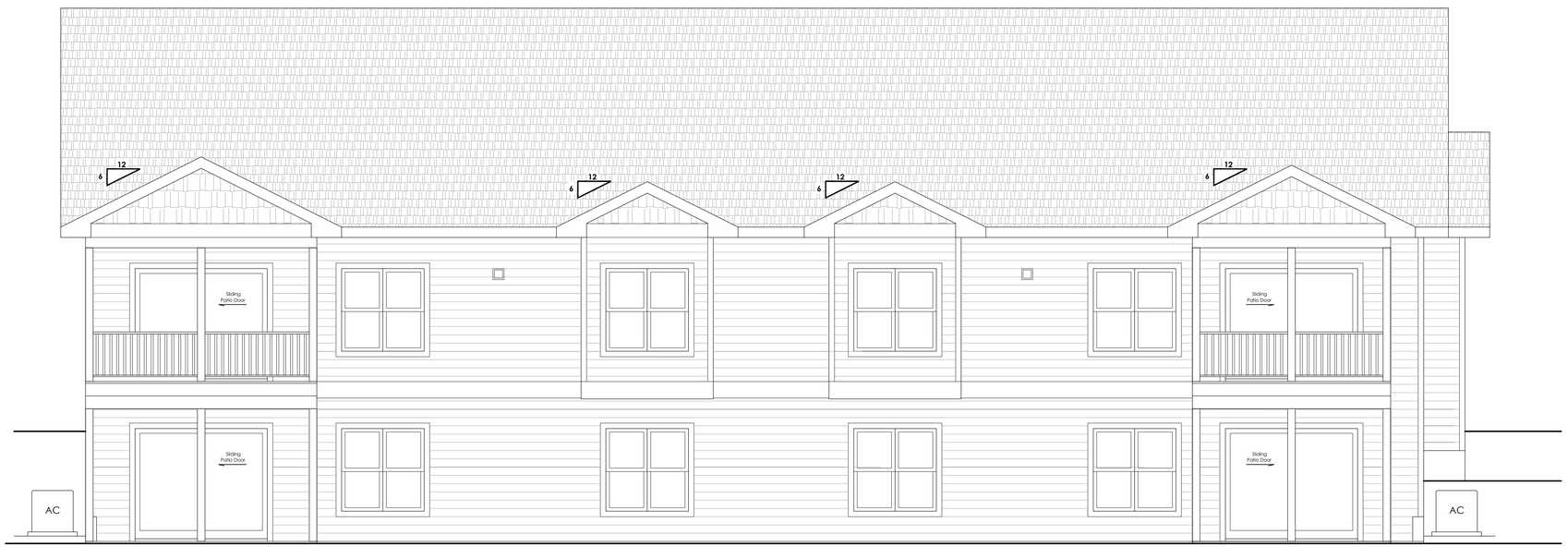
Exterior Finishes

- LP Smart Siding
- 1x4 Wraps Windows/Doors
- 1x4 Corner Trim
- Stone TBD
- Windows Vinyl
- 16'x8' Garage Doors (optional 18'x8' size)
- Shingles Owens Corning
- Aluminum Soffit & Fascia
- Front Posts Wrapped

Duplex Notes:

- Garage elevations and floor heights will vary slightly between different duplex sites.
- Any garage height variation will not impact the floor plan layout.
- Driveways are 24'6"± in length to the sidewalk with a 3°± slope.
- Exterior siding, materials, and colors could vary between duplex buildings.

DUPLEX "B2" BACK ELEVATION



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: ¼" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "B2" LEFT SIDE ELEVATION



DUPLEX "B2" RIGHT SIDE ELEVATION



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: ½" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "B2" MAIN FLOOR PLAN

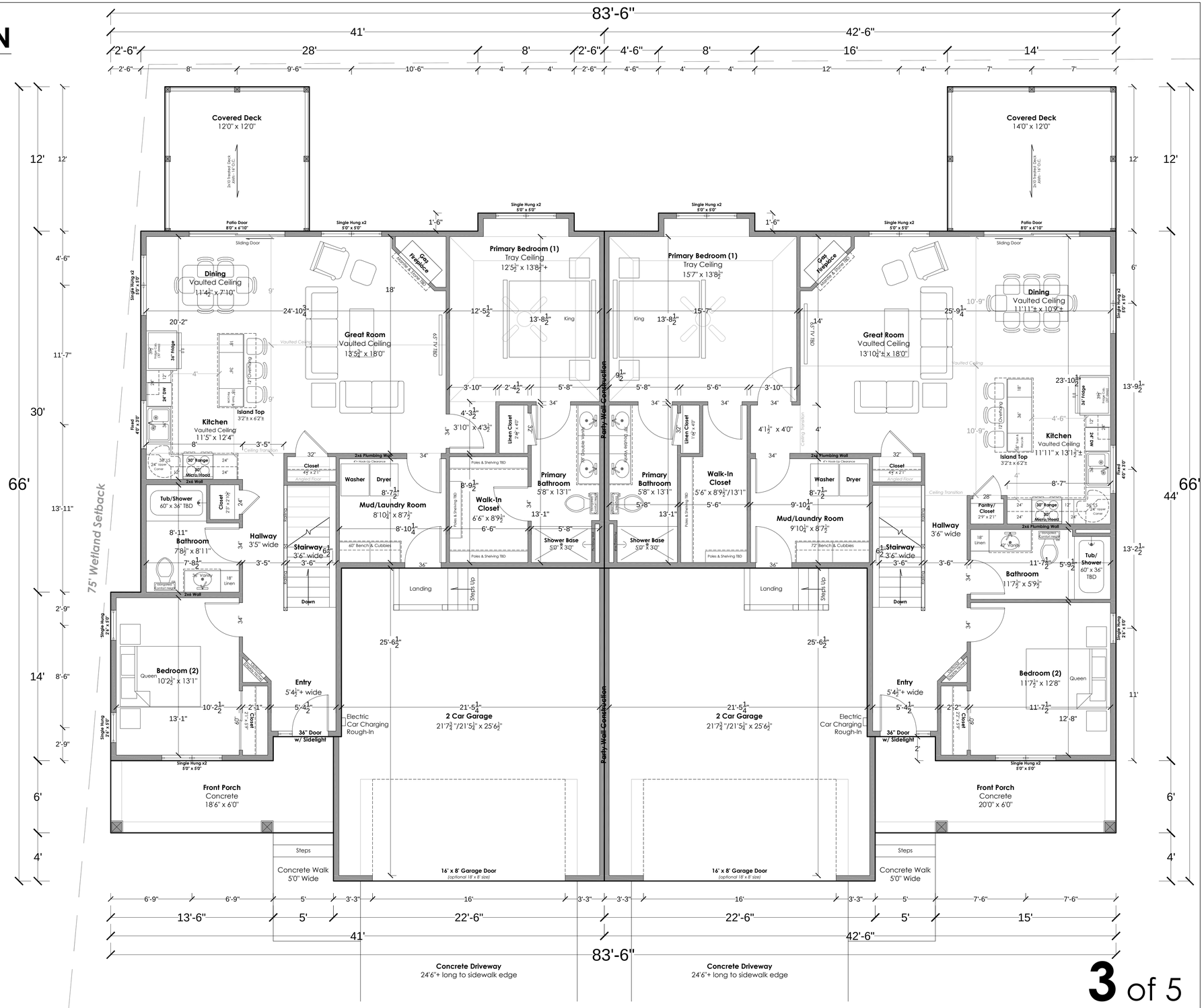
Lot 9/10

83'6" width X 66'0" depth

RIGHT SIDE: Main Floor 1,521 SF, Garage 575 SF, Front Porch 130 SF, Covered Deck 168 SF

LEFT SIDE: Main Floor 1,380 SF, Garage 575 SF, Front Porch 121 SF, Covered Deck 144 SF

Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")


83'-6"
41'
42'-6"
Covered Deck
12'0" x 12'0"
Covered Deck
14'0" x 12'0"
Patio Door
8'0" x 6'10"
Sliding Door
Single Hung x2
5'0" x 5'0"
Gas Fireplace
Dining
Vaulted Ceiling
11'4½" x 7'10"
Great Room
Vaulted Ceiling
13'5½" x 18'0"
Primary Bedroom (1)
Tray Ceiling
12'5½" x 13'8½"+
Primary Bedroom (1)
Tray Ceiling
15'7" x 13'8½"
Great Room
Vaulted Ceiling
13'10¼"+ x 18'0"
Dining
Vaulted Ceiling
11'11"+ x 10'9"+
Kitchen
Vaulted Ceiling
11'5" x 12'4"
Kitchen
Vaulted Ceiling
11'11" x 13'1½"+
Island Top
3'2"± x 6'2"±
30" Range
30" Micro./Hood
Tub/Shower
60" x 36" TBD
Closet
2'3" x 2'10"
Bathroom
7'8½" x 8'11"
Hallway
3'5" wide
Stairway
3'6" wide
Down
Mud/Laundry Room
8'10½" x 8'7½"
Mud/Laundry Room
9'10½" x 8'7½"
Washer
Dryer
Linen Closet
2'4" x 4'0"
Primary Bathroom
5'8" x 13'1"
Walk-In Closet
6'6" x 8'9½"
Walk-In Closet
5'6" x 8'9½"/13'1"
Shower Base
5'0" x 3'0"
Pantry/Closet
2'9" x 2'1"
Bathroom
11'7½" x 5'9½"
Bedroom (2)
10'2½" x 13'1"
Bedroom (2)
11'7½" x 12'8"
Entry
5'4½"+ wide
Closet
2'1" x 4'5"
36" Door
w/ Sidelight
Electric Car Charging Rough-In
2 Car Garage
21'7¾"/21'5¼" x 25'6½"
16' x 8' Garage Door
(optional 18' x 8' size)
Party Wall Construction
Front Porch
Concrete
18'6" x 6'0"
Front Porch
Concrete
20'0" x 6'0"
Steps
Concrete Walk
5'0" Wide
Concrete Driveway
24'6"+ long to sidewalk edge
75' Wetland Setback
Landing
Steps Up
Poles & Shelving TBD
Ceiling Transition
Vaulted Ceiling
Flat Ceiling
65" TV TBD
Queen
King
Linen
Hallway
3'6" wide
Entry
5'4½"+ wide
Bedroom (2)
Queen
Bathroom
Tub/Shower
60" x 36" TBD
Dining
Vaulted Ceiling
Kitchen
Vaulted Ceiling
Island Top
Great Room
Vaulted Ceiling
Primary Bedroom (1)
Tray Ceiling
Primary Bathroom
Walk-In Closet
Mud/Laundry Room
Hallway
Stairway
Bedroom (2)
Bathroom
Entry
Front Porch
Concrete
Concrete Driveway
24'6"+ long to sidewalk edge
Steps
Concrete Walk
5'0" Wide
16' x 8' Garage Door
(optional 18' x 8' size)
2 Car Garage
Electric Car Charging Rough-In
36" Door w/ Sidelight
Party Wall Construction
Gas Fireplace
Single Hung x2
5'0" x 5'0"
Patio Door
8'0" x 6'10"
Sliding Door
Fixed
4'0" x 3'0"
Fixed
4'0" x 6'0"
Single Hung
2'6" x 4'0"
Single Hung x2
2'6" x 5'0"
Single Hung x2
2'6" x 6'0"
Fixed
4'0" x 6'0"
Fixed
4'0" x 3'0"
Single Hung x2
5'0" x 5'0"
Single Hung x2
5'0" x 5'0"
Single Hung x2
5'0" x 5'0"
Single Hung x2
5'0" x 5'0"
Single Hung x2
5'0" x 5'0"
Single Hung x2
5'0" x 5'0"
Single Hung
2'6" x 4'0"
Single Hung
2'6" x 6'0"
Single Hung x2
2'6" x 6'0"
Single Hung x2
2'6" x 6'0"
Single Hung
2'6" x 4'0"
Single Hung x2
2'6" x 6'0"
Single Hung x2
2'6" x 6'0"
Single Hung x2
2'6" x 6

DUPLEX "B2" LOWER LEVEL PLAN

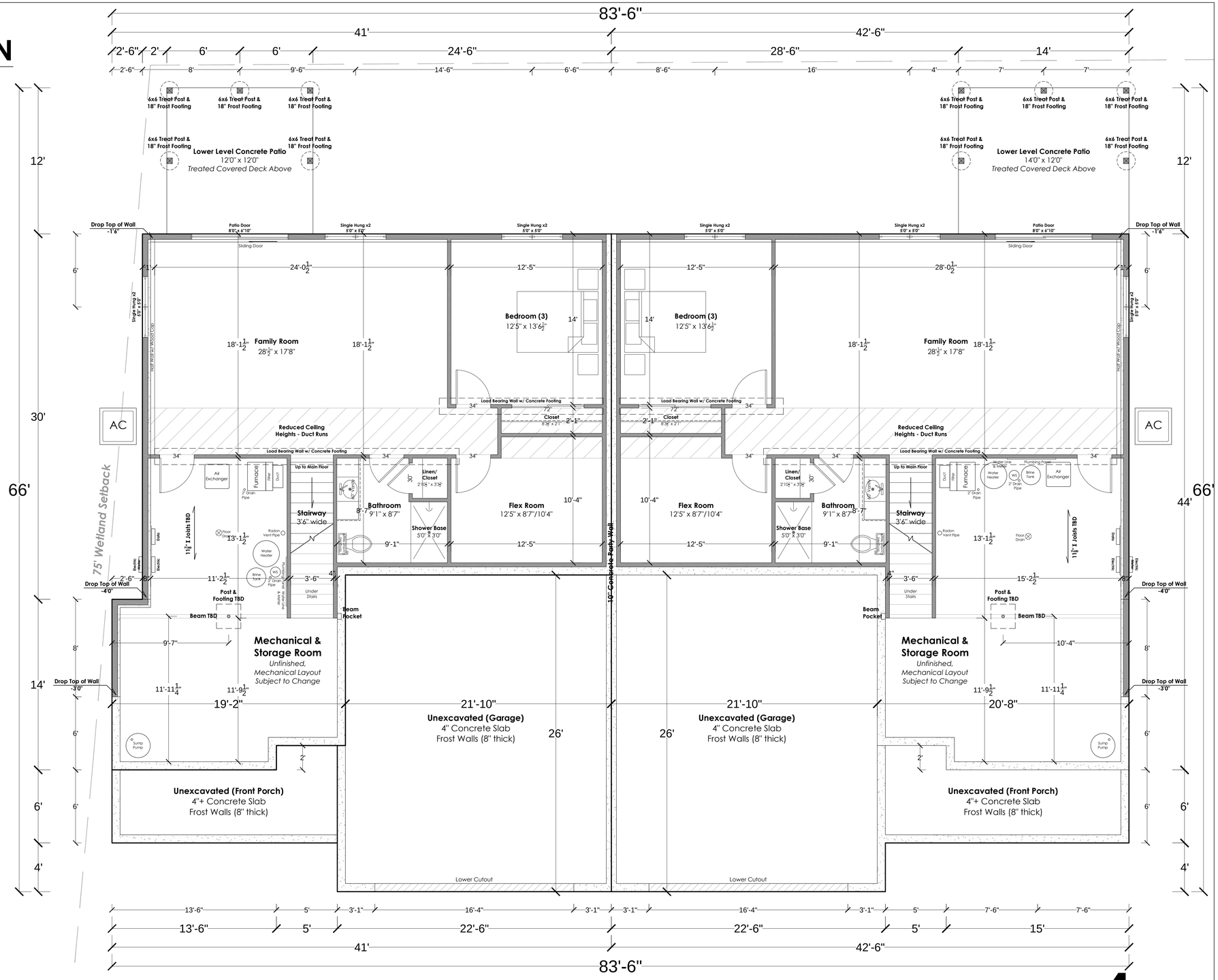
Lot 9/10

83'6" width X 66'0" depth

RIGHT SIDE:
- Lower Level Finished Area 978 SF

LEFT SIDE:
- Lower Level Finished Area 928 SF

Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")

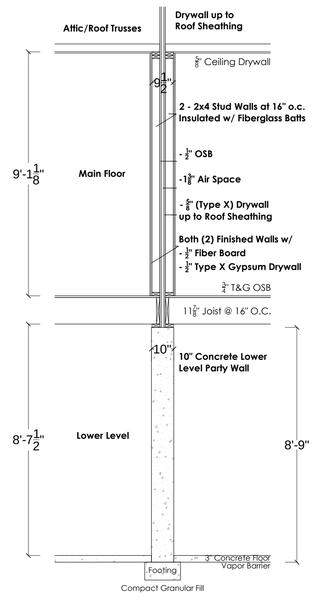


LAKESTONE PROPERTIES **Duplex Plans for Sperle Corners Plat** **Village of McFarland, WI 53558** Dates Created: 12.8.25, 1.3.26, **1.19.26**	**DUPLEX PLANS for SPERLE CORNERS PLAT** *LAKESTONE PROPERTIES - McFARLAND, WI 53558* **Scale:** $\frac{1}{4}$" = 1' (when printed on 24x36 paper)	**NOTE:** *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.	Drawings By: Chris Landerud chris.landerud@landerud.design 608.444.3604 **Landerud** Plan & Design LLC

Typical Party Wall Construction

- $\frac{1}{2}$" Drywall
- $\frac{1}{2}$" Fiber Board
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" OSB
- $1\frac{3}{8}$" Sound Channel (Air Gap)
- $\frac{5}{8}$" (Type X) Drywall
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" Fiber Board
- $\frac{1}{2}$" Drywall

- ($9\frac{1}{2}$" Framing Wall thickness (plus $\frac{1}{2}$" Fiber Board & $\frac{1}{2}$" Drywall both sides - $11\frac{1}{2}$" total thickness between finished wall spaces)



TYPICAL DUPLEX
PARTY WALL CONSTRUCTION

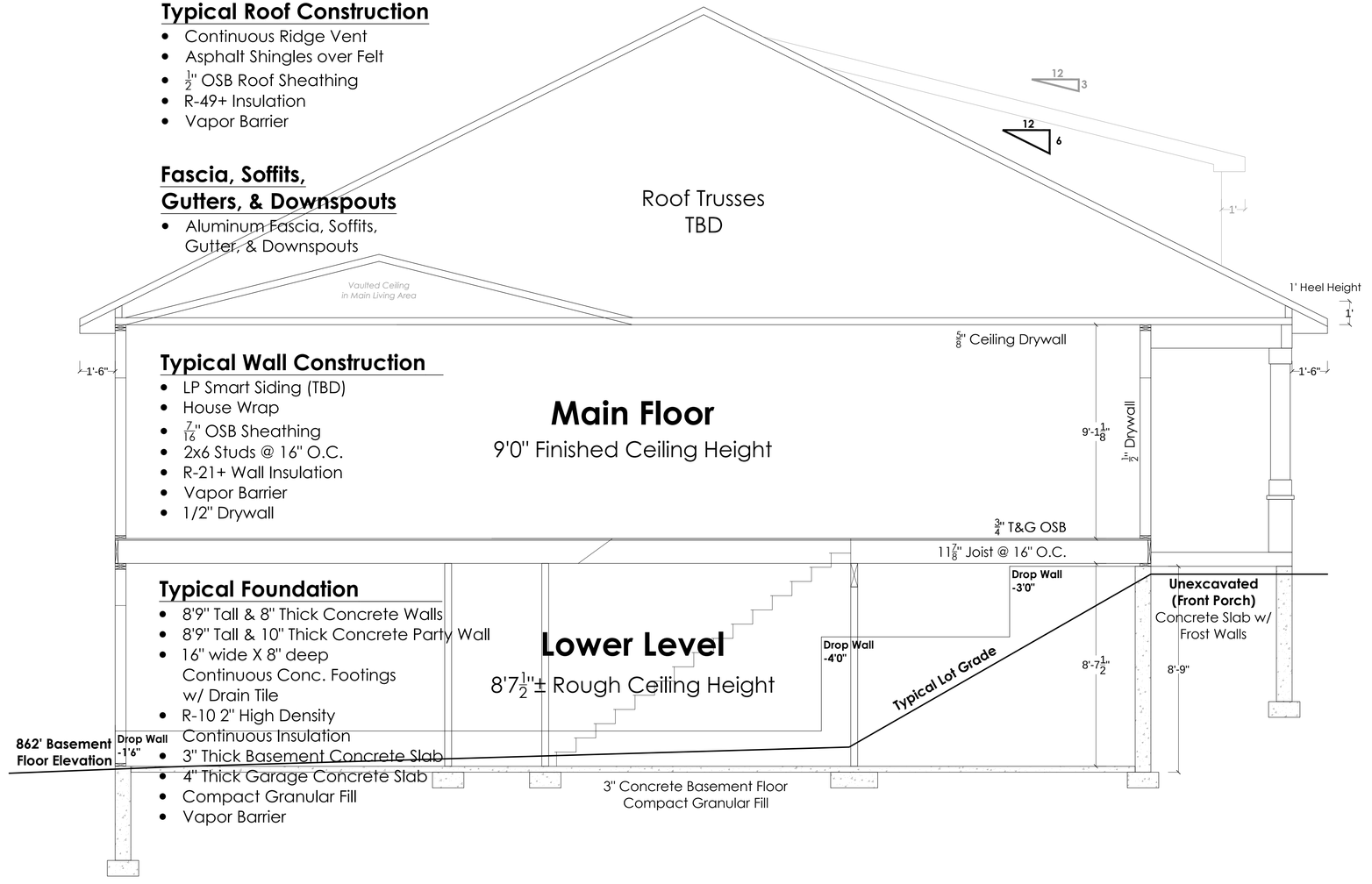
Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")

Typical Roof Construction
- Continuous Ridge Vent
- Asphalt Shingles over Felt
- $\frac{1}{2}$" OSB Roof Sheathing
- R-49+ Insulation
- Vapor Barrier

Fascia, Soffits, Gutters, & Downspouts
- Aluminum Fascia, Soffits, Gutter, & Downspouts

Typical Wall Construction
- LP Smart Siding (TBD)
- House Wrap
- $\frac{7}{16}$" OSB Sheathing
- 2x6 Studs @ 16" O.C.
- R-21+ Wall Insulation
- Vapor Barrier
- 1/2" Drywall

Typical Foundation
- 8'9" Tall & 8" Thick Concrete Walls
- 8'9" Tall & 10" Thick Concrete Party Wall
- 16" wide X 8" deep Continuous Conc. Footings w/ Drain Tile
- R-10 2" High Density Continuous Insulation
- 3" Thick Basement Concrete Slab
- 4" Thick Garage Concrete Slab
- Compact Granular Fill
- Vapor Barrier



TYPICAL DUPLEX "B2" CONSTRUCTION SECTION DRAWING

Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")

LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT
LAKESTONE PROPERTIES - McFARLAND, WI 53558

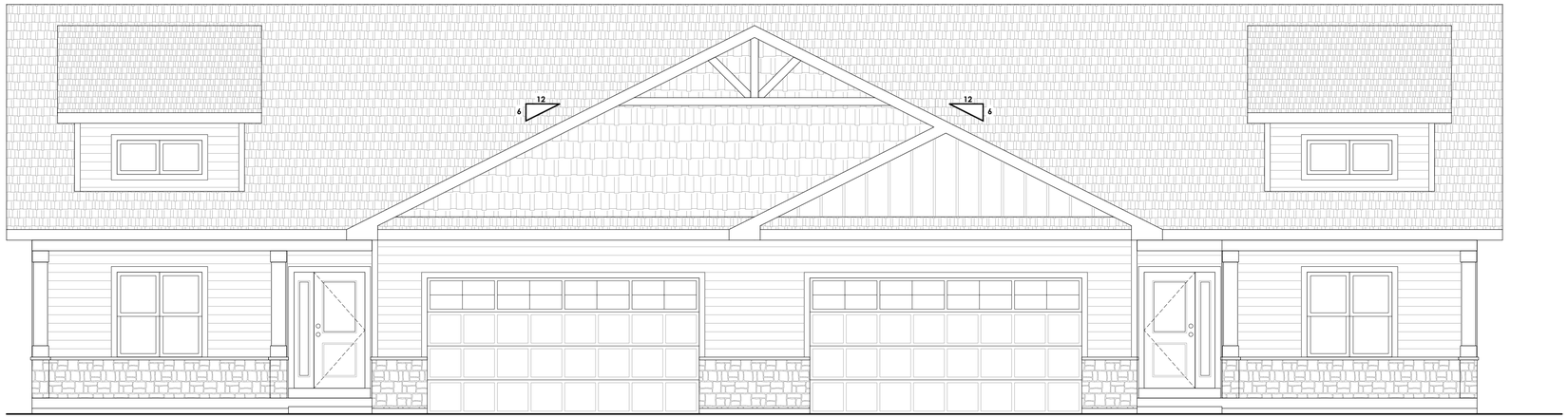
Scale: $\frac{3}{8}$" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "B" FRONT ELEVATION



24'-2" Building Height

Exterior Finishes

- LP Smart Siding
- 1x4 Wraps Windows/Doors
- 1x4 Corner Trim
- Stone TBD
- Windows Vinyl
- 16'x8' Garage Doors (optional 18'x8' size)
- Shingles Owens Corning
- Aluminum Soffit & Fascia
- Front Posts Wrapped

Duplex Notes:

- Garage elevations and floor heights will vary slightly between different duplex sites.
- Any garage height variation will not impact the floor plan layout.
- Driveways are 24'6"± in length to the sidewalk with a 3°± slope.
- Exterior siding, materials, and colors could vary between duplex buildings.

DUPLEX "B" BACK ELEVATION



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

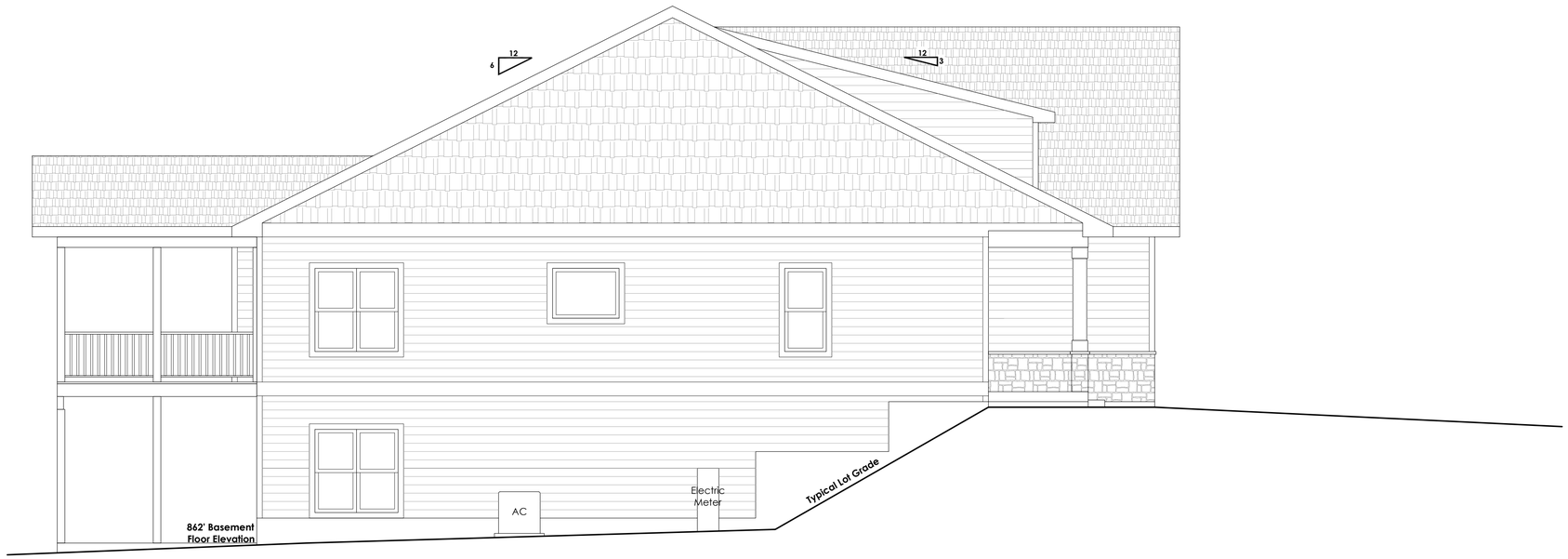
Scale: ¼" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

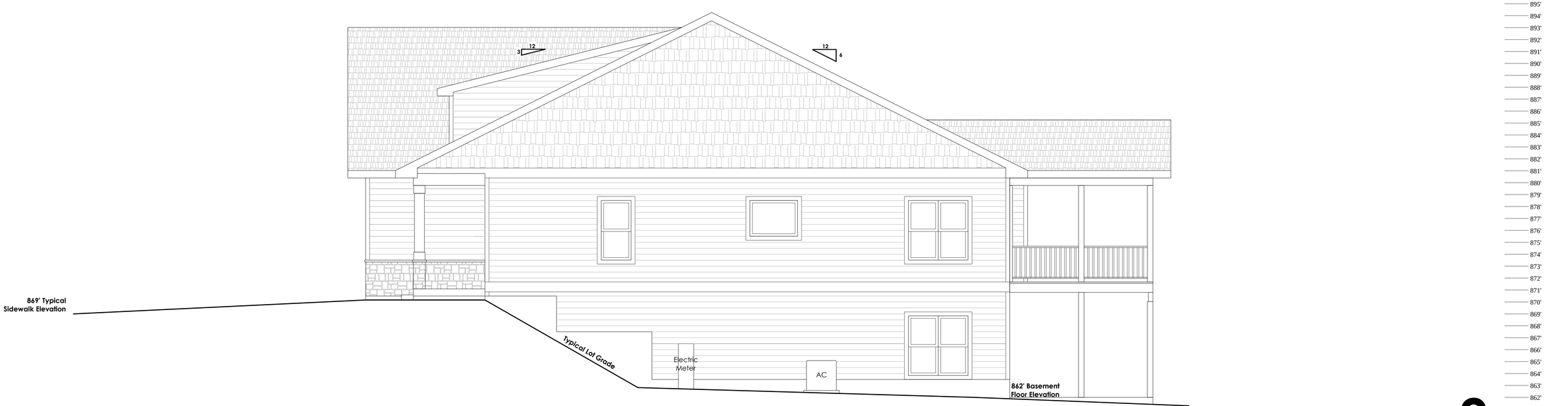
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "B" LEFT SIDE ELEVATION



DUPLEX "B" RIGHT SIDE ELEVATION



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: ¼" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

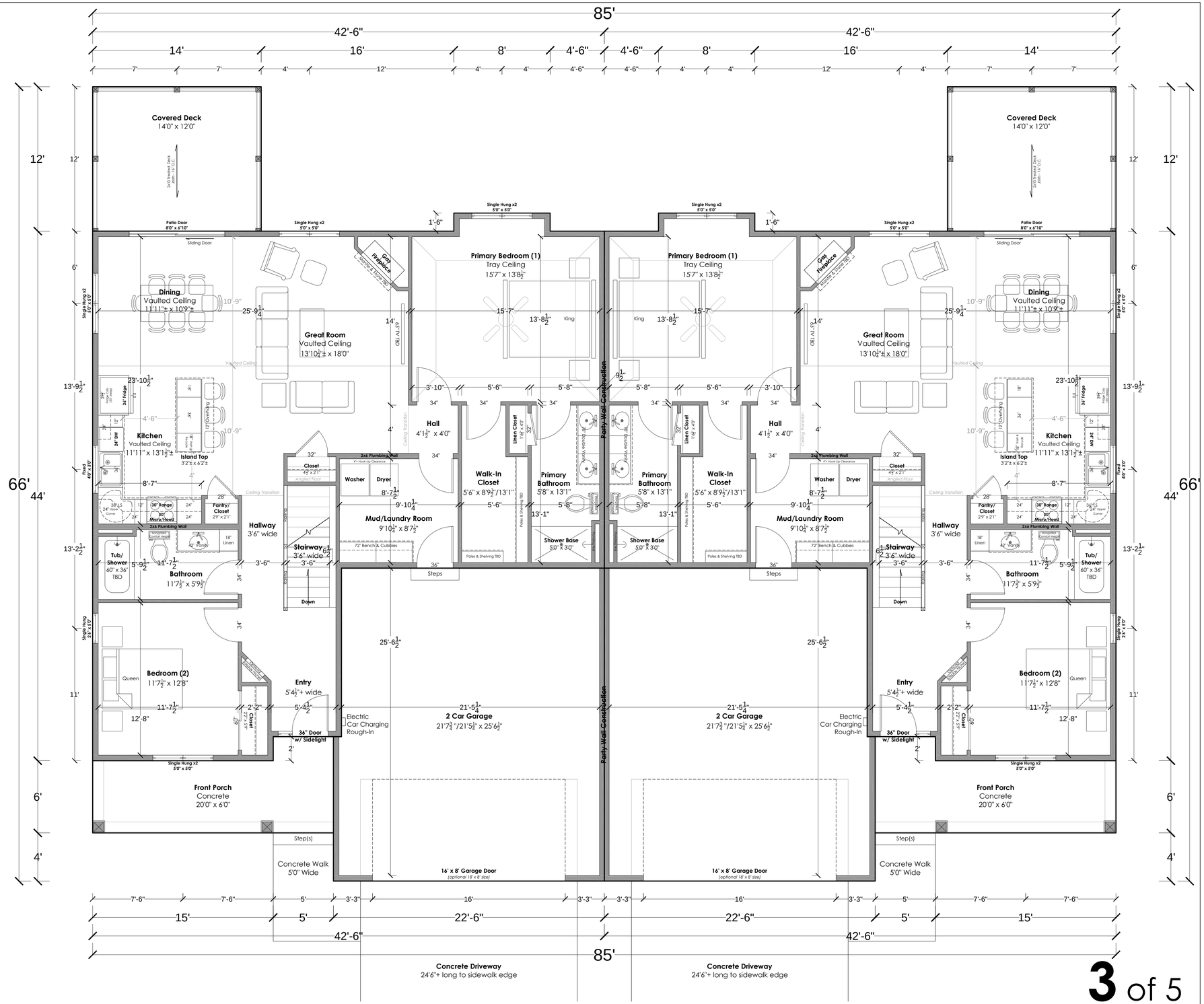
Landerud
Plan & Design LLC

DUPLEX "B" MAIN FLOOR PLAN

Lot 11/12, Lot 13/14, & Lot 15/16

85'0" width X 66'0" depth
- Main Floor Area 1,521 SF, Garage Area 575 SF,
Front Porch Area 130 SF, Covered Deck Area 168 SF

Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: $\frac{1}{4}$" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

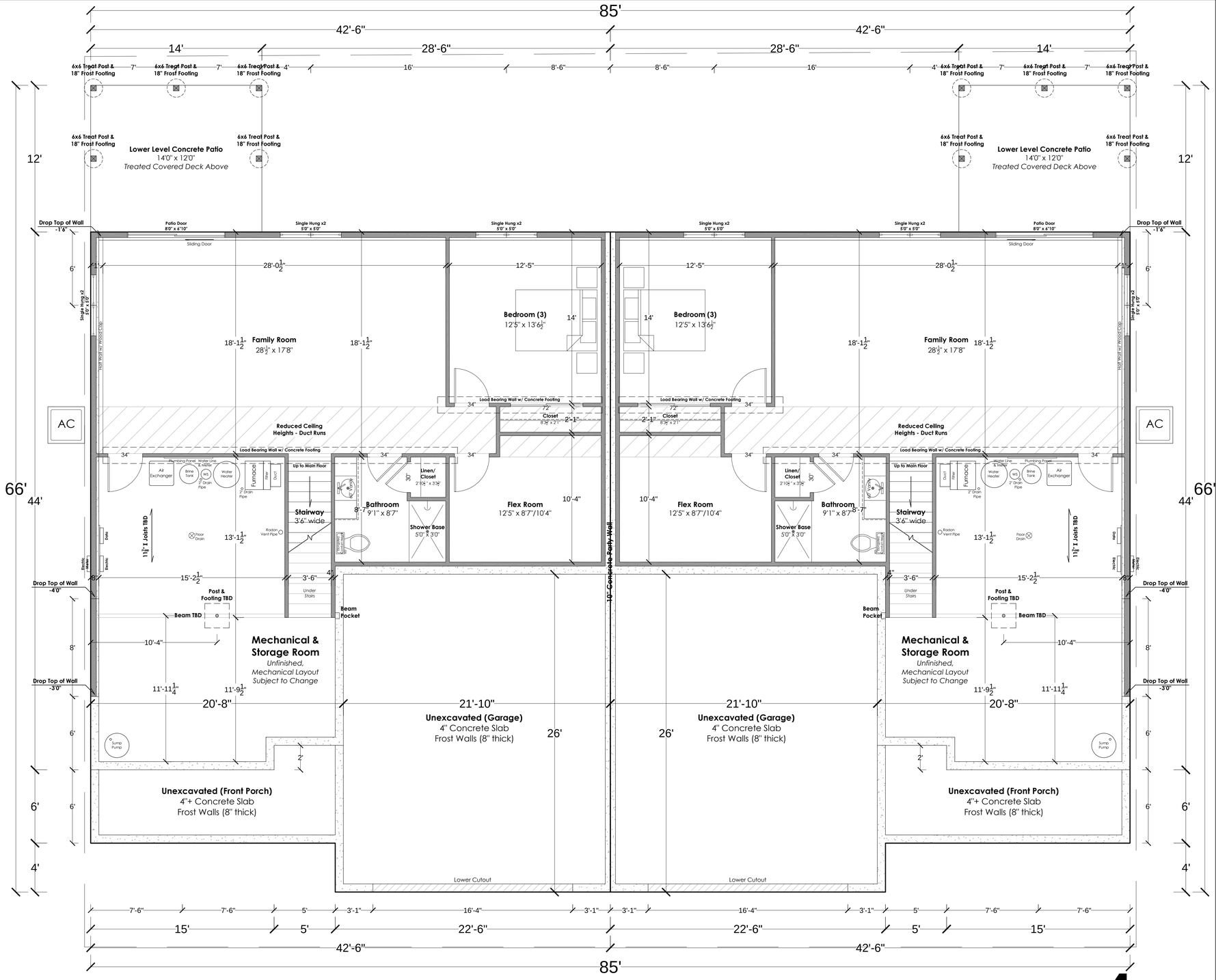
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

DUPLEX "B" LOWER LEVEL PLAN

Lot 11/12, Lot 13/14, & Lot 15/16

85'0" width X 66'0" depth
- Lower Level Finished Area 978 SF
Scale: $\frac{1}{4}$" = 1' (printed on 24"x36")



LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: $\frac{1}{4}$" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

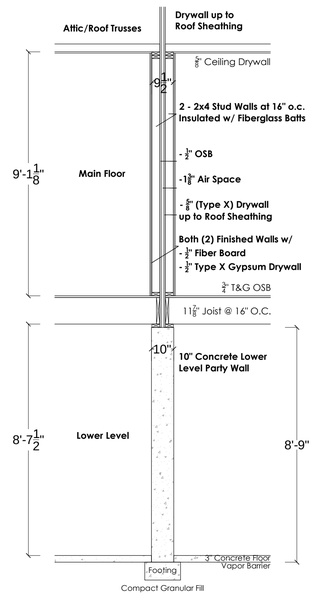
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

Typical Party Wall Construction

- $\frac{1}{2}$" Drywall
- $\frac{1}{2}$" Fiber Board
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" OSB
- $1\frac{3}{8}$" Sound Channel (Air Gap)
- $\frac{5}{8}$" (Type X) Drywall
- 2x4 Stud Wall @ 16" o.c.
- Sound Blanket Batt Insulation
- $\frac{1}{2}$" Fiber Board
- $\frac{1}{2}$" Drywall

- ($9\frac{1}{2}$" Framing Wall thickness (plus $\frac{1}{2}$" Fiber Board & $\frac{1}{2}$" Drywall both sides - $11\frac{1}{2}$" total thickness between finished wall spaces)



TYPICAL DUPLEX
PARTY WALL CONSTRUCTION

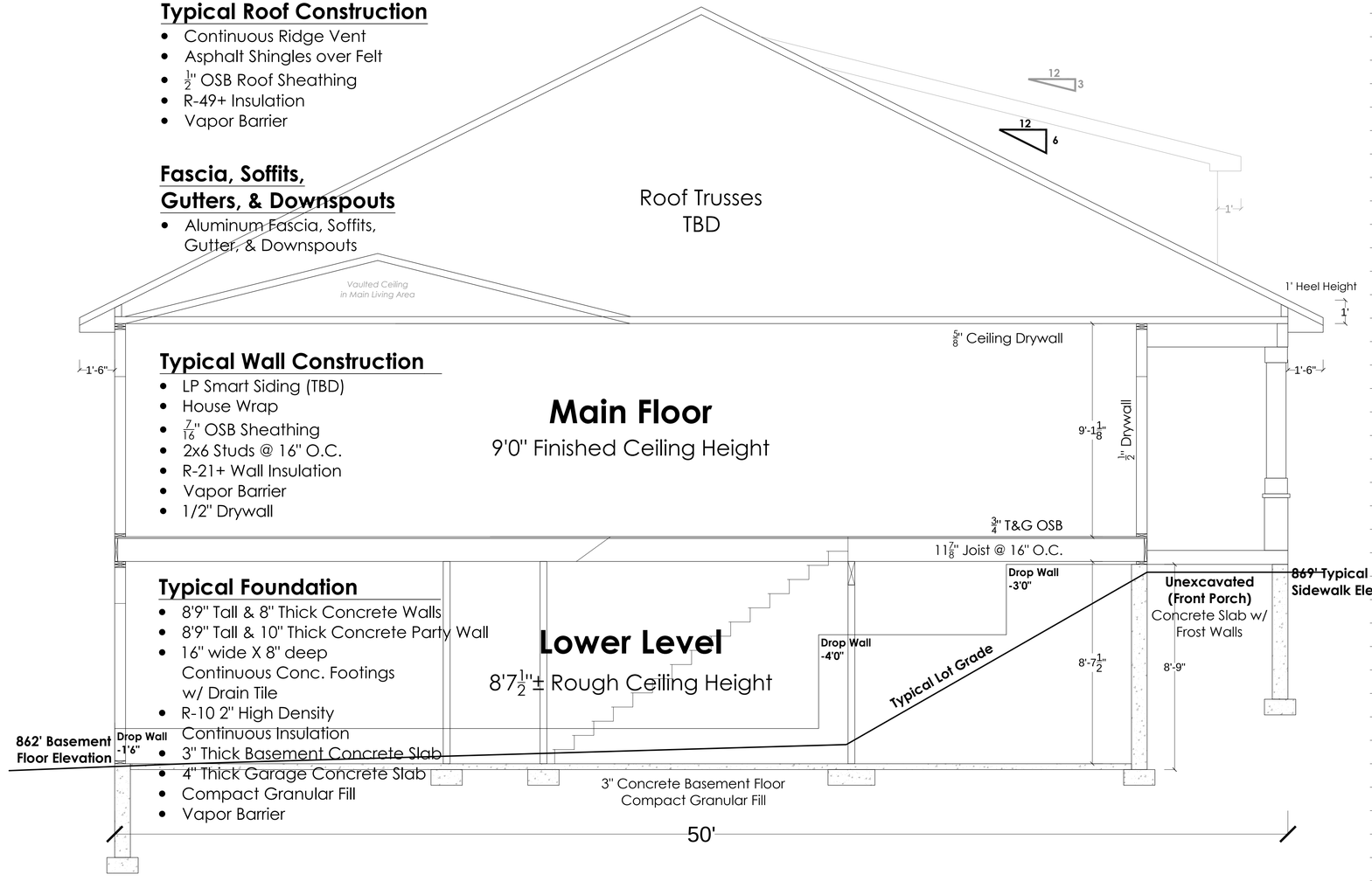
Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")

Typical Roof Construction
- Continuous Ridge Vent
- Asphalt Shingles over Felt
- $\frac{1}{2}$" OSB Roof Sheathing
- R-49+ Insulation
- Vapor Barrier

Fascia, Soffits, Gutters, & Downspouts
- Aluminum Fascia, Soffits, Gutter, & Downspouts

Typical Wall Construction
- LP Smart Siding (TBD)
- House Wrap
- $\frac{7}{16}$" OSB Sheathing
- 2x6 Studs @ 16" O.C.
- R-21+ Wall Insulation
- Vapor Barrier
- 1/2" Drywall

Typical Foundation
- 8'9" Tall & 8" Thick Concrete Walls
- 8'9" Tall & 10" Thick Concrete Party Wall
- 16" wide X 8" deep Continuous Conc. Footings w/ Drain Tile
- R-10 2" High Density Continuous Insulation
- 3" Thick Basement Concrete Slab
- 4" Thick Garage Concrete Slab
- Compact Granular Fill
- Vapor Barrier



TYPICAL DUPLEX "B" CONSTRUCTION SECTION DRAWING

Scale: $\frac{3}{8}$" = 1' (printed on 24"x36")

LAKESTONE PROPERTIES
Duplex Plans for Sperle Corners Plat
Village of McFarland, WI 53558
Dates Created: 12.8.25, 1.3.26, **1.19.26**

DUPLEX PLANS for SPERLE CORNERS PLAT

LAKESTONE PROPERTIES - McFARLAND, WI 53558

Scale: $\frac{3}{8}$" = 1' (when printed on 24x36 paper)

NOTE: *These plans are intended to give an accurate scope of the project. Details may adjust to reflect building practices and each contractor's specifications. Verification of dimensions, structure, and engineering is the responsibility of the contractor.* These plans are not survey maps; any necessary survey work will be completed by a licensed surveyor. These plans are not engineering plans; any necessary engineering will be completed by a licensed engineer. These plans are not construction documents; any necessary construction details and specifications will be completed by a licensed contractor.

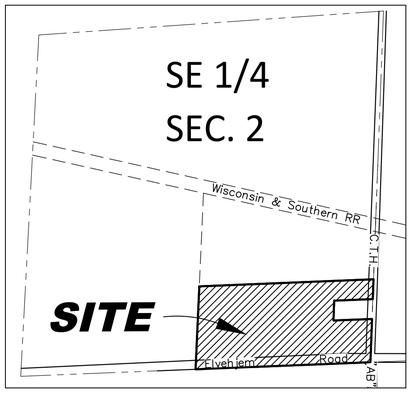
Drawings By:
Chris Landerud
chris.landerud@landerud.design
608.444.3604

Landerud
Plan & Design LLC

SPERLE CORNERS

Part of the SE 1/4 of the SE 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin

FINAL PLAT



Vicinity Map

Not to Scale

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road – Suite A
McFarland, WI 53558
Ph: (608) 838–7750

OWNER & SUBDIVIDER:
Lakestone Properties & Management, LLC
c/o Brian Spanos
5910 Main Street, Suite 1
McFarland, WI 53558
Ph: (608) 838–1800

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief:

That I have surveyed, divided, and mapped Sperle Corners, being a part of the Southeast one-quarter of the Southeast one-quarter of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being more particularly described as follows:

BEGINNING at the Southeast Corner of said Section 2; thence, along the South line of said Southeast 1/4, South 87°41'38" West, 1321.53 feet to the Southwest corner of said Southeast 1/4 of the Southeast 1/4, said point also being the Southeast corner of the plat of Park View Estates, recorded in Volume 57 of Plats on Pages 782 through 785 as Document No. 3459436;

thence, along the East line of said plat, North 02°34'49" East, 626.89 feet to the Southwest corner of Lot 3 of Certified Survey Map (CSM) No. 15493, recorded in Volume 111 of CSMs on Pages 284 through 286 as Document No. 5637506;

thence, along the South line of said CSM and its Easterly extension, North 87°40'27" East, 1316.58 feet to the Southeast corner of said CSM, lying on the East line of aforesaid Southeast one-quarter;

thence, along said East line, South 02°07'34" West, 149.72 feet to the Northeast corner of Lot 1 of CSM No. 1455, recorded in Volume 6 of CSMs on Page 144 as Document No. 1400799;

thence, along the North line of last said CSM, South 87°41'15" West, 291.58 feet to the Northwest corner of said Lot 1;

thence, along the West line of said Lot 1, South 02°07'34" West, 150.00 feet to the Southwest corner of said Lot 1;

thence, along the South line of said Lot 1, North 87°41'15" East, 291.58 feet to the Southeast corner of said Lot 1, lying on said East line of the Southeast one-quarter;

thence, along said East line, South 02°07'34" West, 327.23 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 780,586 sq. feet or 17.9198 acres, more or less, and is **SUBJECT TO** easements for Public road right-of-way purposes for Elvehjem Road and County Trunk Highway "AB" and is **ALSO SUBJECT TO** all other matters of record and/or fact.

That I have made such survey, land division, and plat by the direction of Brian Spanos of LAKESTONE PROPERTIES & MANAGEMENT LLC, owner of said land. That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made; that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Chpater 56 of the Village of McFarland Subdivision Ordinance in surveying, dividing, and mapping the same.

Dated this 9th day of January, 2026.

WISCONSIN MATTHEW E. HOGLUND S-1910 FALL RIVER WI PROFESSIONAL LAND SURVEYOR

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

VILLAGE TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

I, _____, being the duly appointed, qualified and acting Village Treasurer of the Village of McFarland, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____(date) on any of the land included in the plat of SPERLE CORNERS.

Date:_____ _____
Village Treasurer

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY DANE) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____(date) affecting the lands included in the plat of SPERLE CORNERS.

Date:_____ _____
Adam Gallagher - Treasurer

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ___ day of _____, 20___, at

_____ o'clock __M. and recorded in Volume _____ of Plats on

Pages _____ as Document No. _____.

_____
Kristi Chlebowski, Dane County Register of Deeds

OWNER'S CERTIFICATE:

LAKESTONE PROPERTIES & MANAGEMENT LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. LAKESTONE PROPERTIES & MANAGEMENT LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) Village of McFarland
2) Department of Administration

IN WITNESS WHEREOF, the said LAKESTONE PROPERTIES & MANAGEMENT LLC has caused these presents to be

signed by Brian C. Spanos, Member and Brett A. Riemen, Member at

_____, Wisconsin,

and its company seal to be hereunto affixed on this ____, day of _____, 20__.

In the presence of: _____ _____
Brian C. Spanos Brett A. Riemen

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ___ day of _____, 20___, Brian C. Spanos and Brett A. Riemen of the above named Limited Liability Company, to me known to be the person(s) who executed the foregoing instrument, and to me known to be Members of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said company, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.

NOTES:

1. Outlot 1 is dedicated to the Public for wetland preservation and stormwater management purposes to be owned & maintained by the the Village of McFarland.
2. Outlot 2 is dedicated to the Public for park and recreational purposes to be owned & maintained by the the Village of McFarland.
3. All streets will be dedicated to the Public to be owned & maintained by the Village of McFarland.
4. Current zoning of the property within this plat is A-1 Agricultural Transition, with portions also being in the Dane County Wetland District (inland & Shoreland) 75' buffer and Shoreland District (Secondary) 1000' buffer.
5. Proposed zoning for Lots 1-18 and Outlots 1 and 2 is PD - Planned Development.
6. Wetlands shown were digitized from the October 13, 2022 Wetland Delineation Report by Ruekert-Mielke.
7. Date of boundary field survey: February 6, 2025.
8. See Sheet 2 for Boundary Survey, Lot and easement details.
9. Public Utility Easements (PUEs) Dedicated to the Public herein are for the use of public bodies and private quasi-public utilities having the right to serve this subdivision for electric, telephone, cable TV, internet data and street lighting purposes. Easements shown are 12 feet wide, 6 feet each side from the lot lines, unless otherwise noted. No utility pole, pedestal, manhole, vault, cable or anchor shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.
10. Public Storm Sewer/Stormwater Management Easements Dedicated to the Public herein are for Storm Sewer and Stormwater Management purposes. Easements shown are 12 feet wide, 6 feet each side from the lot lines, unless otherwise noted. No piping or structures shall be placed so as to disturb any survey monument or obstruct vision along any lot or street line. The unauthorized disturbance of a survey monument is a violation of s.236.32 of Wisconsin Statutes.
11. The Cluster Mailbox Easement, over a part of Lot 2 as shown on Sheet 2 hereof, is for U.S. Postal Service approved, multiple gang, multi-user joint mailboxes. A Cluster Mailbox Easement Agreement will be recorded by separate instrument that will denote the specific lots benefiting from said easement and will set forth the requirements and restrictions for the installation, maintenance, repair and replacement of the cluster mailboxes and associated improvements.

VILLAGE OF McFARLAND APPROVAL CERTIFICATE:

Resolved that the plat of Sperle Corners, in the Village of McFarland, LAKESTONE PROPERTIES & MANAGEMENT LLC, owner, is hereby approved and dedications accepted by the Village Board.

Date:_____ Approved_____
Title:

I hereby certify that the foregoing is a copy of a Resolution adopted by the Village Board of the Village of McFarland.

Date:_____ Signed _____
Village Clerk

REVISIONS

1. 1/9/2026 - Addressed DOA Plat Review comments and removed Consent of Corporate Mortgagee certificate.

FINAL PLAT
SPERLE CORNERS
PROJECT NO. LS–03–19
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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

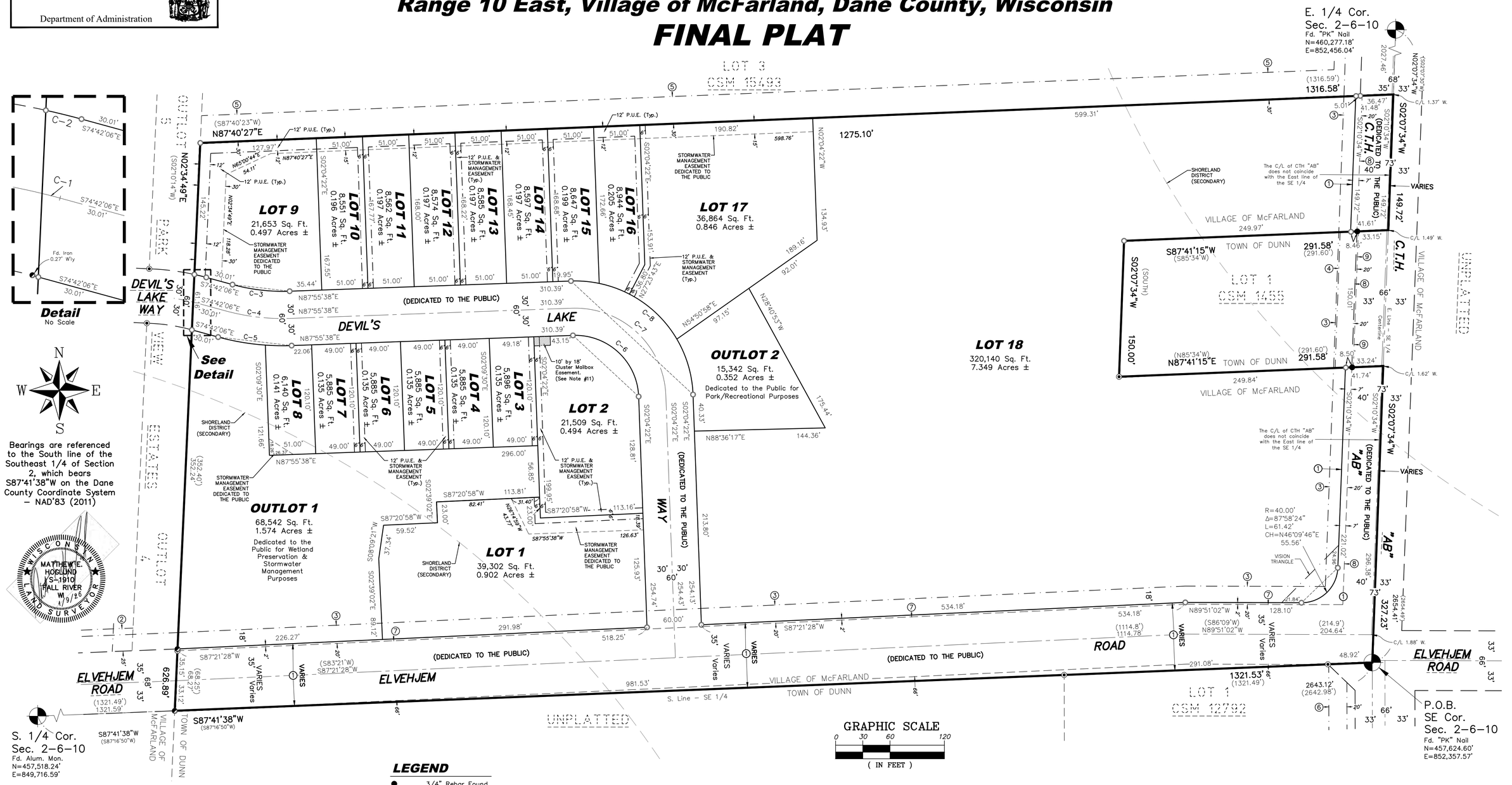
Department of Administration

SPERLE CORNERS

Part of the SE 1/4 of the SE 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin

FINAL PLAT

Total Area
780,586 Sq. Ft.
17.9198 Acres±



LEGEND

- ● 3/4" Rebar Found
- ◪ 1–1/4" Iron Rebar Found
- ◉ 1" Iron Pipe Found (unless noted)
- ○ 1–1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.

All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.

(43.12') Record Dimensions (if different)
Boundary Lines per this Survey
Deed/Survey Line of Record
Existing R/W Line
Sectional Subdivision Line
Existing Easement Line
Lot or R/W Line
Centerline
Public Utility & Stormwater Management Easement (PUE) Dedicated Hereon (12' wide unless noted)
Storm Sewer/Stormwater Management Easement Dedicated Hereon

EASEMENT/RIGHT-OF-WAY NOTES

1. Right–of–Way dedicated to the Public as noted hereon.
2. 25' Public Stormwater Easement per Park View Estates.
3. 20' WP&L Gas Main Easement per Vol. 378, P. 577 – Doc. No. 1052660.
4. 20' Utility Easement per CSM 1455.
5. 30' Public Sewer, Water and Bike Path Easement per CSM 15493.
6. 20' WP&L Gas Main Easement per Vol. 397, P. 330 – Doc. No. 1082351.
7. 66' Wide Conveyance of Lands for Highway Purposes to the Town of Dunn per Doc. 1008944 & Dane County Hwy. Survey Proj. No. 61–14.
8. West Line of Conveyance of Lands for Highway Purposes to the Town of Dunn per Doc. 831820 & Survey Plat Map No. 249 by Alex Ely, Dane County Surveyor, dated March 26, 1952.
9. CSM 1455 depicted W. R/W CTH "AB" 33' W. of Section Line vs. prior Doc. 831820 & Survey Plat Map No. 249 used hereon.

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT BEARINGS	
C1	240.00'	01°36'50"	6.76'	S75°30'31"E - 6.76'	S76°18'56"E	(on map)
C2	270.00'	02°51'39"	13.48'	S76°07'56"E - 13.48'	S77°33'45"E	(on map)
C3	210.00'	17°22'16"	63.67'	S83°23'14"E - 63.42'	(on map)	(on map)
C4	240.00'	17°22'16"	72.76'	S83°23'14"E - 72.49'	(on map)	(on map)
C5	270.00'	17°22'16"	81.86'	S83°23'14"E - 81.55'	(on map)	(on map)
OUTLOT 1		11°13'00"	52.86'	S80°18'36"E - 52.77'	-	-
LOT 8		06°09'16"	29.00'	S88°59'44"E - 28.99'	-	-
C6	70.00'	90°00'00"	109.96'	S47°04'22"E - 99.00'	(on map)	(on map)
C7	100.00'	90°00'00"	157.08'	S47°04'22"E - 141.42'	(on map)	(on map)
C8	130.00'	90°00'00"	204.20'	S47°04'22"E - 183.85'	(on map)	(on map)
LOT 15		13°49'15"	31.36'	S85°09'45"E - 31.28'	-	-
LOT 16		15°38'50"	35.50'	S70°25'42"E - 35.39'	-	-
LOT 27		32°08'46"	72.94'	S46°31'54"E - 71.98'	-	-
OUTLOT 2		28°23'09"	64.40'	S16°15'57"E - 63.75'	-	-

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road – Suite A
McFarland, WI 53558
Ph: (608) 838–7750

OWNER & SUBDIVIDER:
Lakestone Properties & Management, LLC
c/o Brian Spanos
5910 Main Street, Suite 1
McFarland, WI 53558
Ph: (608) 838–1800

SEE SHEET 1 FOR NOTES & CERTIFICATES.
SEE SHEET 3 FOR WETLAND DETAILS.
SHEET 2 OF 3

REVISIONS

1. 1/9/2026 - Addressed DOA Plat Review comments and removed Consent of Corporate Mortgagee certificate.

FINAL PLAT
SPERLE CORNERS
PROJECT NO. LS–03–19

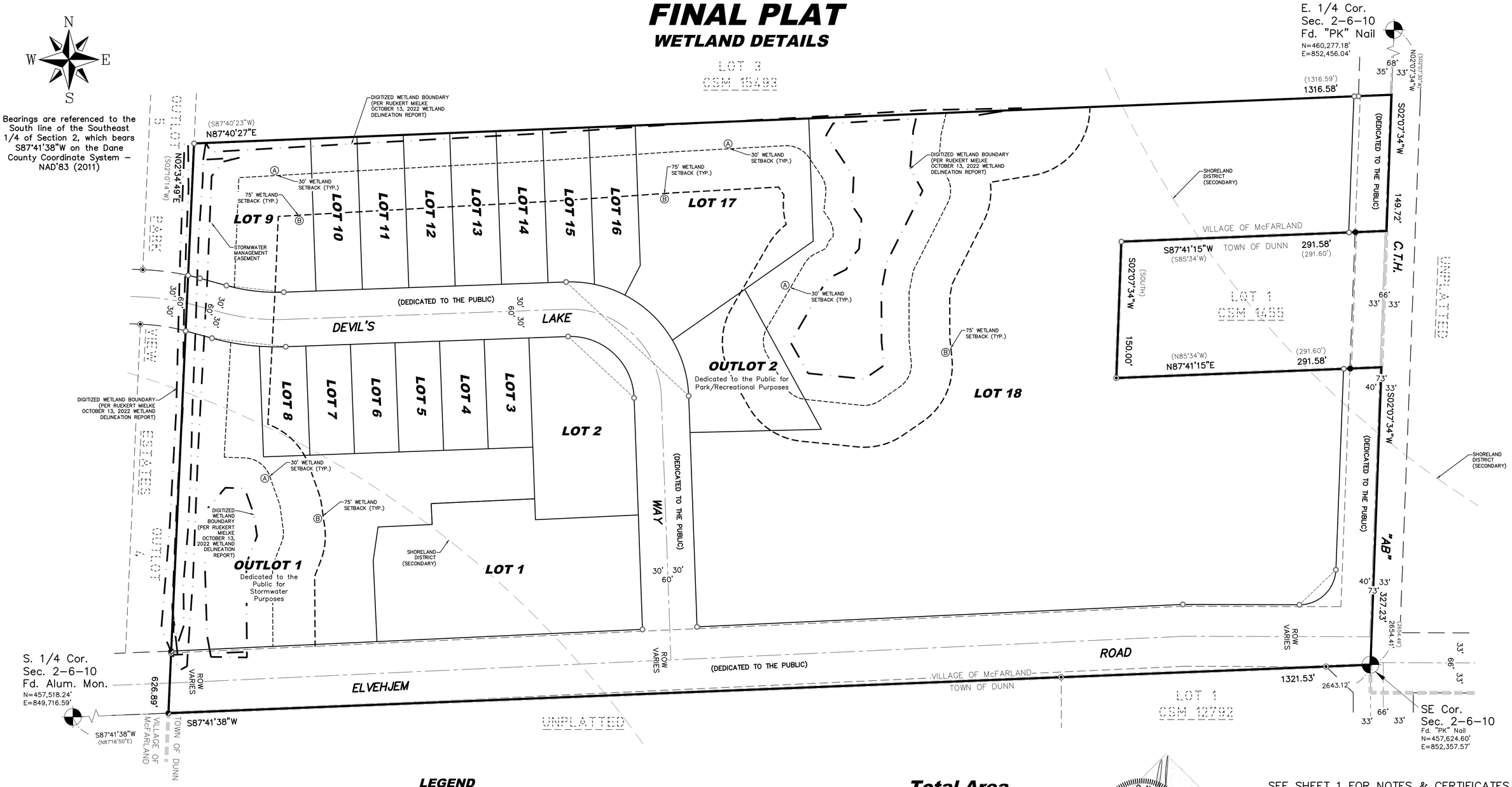
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

SPERLE CORNERS

Part of the SE 1/4 of the SE 1/4 of Section 2, Township 6 North, Range 10 East, Village of McFarland, Dane County, Wisconsin

FINAL PLAT

WETLAND DETAILS



GRAPHIC SCALE

0 30 60 120

(IN FEET)

LEGEND

- ● 3/4" Rebar Found
- ◪ 1–1/4" Iron Rebar Found
- ◉ 1" Iron Pipe Found (unless noted)
- ○ 1–1/4" by 18" Iron Rebar Set Weighing 4.30 lbs./ft.

All other Lot and Outlot Corners are Set 3/4" by 18" Iron Rebar Weighing 1.50 lbs./ft.

- (43.12') Record Dimensions (if different)
- Boundary Lines per this Survey
- Deed/Survey Line of Record
- Existing R/W Line
- Sectional Subdivision Line
- Wetland Line
- 75' Wetland Buffer
- Lot or R/W Line
- Centerline
- Municipal Boundary

WETLAND SETBACK NOTES

Ⓐ There shall be no grading within 30' of the delineated wetland boundaries without the written approval of the Village of McFarland in consultation with CARPC.

Ⓑ There shall be no impervious surfaces within 75' of the delineated wetland boundaries without the written approval of the Village of McFarland in consultation with CARPC.

ENGINEER/SURVEYOR:
Ryan Quam, P.E.
Matthew E. Hoglund, P.L.S.
Quam Engineering, LLC
4604 Siggelkow Road – Suite A
McFarland, WI 53558
Ph: (608) 838–7750

OWNER & SUBDIVIDER:
Lakestone Properties & Management, LLC
c/o Brian Spanos
5910 Main Street, Suite 1
McFarland, WI 53558
Ph: (608) 838–1800

Total Area
780,586 Sq. Ft.
17.9198 Acres±

WISCONSIN MATTHEW E. HOGLUND S-1910 HALL RIVER WI 9/25 LAND SURVEYOR

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

SEE SHEET 1 FOR NOTES & CERTIFICATES.
SEE SHEET 2 FOR BOUNDARY SURVEY.
LOT & EASEMENT DETAILS.

REVISIONS

1. 1/9/2026 - Addressed DOA Plat Review comments and removed Consent of Corporate Mortgagee certificate.

FINAL PLAT
SPERLE CORNERS
PROJECT NO. LS–03–19
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

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

TOWN & COUNTRY ENGINEERING, INC.

February 28, 2026

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

Subject: Sperle Corners Development – Phase 2 Detailed Development Plan Submittal Review

Dear Andrew:

We have received the Detailed Development Plan of Phase 2 submittal dated February 2, 2026 for Sperle Corners, a residential development north of Elvehjem Road and west of CTH AB, south of an existing multi-use trail, and east of some existing residential areas on Perrot Place. The GDP for this area was approved in late 2025. We have reviewed the current submittal from a public works perspective and submit the following comments for your use.

General
The plat is served by a public street, public sewer mains, public water mains, and public stormwater management being constructed in Phase 1. We have no further comments on those items.

Sheet C4.1
The individual sewer and water laterals to the duplex units will need to be relocated to run up the respective driveways. This was a previous comment on Phase 1, and is being done to facilitate easier tree planting/maintenance and underground utility lateral locating in the future.

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

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

Brian R. Berquist, P.E.
President

cc: Mr. Lee Igl, Director of Public Works, Village of McFarland *(via email)*
Mr. Matthew Schuenke, Administrator, Village of McFarland *(via email)*
Mr. Ryan Quam, Quam Engineering *(via email)*

BRB:sai
J:\JOB#S\McFarland\MC-236-M6 Teppo-Sperle Property Review\1. Admin and PM\Review Letter 5 - Phase 2 SDP.docx

VILLAGE OF McFarland Fire & Rescue
www.mcfarland.wi.us | 6001 Broadhead Street, McFarland, WI 53558 | 608.838.3278

February 27, 2026

Re: PUD Detailed Plan Review for Phase 2 for Sperle Corners

We have completed our review of the detailed plan dated February 2, 2026, for Sperle Corners Phase 2. The submittal demonstrates general compliance with the requirements identified during previous reviews. It should be noted that Fire Lane marking was not included and will require approval prior to any occupancy being approved by the Fire & Rescue Department

Sincerely,

Christopher C. Dennis, Chief

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 17, 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 Naomi Beahm, 2 B's Auto LLC, for a proposed wholesale automobile dealership located at 4800 Ivywood Trail, Suite 103, McFarland, WI.**

PREVIOUS ACTION:

ISSUE SUMMARY:
The background information of this item is included in agenda item 4.a. of this packet.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Motion, and second, to approve a Conditional Use Permit requested by Naomi Beahm, 2 B's Auto LLC, for a proposed wholesale automobile dealership located at 4800 Ivywood Trail Suite 103, McFarland, WI with the following conditions of approval:

1. *No on-site retail sales of automobiles are permitted.*
2. *No more than two business-related inventory vehicles may be temporary stored on-site.*
3. *No business-related inventory vehicle may be stored on-site for more than five business days.*

ATTACHMENTS:
None

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 17, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and action on a Site Design Review Permit for an accessory garden tool shed requested by McFarland Community Garden located at 5710 Anthony Street.**

PREVIOUS ACTION:

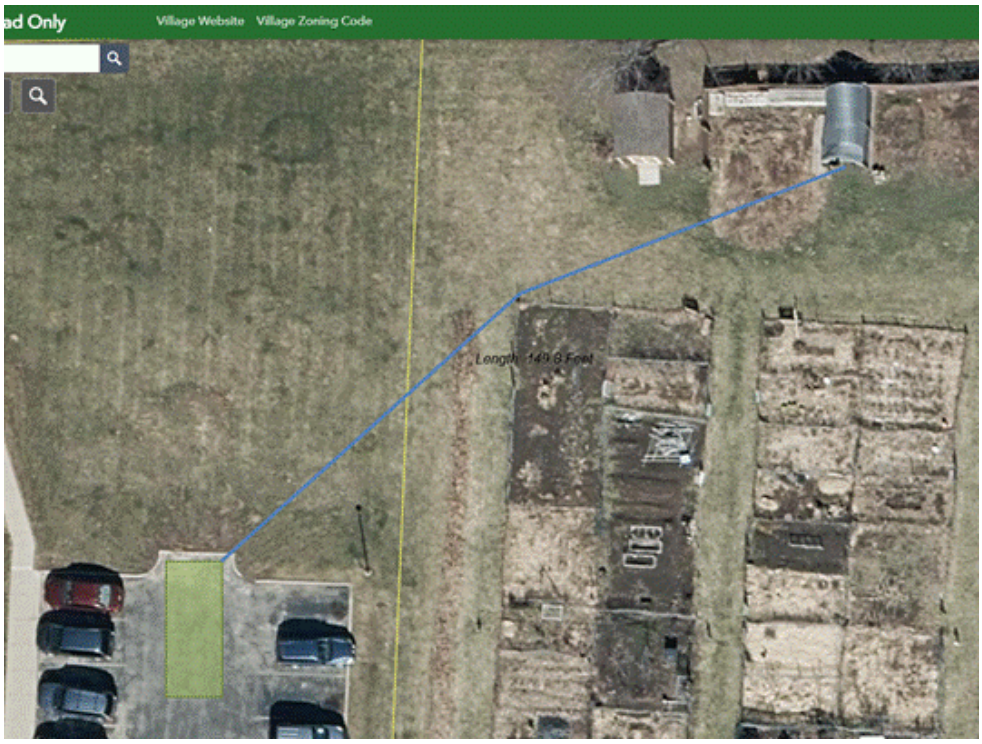
ISSUE SUMMARY:
The community garden leases land from the McFarland United Church of Christ, located at 5710 Anthony Street. The proposed garden shed will be 16' x 12' or 192 sq. ft and located at the parcel's north lot line. The proposed shed will replace an existing shed and occupy that same or similar footprint. The structure will be used for equipment, tools and other gardening supplies. This is a collaborative project between the Village of McFarland, McFarland Community Garden and McFarland United Church of Christ.

EXISTING CONDITIONS
The address includes two parcels, 0610-022-4573-1 and 0610-022-4594-6, both owned by the Church for a combined 4.3 acres. The parcel 0610-022-4573-1 includes the church, off-street parking lot, is ~2.2 acres, and zoned R-1 Single Family Residential. The community garden is located on parcel 0610-022-4594-6, is ~2.1 acres and zoned R-3 General Residence. The community garden's existing features include an arrangement of garden plots (raised and on the ground), seating, multiple water spout connections, two storage sheds, a pergola, an arrangement of compost and garden waste bays, benches, a bike rack, and a garden sign facing south towards Anthony Street. The compost or garden waste bay areas include concrete blocks and are not fully enclosed. An existing wired fence and shrubs is planted alongside the adjacent property to the west for screening. Adjacent to the west is 5910 Anthony Street, a multifamily senior housing building, zoned R-3 General Residence. Adjacent to the southeast and east are single family homes, zoned R-1 Single Family Residence. Adjacent south along Osborn Drive are multifamily housing, also senior housing and zoned R-3 General Residence and duplexes, zoned R-2 Single & Two Family Residence. Adjacent to the north is the McFarland Lutheran Cemetery, zoned R-1 Single Family Residence. Adjacent to the north east is the 5710 Anthony Street, the McFarland United Church of Christ, zoned R-1 Single Family Residence.

Sec. 62-310 Site Design Review

- Grading. The proposed shed does not change the existing grading of the property and does not add new impervious surface. This standard is not applicable.

- Landscaping. The minimum required landscaping follows R-3 General Residence standards. Per Sec. 62-70, the minimum requirement is 262 landscaping points. In Staff's opinion, since the shed is replacing an existing shed, no additional landscaping is necessary as a condition of approval. In addition, the property is mostly undeveloped and is used as a public garden by the community. The planting of canopy trees or larger landscaping would take away from the open sky this site receives. Staff recommend this standard be waived.
- Building Relationship. The proposed shed is setback approximately 15' from the north lot line and, at its nearest point, approximately 20' from the east lot line. An existing shed is located to the west where the proposed shed will be placed. This area along the north lot line includes cement blocks to section off temporary brush storage accumulated from the garden. Staff's inspection of the site found that a previous shed had been taken down due to deteriorating conditions. The site was being prepped and cleared for the proposed shed and the upcoming planting season. The applicant has addressed the Fire & Rescue Chief's comments within their letter on the location of the shed and the International Fire Code's 150 feet from service area. The image below shows an estimate for the location (+/- 2 feet), where the green box in the parking lot is the Fire Apparatus (fire truck) and the line identify the hose's length. The Fire & Rescue Chief has affirmed this is acceptable. This standard has been met.



- Lighting. The proposed shed does not include new lighting fixtures. The site does not include existing lighting fixtures. This standard is not applicable.
- Utility Service. The proposed shed does not include new connection to any existing or utility service. This standard is not applicable.
- Building Design. The proposed shed is 16' x 12', at 192 sq ft. The proposed shed will be

a treated wood frame with steel exterior panels. The propose shed will stand approximately 9' in height with a gable roof and permanent openings facing south. The proposed shed includes a beige exterior with brown in the lower 3'. In Staff's opinion, the proposed materials and design are consistent with existing sheds on the property and accessory structure requirements. This standard has been met.

- Off-street parking. The property does not include existing or new parking space. Gardeners utilize on-street parking when accessing the site. In Staff's opinion, the adjacent McFarland Municipal parking lot could provide public off-street parking for gardeners if there were an abundance of on-street vehicles.

DEPARTMENT COMMENTS

There were no comments or concerns from the Village Engineer, Director of Public Works, and Police Chief. The packet includes the Fire & Rescue Chief's letter commenting on the proposed shed's location. These comments have been satisfied.

PUBLIC COMMENTS

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

FINANCIAL/BUDGET IMPACT:

The McFarland Community Garden will be responsible for all costs associated with this project. The packet includes a summary estimate from Menards for the shed totaling $4,215.78.

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

Sec. 62-310 Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, and second, to approve a Site Design Review Permit for an accessory garden tool shed requested by McFarland Community Garden located at 5710 Anthony Street.

ATTACHMENTS:

1. 5710 Anthony Street Site Design Review Permit_02.03.26

VILLAGE OF McFarland
Community & Economic Development

Plan Commission Application – 2026

~Application must be completed in full~

Applicant	McFarland Community Garden	Applicant's Agent	Village of McFarland
Property Owner (if different)	McFarland United Church of Christ Inc.	Name	Attn: Matt Schuenke
Address	5710 Anthony Street, McFarland, WI 53558	Address	5915 Milwaukee Street, McFarland, WI 53558
Email	steven.sitte.jr@gmail.com	Email	matt.schuenke@mcfarland.wi.gov
Phone #	715-579-6046	Phone #	608-838-3153

Parcel No(s). 154/0610-022-4594-6 **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	$500+F	❑ Annexation	At cost
❑ Preliminary Plat (reapplication)	$500+BF	❑ Rezoning (map)	$500+F	❑ Dev. Agreement Including Addendums	$400+F
❑ Certified Survey Map	$300+FG	❑ Zoning Amendment (text)	$500+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 Village of McFarland leases land from the McFarland United Church of Christ for the McFarland Community Garden to be able to operate. This project would add another accessory structure to the property to further store equipment, tools, and other supplies.

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 2026 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 2026 Meeting date of:**
December 9 (2025)	January 20
January 6	February 17
February 3	March 17
March 10	April 21
April 7	May 19
May 5	June 16
June 9	July 21
July 7	August 18
August 4	September 15
September 8	October 20
October 6	November 17
November 3	December 15
December 8	January 19, 2027

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 _____ 02/02/2026

Signature of Applicant/Agent Date

Site and Design Plans

Check List

Date received: February 3, 2026

Subject property address: 5710 Anthony Street
McFarland, WI 53558

Landowner's name: McFarland United Church of Christ Inc.

Landowner's address: Same

Landowner's phone/fax: 715-579-6046

Landowner's email: steven.sitte.jr@gmail.com

Agent's name: Village of McFarland

Agent's address: 5915 Milwaukee Street
McFarland, WI 53558

Agent's phone/fax: 608-838-3153

Agent's email: matt.schuenke@mcfarland.wi.gov

X A. Title Block that indicates name and address of the current property owner.

X B. Name and signature of the designer. Applicant

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 R3 Proposed rezoning _____yes X no

X F. All property lines, and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.

X G. All required building setback lines.

N/A H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.

X I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.

X J. Existing and proposed site and building signage.

X K. Color exterior façade elevations of all proposed buildings including descriptions of materials and colors.

X L. The location of all outdoor storage areas; including proposed screening materials and colors.

N/A M. The location of existing and proposed drainage facilities including stormwater and erosion control plan.

N/A N. The location and type of any permanently protected green space areas.

N/A O. The location and elevation of any wetlands or floodplains.

N/A 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 2.06 Acres

(2) Building area 216 Square Feet

(3) Paved area N/A

(4) Total impervious area Approx. 1,500 square feet

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

(5) Building height 12 feet

(6) Existing zoning, proposed zoning R3 and R3

(7) Number of parking stalls provided and required. N/A

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

N/A S. Hydrant locations and Fire Department Connection.

N/A T. Lighting Plans including photometrics and description of fixture types, heights and orientation.

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

N/A V. Existing or proposed easements.

X W. A legal description of the subject property.

General Comments: This project is being completed in partnership between the McFarland Community Garden, McFarland High School, and Village of McFarland. The High School Technical Education class has prepared the plans and will be constructing the shed to support the garden. The Community Garden has provided the materials and the Village has assisted with site preparation.

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.

Parcel Number - 154/0610-022-4594-6

Current

Parcel Parents

Summary Report

Parcel Detail Less −

Municipality Name	VILLAGE OF MCFARLAND	
State Municipality Code	154	
Township & Range	**Section**	**Quarter/Quarter & Quarter**
T06NR10E	02	SW of the NW
Plat Name	OSBORN ESTATES-	
Block/Building		
Lot/Unit	44	
Restrictive Covenants	Show Restrictions for this Plat, CSM, or Quarter	
Parcel Description	OSBORN ESTATES LOT 44 EXC CSM 3522 LOT 1 **This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.**	
Current Owner	MCFARLAND UNITED CHURCH OF CHRIST INC	
Primary Address	5710 ANTHONY ST	
Billing Address	5710 ANTHONY ST MCFARLAND WI 53558	

Show Municipal Contact Information

Assessment Summary More +

Assessment Year	**2025**
Valuation Classification	X4
Assessment Acres	0.000
Land Value	$0.00
Improved Value	$0.00
Total Value	$0.00

Show Valuation Breakout

Zoning Information

For the most current and complete zoning information contact:
VILLAGE OF MCFARLAND | 608-838-3154

District Information

Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	49MF	MCFARLAND FIRE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST

Parcel Maps



DCiMap | Google Map | Bing Map

Tax Information

E-Statement | E-Bill | E-Receipt | Pay Taxes Online

« ‹ Newer Older › »

Tax Year 2025		
Assessed Land Value	**Assessed Improvement Value**	**Total Assessed Value**
$0.00	$0.00	$0.00
Taxes:		$0.00
Lottery Credit(-):		$0.00
First Dollar Credit(-):		$0.00
Specials(+):		$0.00
Amount:		$0.00
2025 Tax Info Details		Tax Payment History

Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
WD	12/04/2020	5669918		

Show More

DocLink

DocLink is a feature that connects this property to recorded documents listed above. If you'd like to use DocLink, all you need to do is select a link in this section. There is a fee that will require either a credit card or user account. Click here for instructions.

NOTE: Searching by the documents listed above will only result in that recorded document. For a more comprehensive search, please try searching by legal description and/or Parcel Number: 0610-022-4594-6. Tapestry searches by PIN or legal description are more comprehensive back through approximately 1995.

PLEASE TURN OFF YOUR POP UP BLOCKER TO VIEW DOCLINK DOCUMENTS. If you're unsure how to do this, please contact your IT support staff for assistance. You will be unable to view any documents purchased if your pop up blocker is on.

Dane County Land Information Office GIS SERVICES

Access Dane is a product of
Dane County Land Information Council
© Copyright 2001
210 Martin Luther King Jr. Blvd
City-County Bldg. Room 116

ArcGIS Web Map



2/2/2026, 5:55:45 PM

Parcels

ColorOrtho3Inch2024Web

Red: Red

Green: Green

Blue: Blue

Parcel Size - 2.06 acres

1:995

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC)

Village of McFarland



2/3/2026, 8:22:08 AM

Override 1

Lines

Override 1

Override 2

Municipalities (County GIS Link)

Parcels (County GIS Link)

1:138

0 0 0 0 mi

0 0 0 0.01 km

Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC)

Village Staff

Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC) | MMSD | Dane County Land Information Office maintains this dataset with

Date: 02/03/2026 - 8:09 AM
Design Name: Post Frame Design
Design ID: 303452983373

Estimated price: $4,215.78*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS Design&Buy™ POST FRAME

How to recall and purchase a saved design at home

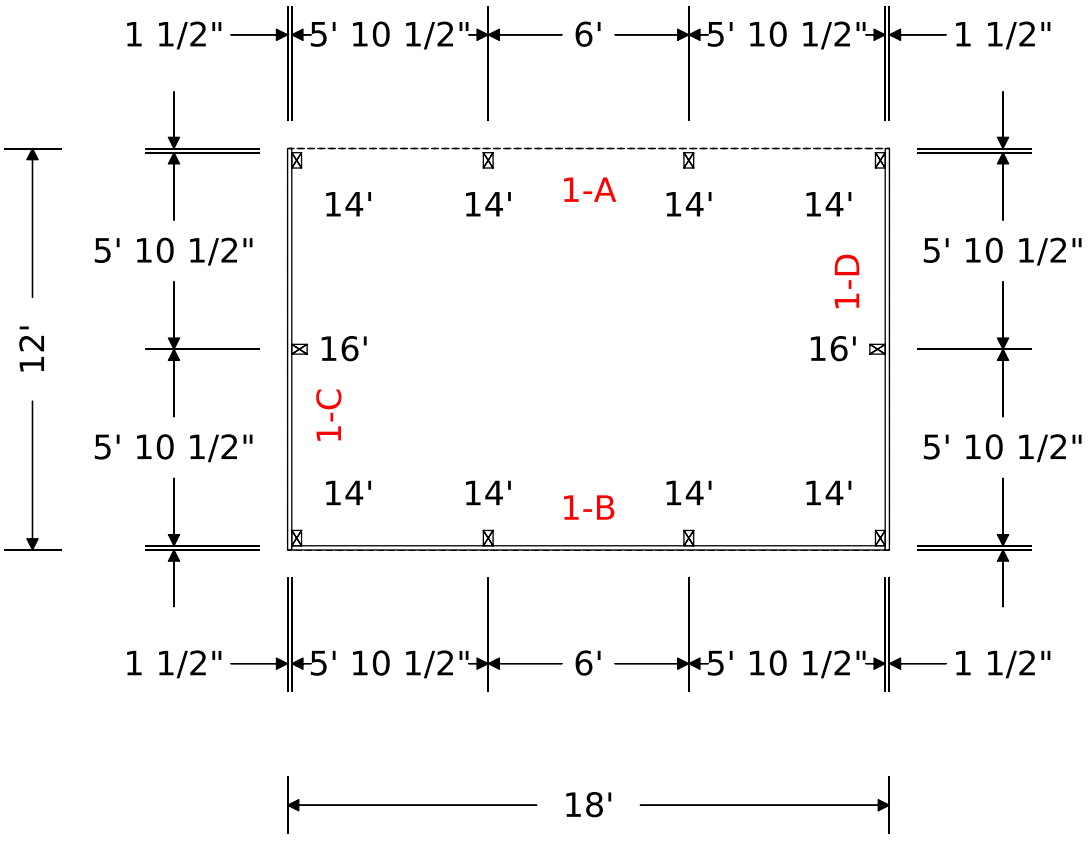
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 303452983373
4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 303452983373 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN

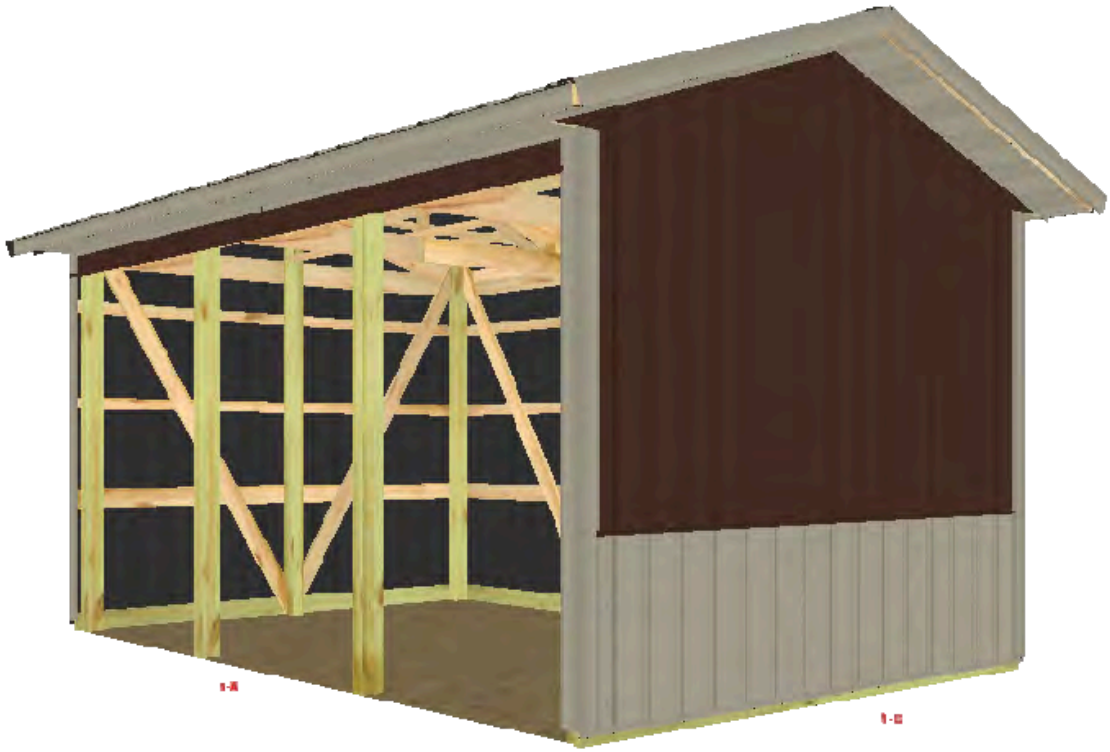


For other design systems search "Design & Buy" on Menards.com

Design #: 303452983373
Store: MONONA

Post Frame Building Estimate
Date: Feb 3, 2026, 8:09:17 AM

Elevation Views





For other design systems search "Design & Buy" on Menards.com

Design #: 303452983373
Store: MONONA

Post Frame Building Estimate
Date: Feb 3, 2026, 8:09:17 AM

Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products visit us on the web at www.midwestmanufacturing.com (http://www.midwestmanufacturing.com).

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.

For other design systems search "Design & Buy" on Menards.com

Design #: 303452983373
Store: MONONA

Post Frame Building Estimate
Date: Feb 3, 2026, 8:09:17 AM

Building Information

1. Building Use:	Code Exempt
2. Width:	12 ft
3. Length:	18 ft
4. Inside Clear Height:	9 ft
5. Framing Type:	Post Framing
6. Floor Finish:	Dirt / Gravel
7. Post Embedment Depth:	4 ft
8. Footing Pad Size:	14 in x 4 in (Pre-cast)

Wall Information

1. Post Spacing:	6 ft
2. Post Type:	Posts
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Brown
6. Trim Color:	Beige
7. Wainscot Size:	36 in
8. Wainscot Color:	Beige
9. Sidewall A Wainscot:	No
10. Sidewall B Wainscot:	Yes
11. Endwall D Wainscot:	Yes
12. Endwall C Wainscot:	Yes
13. Gable Accent:	No
14. Sidewall B Eave Light:	None
15. Wall Fastener Location:	On the Rib
16. Gradeboard Type:	2x6 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	6 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Beige
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	1 ft
8. Sidewall Overhangs:	1 ft
9. Fascia Size:	4 in Fascia
10. Soffit Color:	Beige
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	On Edge
15. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Mini Print:	Hardcopy and E-mail

Design #: 303452983373
Store: MONONA

Post Frame Building Estimate
Date: Feb 3, 2026, 8:09:17 AM

Open Walls

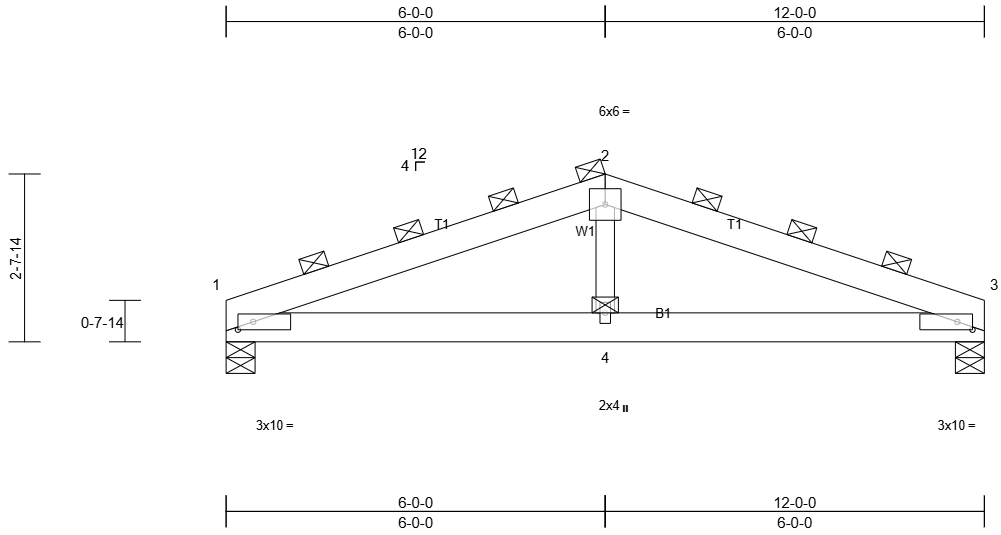
Wall	Every Other Post Removed
1-A	No

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

For other design systems search "Design & Buy" on Menards.com

Job	Truss	Truss Type	Qty	Ply	
QTREC0829736	P1	COMMON	3	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI Run: 8.72 S Sep 6 2023 Print: 8.720 S Sep 6 2023 MiTek Industries, Inc. Thu Feb 29 09:44:56 Page: 1
ID:QKNk4YLX?326Y58GRNygaRzoP2Z-6uzn86sec3PnM6HOScPvixedykO95kwtFqBk1dzgJc5



Scale = 1:28.6

Plate Offsets (X, Y): [1:0-2-14,0-1-8], [3:0-2-14,0-1-8]

Loading	(psf)	Spacing	6-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.76	Vert(LL)	-0.08	4-7	>999	240	MT20	197/144
Snow (Ps/Pg)	22.7/40.0	Lumber DOL	1.15	BC	0.81	Vert(CT)	-0.09	4-7	>999	180		
TCDL	4.0	Rep Stress Incr	NO	WB	0.16	Horz(CT)	0.02	3	n/a	n/a		
BCLL	0.0	Code	IBC2021/TPI2014	Matrix-MS								
BCDL	1.0										Weight: 47 lb	FT = 15%

LUMBER
TOP CHORD 2x6 SPF No.2
BOT CHORD 2x6 SPF No.2
WEBS 2x4 SPF Stud

BRACING
TOP CHORD 2-0-0 oc purlins (3-8-14 max.).
BOT CHORD 10-0-0 oc bracing.

REACTIONS (lb/size) 1=997/0-5-8, (min. 0-2-0), 3=997/0-5-8, (min. 0-2-0)
Max Horiz 1=52 (LC 12)
Max Uplift 1=-287 (LC 8), 3=-287 (LC 9)
Max Grav 1=1283 (LC 16), 3=1283 (LC 17)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-1815/470, 2-3=-1815/470
BOT CHORD 1-4=-376/1526, 3-4=-376/1526
WEBS 2-4=-30/405

JOINT STRESS INDEX
1 = 0.83, 2 = 0.84, 3 = 0.83 and 4 = 0.32

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=105mph (3-second gust) Vasd=83mph; TCDL=2.4psf; BCDL=0.6psf; h=25ft; Cat. I; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60 (Actual dead loads used per ANSI/TPI-1)
3) TCLL: ASCE 7-16; Pr=20.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=40.0 psf; Ps=22.7 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat C; Fully Exp.; Ce=0.9; Cs=0.94; Ct=1.20; Unobstructed slippery surface
4) Roof design snow load has been reduced to account for slope.
5) Unbalanced snow loads have been considered for this design.
6) The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
7) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
8) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 287 lb uplift at joint 1 and 287 lb uplift at joint 3.

LOAD CASE(S) Standard

For other design systems search "Design & Buy" on Menards.com

Job	Truss	Truss Type	Qty	Ply	
QTREC0828593	P1E	COMMON	2	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI Run: 8.72 S Sep 6 2023 Print: 8.720 S Sep 6 2023 MiTek Industries, Inc. Mon Jan 29 11:01:48 Page: 1
ID:k_ZAlH2fHv_a1pZS1viPEpzqWP0-O6s?WppASGwe5VtZDeKBH5RHrYKj35DheAEdiRzqWO1

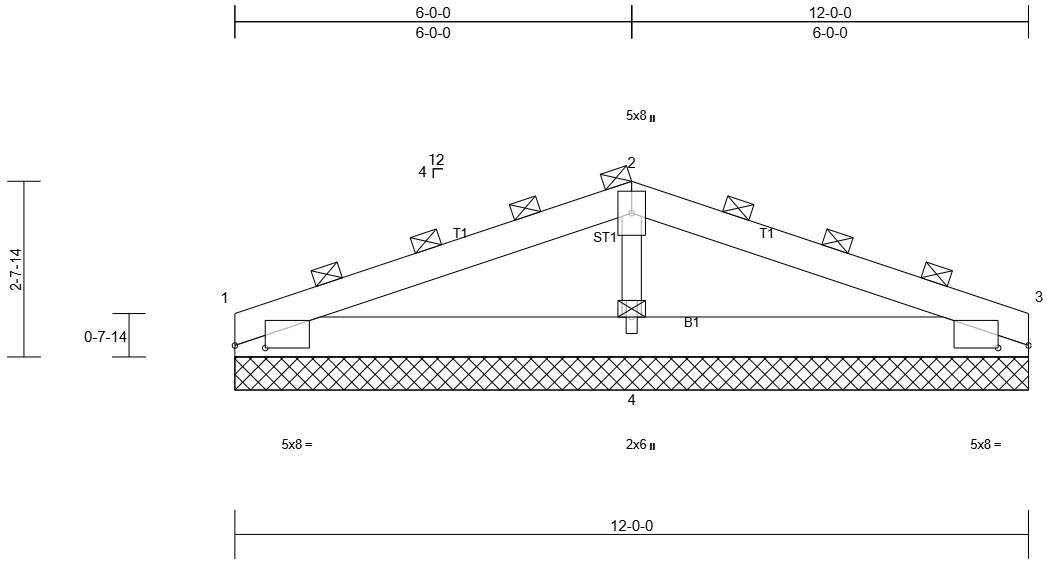


Plate Offsets (X, Y): [1:0-5-8,0-0-7], [3:0-5-8,0-0-7]

Loading	(psf)	Spacing	9-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.65	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	17.0/30.0	Lumber DOL	1.15	BC	0.98	Vert(TL)	n/a	-	n/a	999		
TCDL	4.0	Rep Stress Incr	NO	WB	0.20	Horiz(TL)	0.00	1	n/a	n/a		
BCLL	0.0	Code	IBC2021/TPI2014	Matrix-MS								
BCDL	1.0										Weight: 53 lb	FT = 15%

LUMBER
TOP CHORD 2x6 SPF No.2
BOT CHORD 2x8 SPF No.2
OTHERS 2x4 SPF Stud

BRACING
TOP CHORD 2-0-0 oc purlins (6-0-0 max.).
BOT CHORD 10-0-0 oc bracing.

REACTIONS All bearings 12-0-0.
(lb) - Max Horiz 1=78 (LC 12), 5=78 (LC 12)
Max Uplift All uplift 100 (lb) or less at joint(s) except 1=-228 (LC 8), 3=-235 (LC 9), 4=-408 (LC 8), 5=-228 (LC 8)
Max Grav All reactions 250 (lb) or less at joint(s) except 1=923 (LC 16), 3=923 (LC 17), 4=1416 (LC 2), 5=923 (LC 16)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-499/187, 2-3=-499/166
BOT CHORD 1-4=-113/387, 3-4=-53/286
WEBS 2-4=-886/265

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=105mph (3-second gust) Vasd=83mph; TCDL=2.4psf; BCDL=0.6psf; h=25ft; Cat. I; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60 (Actual dead loads used per ANSI/TPI-1)
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) TCLL: ASCE 7-16; Pr=20.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=30.0 psf; Ps=17.0 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat C; Fully Exp.; Ce=0.9; Cs=0.94; Ct=1.20; Unobstructed slippery surface
5) Roof design snow load has been reduced to account for slope.
6) Unbalanced snow loads have been considered for this design.
7) The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
8) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
9) Gable requires continuous bottom chord bearing.
10) Gable studs spaced at 9-0-0 oc.
11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 228 lb uplift at joint 1, 234 lb uplift at joint 3, 408 lb uplift at joint 4 and 228 lb uplift at joint 1.

LOAD CASE(S) Standard

For other design systems search "Design & Buy" on Menards.com


GROW LOCAL
MCFARLAND
COMMUNITY
GARDEN
McFarland
In partnership with
McFarland United Church of Christ

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 17, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and action on a Site Design Review Permit for construction of a new municipal well house (Well No. 5), requested by Lee Igl, located at 6016 Prairie Wood Drive.**

PREVIOUS ACTION:
July 9, 2024 - Joint McFarland and Village Board Planning Committee reviewed this concept.
July 15, 2024 - McFarland School Board reviews and approves this concept.
July 22, 2024 - Public Works & Utility Committee recommends this proposal in concept.
July 23, 2024 - Village Board approves the concept
November 19, 2024 - Plan Commission recommends approval of Resolution 2024-21, a resolution approving a Land Exchange Agreement with Kevin Urso.
November 21, 2024 - Lis Pendens recorded for discontinuance of a portion of Wiouswash Way ROW.
November 26, 2024 - Village Board approves Resolution 2024-21, a resolution approving a Land Exchange Agreement with Kevin Urso.
November 26, 2024 - Village Board introduces Resolution 2024-24, a resolution discontinuing a portion of Wiouwash Way ROW.
December 17, 2024 - Plan Commission holds a Public Hearing on a Certified Survey Map for the proposed Well No. 5 near the inspection of Prairie Wood Drive and Wiouwash Way.
December 17, 2024 - Plan Commission approves a Certified Survey Map for the proposed Well No. 5 near the inspection of Prairie Wood Drive and Wiouwash Way.
April 28, 2025 - Public Works & Utility Committee recommends approval to the Village Board for design bidding from Town & County Engineering for services for Well No. 5.
May 13, 2025 - Village Board approves award of contract to Town & Country Engineering for design bidding for Well No. 5.
August 12, 2025 - Village Board approves 2026-2030 Capital Improvement Program with Well No. 5 as listed project
September 17, 2025 - Public Works & Utility Committee recommends approval of drilling for Well No. 5.
October 16, 2025 - Village Board approves drilling for Well No. 5.
January 26, 2026 - Public Works & Utility Committee recommends approval to the Village Board for project bid with the recommendation to change the asphalt driveway on the eastern side to concrete.

ISSUE SUMMARY:
The Village of McFarland Public Works Department is requesting a site design review permit

for the construction of a new well house building, to be called Well No. 5 at 6016 Prairie Wood Drive. Town & County Engineering was selected for project design and the construction project is up for bid. The proposed development of Well No. 5 will allow for the future retiring of the Village's oldest well, Well House No. 1, located at 5412 Long Street, adjacent to the McFarland Public Library.

Prior Land Exchange
The Plan Commission recommended approval of Resolution 2024-21 to the Village Board, a resolution approving a land exchange with Kevin Urso and the McFarland School District at the November 19, 2024 Plan Commission meeting. The Plan Commission approved CSM 16755 to adjust lot lines for Lots 87, 88, and Outlot 10 of the Prairie Wood Estates Subdivision and retire a portion of the ROW at the end of Wiouwash Way. The approved CSM 16755 established appropriate lot sizes on adjacent Lot 3 and 4 suitable for future single-family homes construction. Lot 2 is owned by the Village and is the location for Well No. 5 and Lot 1 remains within the School District's jurisdiction.

EXISTING CONDITIONS
The property is 16,048 sq. ft. or 0.37 acres, and zoned R-1 Single Family Residence. Existing trees have been removed in preparation for project commencement. Adjacent to the north is 6008 Osborn Drive, a McFarland School property including two base fields. This property is zoned R-1 Single Family Residence. Adjacent to the east is 6028 and 6040 Prairie Wood Drive, two single-family lots, zoned R-1 Single Family Residence. Continuing east are single family homes, all zoned R-1 Single Family Residence. Adjacent to the south is 5916 Wiouwash Wash, a single family residence, zoned R-1 Single Family Residence. Adjacent to the west is a zero lot line duplex, zoned R-2 Single & Two Family Residence.

Sec. 62-310(e) Site Design Review Standards

- Grading. The proposed well house building will add approximately 5,986 sq. ft. of impervious surface. This includes approximately 1,872 sq. ft for the building footprint and 4,114 sq. ft. of paved area.
- Landscaping. The current zoning for this property is R-1 Single Family Residence, and is not required to provide landscaping points. However, this does not preclude plans from adding landscaping as needed for the site. For informational purposes, the table below provides the minimum required landscaping points if the property were zoned R-3 General Residence. The proposed improvement would require 235 landscaping points. The applicant included an engineer's preliminary landscaping plan which includes 35 medium evergreen trees (Burkii Juniper) to be planted around the parcel's west, north, and east lot lines to reduce the visual impact of the proposed well house. Per Appendix B(c)(1) of the Landscaping Standards, each tree is worth 20 landscaping points. A total of 700 points provided, a surplus of 465 landscaping points. In Staff's opinion, the proposed landscaping plan meets this standard. However, staff recommends the applicant install 2-4 varieties of evergreen trees as part of the final landscaping plan to minimize the potential lose of all the juniper trees to any potential insect, disease, or weather related event.

	Site Measurement	Points Requirement per R-3 District	Points Required
Building Foundation (ft)	177	50 per 100 ft	88.5
Gross Floor Area (sq. ft.)	1,872	20 per 1,000 sq. ft	37.4
Street Frontage (ft.)	136	50 per 100 ft	68.0
Paved Area (sq. ft.)	4,114	100 per 10,000 sq. ft.	41.1
		Total Points Required	**235.0**

- Parking & Accessiblity. The proposed use of the property is not for residential use and does not include designated parking stalls. The location will be primarily used by Village Staff for routine maintenance and equipment storage onsite. Vehicles are not expected to be parked overnight. The proposed improvements include a 20' wide driveway connecting to Prairie Wood Drive from the south.
- Building Relationship. The proposed well house is centered on the property and screened from three sides except to the south, towards the right-of-way. The building will have a height of 21.5 feet. The proposed well house is set back 49'-4.75" from the west lot line, 16'-9.5" to the north lot line, 37'-7.25" from the east lot line, and 47'-6" from the south lot line (right-of-way). A proposed outdoor transformer is located west of the proposed well house and is setback 19'-3" from the west lot line. A proposed new generator is also located at the northeast corner of the lot, including four bollards. The building's setbacks exceed the minimum setback requirements for R-1 Single Family residence, with the exception of the rear yard minimum setback of 30'; however, Sec. 62-257(d) and Sec. 62-4 exempted public well houses from the setback requirements. Noting also that the adjacent use to the rear yard (north) is the School District ball diamonds. This standard has been met.
- Lighting. The lighting plan is found on sheet 05-E-01, however this does not provide details on the foot-candles on the site. The lighting plan shows wall-mounted lighting fixtures at every egress door of the building and one at the northwest corner of the building. The fixtures include dusk to dawn settings and can be swiveled to direct light downward and away from adjacent properties. No other lighting poles are proposed on the site. Staff infer that the building's setback along with the treeline will provide adequate screening to reduce any potential light spill over.
- Utility Service. The proposed well house will support ongoing and future Village utility services. The improvements include a new 2" water service and sewer connection.
- Building Design. The proposed well house includes a brick exterior finish. The proposed well house includes an overhead door facing east, away from street view. The building's interior includes a restroom, utility room, electrical room, workshop and water pump equipment.

DEPARTMENT HEAD COMMENTS

No additional comments or concerns from the Village Engineer & Director of Public Works, Fire & Rescue Chief, and Police Chief

PUBLIC COMMENTS
Notification of the Site Design Review Permit was directly mailed to property owners within 400 feet. Prior to publication of the meeting packet, the Department did not receive any written public comments in support or opposition to the proposed well house construction.

FINANCIAL/BUDGET IMPACT:
The total estimated cost of Well No. 5 is $4.2 million. Of that amount, $515,000 was committed to the Well Drilling leaving $3,685,000 remaining for construction of the rest of the wellhouse contained within this design. The primary proposed funding is a low interest loan through the state's Safe Drinking Water program, which will be paid back through utility revenues. A new rate case was also authorized in October of 2025, and Staff anticipates final feedback from the PSC this Spring along with a Public Hearing on the new rates.

Revenues

- $3,685,000

Expenses

- $2,625,000 - Base Bid (Construction)
- $25,000 - Concrete Addition
- $446,500 - Architecture/Engineer
- $309,650 - Contingency (~10%)
- $(150) - Rounding
- $3,406,000 - Total Expenses

VILLAGE PLAN REFERENCE:
2017 Comprehensive Plan. Chapter 7 — Utilities and Community Facilities describes maintenance and improvements to public services and utilities. Policy 1 states, "Ensure that utility systems have adequate capacity to serve existing customers, and expand capacity if necessary to serve future needs." Additionally, Figure 7-1: Potential Future Major Utility, Community Facility, and Roadway projects include item 17. *Construction of Municipal Well #5* with the description, *The Village has secured a well site within Parkview Estates*.

2023 Public Facilities Needs Assessment. Within Chapter 5.1 New Well Capacity, the section provides details the need for Well 5 and future Village water resource demand. The demand needs and capacity are cited in Sections 2.6 and 3.4 of the document.

ORDINANCE REFERENCE:
Sec. 62-4(fi) Utilities.
Sec. 62-257(d) Essential services exemption.
Sec. 62-310 Site Design Review

VILLAGE OF
McFarland

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended motion:

Motion, and second, to approve a Site Design Review Permit for construction of a new municipal well house (Well No. 5), requested by Lee Igl, located at 6016 Prairie Wood Drive conditioned on submitting a final landscaping plan to the Community & Economic Development Director for approval that includes using 2-4 varieties of evergreen trees.

ATTACHMENTS:
1. 6016 Prairie Wood Drive Well 5 Site Design Review Permit_02.03.26
2. 6016 Praire Wood Site Plan Review - MFR Comments_02.27.2026

Plan Commission Application – 2026

~Application must be completed in full~

Applicant	Village of McFarland	Applicant's Agent	Town and Country Engineering
Property Owner (if different)		Name	Ben Heidemann, P.E.
Address	5915 Milwaukee Street (PO Box 110), McFarland, WI 53558	Address	6264 Nesbitt Road, Madison, WI 53719
Email	Lee.Igl@mcfarland.wi.gov	Email	ben@tcengineers.net
Phone #	608-838-7287	Phone #	608-273-3350

Parcel No(s). 061002140241 **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	$500+F	❑ Annexation	At cost
❑ Preliminary Plat (reapplication)	$500+BF	❑ Rezoning (map)	$500+F	❑ Dev. Agreement Including Addendums	$400+F
❑ Certified Survey Map	$300+FG	❑ Zoning Amendment (text)	$500+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 proposed development is the construction of a new municipal well house (Well No. 5) located at 6016 Prairie Wood Drive, legally described as CSM 16755 LOT 2/ 061002140241. The property is currently zoned R-1. The proposed use is a municipal water supply facility intended to supplement the Village's existing water system and provide adequate capacity for future demand.

Improvements include construction of a single-story masonry well house structure, associated water system equipment, a permanent standby generator and transformer, site utilities, and site access. Utility connections will be made within the public right-of-way as required. No change in zoning is proposed. The Village is requesting site plan approval for the proposed development.

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.)**

~~Discussed at (Village Board meeting on 08/12/25)~~

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 2026 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 2026 Meeting date of:
December 9 (2025)	January 20
January 6	February 17
February 3	March 17
March 10	April 21
April 7	May 19
May 5	June 16
June 9	July 21
July 7	August 18
August 4	September 15
September 8	October 20
October 6	November 17
November 3	December 15
December 8	January 19, 2027

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 _____ 2/3/2026

Signature of Applicant/Agent Date

Site and Design Plans

Check List

Date received: 1-12-2026

Subject property address: 6016 Prairiewood Drive
McFarland

Landowner's name: Village of McFarland

Landowner's address: 5915 Milwaukee St
McFarland WI

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

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

Agent's name:

Agent's address:

Agent's phone/fax:

Agent's email:

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 R-1 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 gen. comments G. All required building setback lines.

X H. The location of all access points and connections to public streets, off-street parking, and loading areas on the subject property including a summary of the number of parking stalls, accessible parking stalls, and labels indicating the dimension of such areas.

X I. All existing and proposed building structures and paved areas, including walks, drives, decks, patios, balconies, fences, retaining walls, utility poles, exterior utility and mechanical equipment, and any accessory structures.

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.

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.

N/A V. Existing or proposed easements.

X W. A legal description of the subject property.

General Comments: _____

G. Continued: Per the Zoning Code references Sec. 62-4 and Sec. 62-257(d) (see next page), the well house is exempt from the minimum setback requirements of the R-1 district.

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.

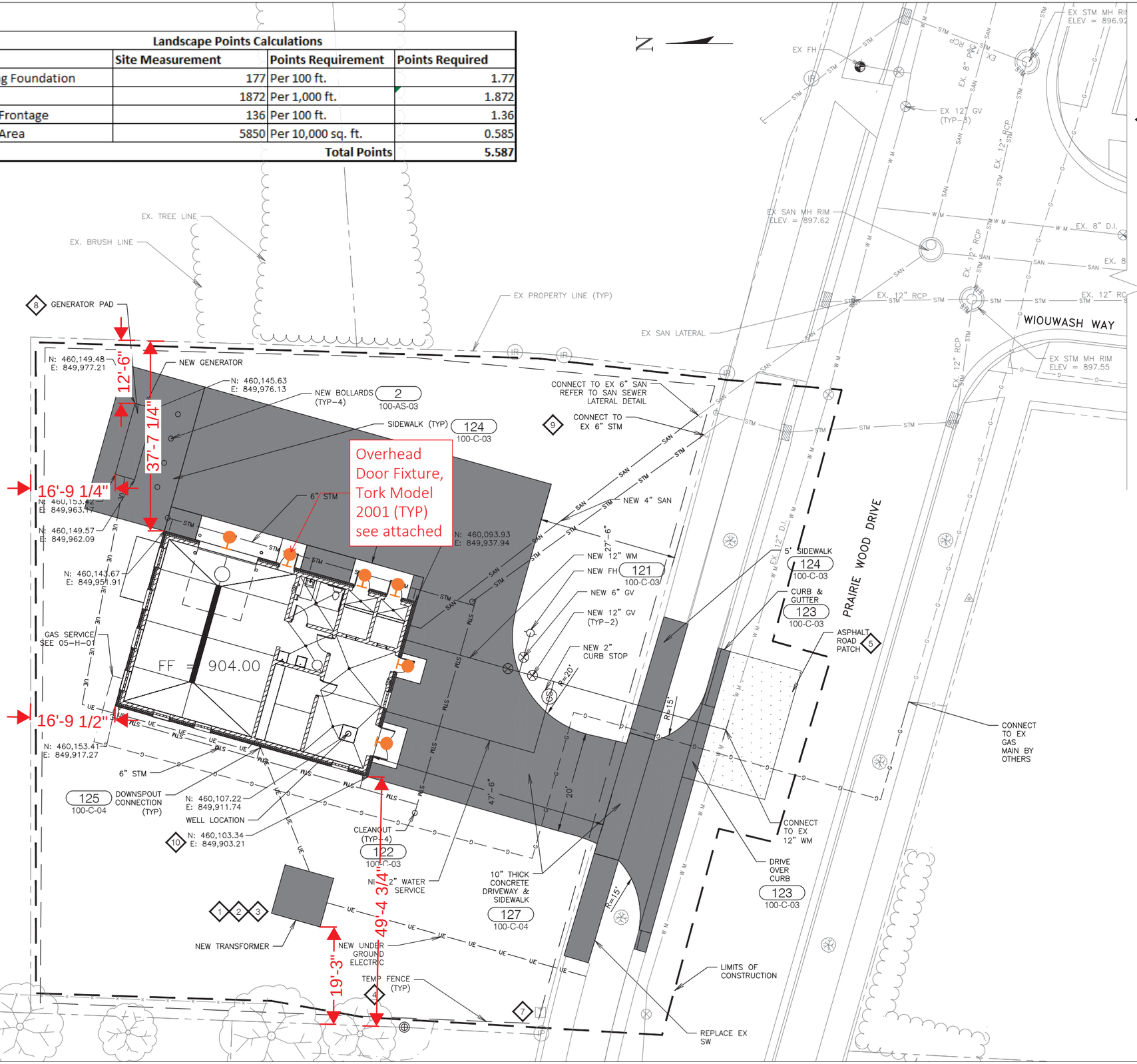
Sec. 62-257(d)

Essential services exemptions. Essential services, utilities, electric power and communication transmission lines are exempt from the yard and distance requirements of this Chapter.

Sec. 62-4

(fi) Utilities. Public and private facilities, such as water wells, water and sewage pumping stations, water storage tanks, electrical power substations, static transformer stations, telephone and telegraph exchanges, microwave radio relays and gas regulation stations, inclusive of associated transmission facilities, but not including sewage disposal plants, municipal incinerators, warehouses, shops, storage yards and power plants.

Landscape Points Calculations			
	Site Measurement	Points Requirement	Points Required
Building Foundation	177	Per 100 ft.	1.77
G.F.A.	1872	Per 1,000 ft.	1.872
Street Frontage	136	Per 100 ft.	1.36
Paved Area	5850	Per 10,000 sq. ft.	0.585
		Total Points	5.587



GENERAL NOTES

1. EXISTING UTILITIES AND PIPING ARE BASED ON OWNER INFORMATION. CONTRACTOR SHALL SPOT DIG TO VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS.
2. SANITARY LATERAL CLEANOUTS MUST BE A MAXIMUM OF 75' APART.
3. REFERENCE 100-C SHEETS FOR CONSTRUCTION DETAILS.

KEY NOTES

1. MAINTAIN A MINIMUM SEPARATION DISTANCE OF 20' FROM UTILITY TRANSFORMER AND CT CABINET. COORDINATE IN FIELD WITH UTILITY AND ENGINEER.
2. COORDINATE QUANTITY AND LOCATION OF BOLLARDS WITH UTILITY AND ENGINEER.
3. CONTRACTOR TO PROVIDE 10'x10' LEVEL AREA FOR TRANSFORMER EQUIPMENT PAD. COORDINATE REQUIREMENTS WITH UTILITY. CONTRACTOR TO PROVIDE 2-4" DIRECT BURIED PVC CONDUITS FOR UTILITY SECONDARY FROM TRANSFORMER.
4. TEMPORARY FENCING BY THE CONTRACTOR IS REQUIRED. EXTENTS SHOWN CAN BE MODIFIED AS NECESSARY TO ENABLE WORK TO BE PERFORMED AND TO ENSURE A SAFE AND SECURE SITE.
5. A MINIMUM OF ONE LANE (12') OF THROUGH TRAFFIC MUST REMAIN OPEN AT ALL TIMES. THE CONTRACTOR IS TO SUBMIT A PLAN FOR REVIEW BY THE VILLAGE AND ENGINEER 14 DAYS PRIOR TO ANY STREET WORK. REFERENCE DETAIL 126 ON SHEET 100-C-04 FOR ASPHALT.
6. NOT USED.
7. CONTRACTOR TO COORDINATE WITH UTILITY ON RELOCATION OF UNDERGROUND ELECTRIC AND LIGHT POLE AS NECESSARY TO CONSTRUCT NEW SANITARY SERVICE AND WATER MAIN.
8. REFERENCE DETAIL 3 ON SHEET 100-AS-03 FOR GENERATOR EQUIPMENT PAD REINFORCEMENT.
9. PROVIDE TRACER WIRE ON STORM PIPING.
10. WELL HOUSE FINAL LOCATION TO BE ADJUSTED PER FINAL WELL INSTALLED LOCATION. ENGINEER TO ADJUST BASED UPON WELL AS-BUILT.

Well House 5 Site Data:

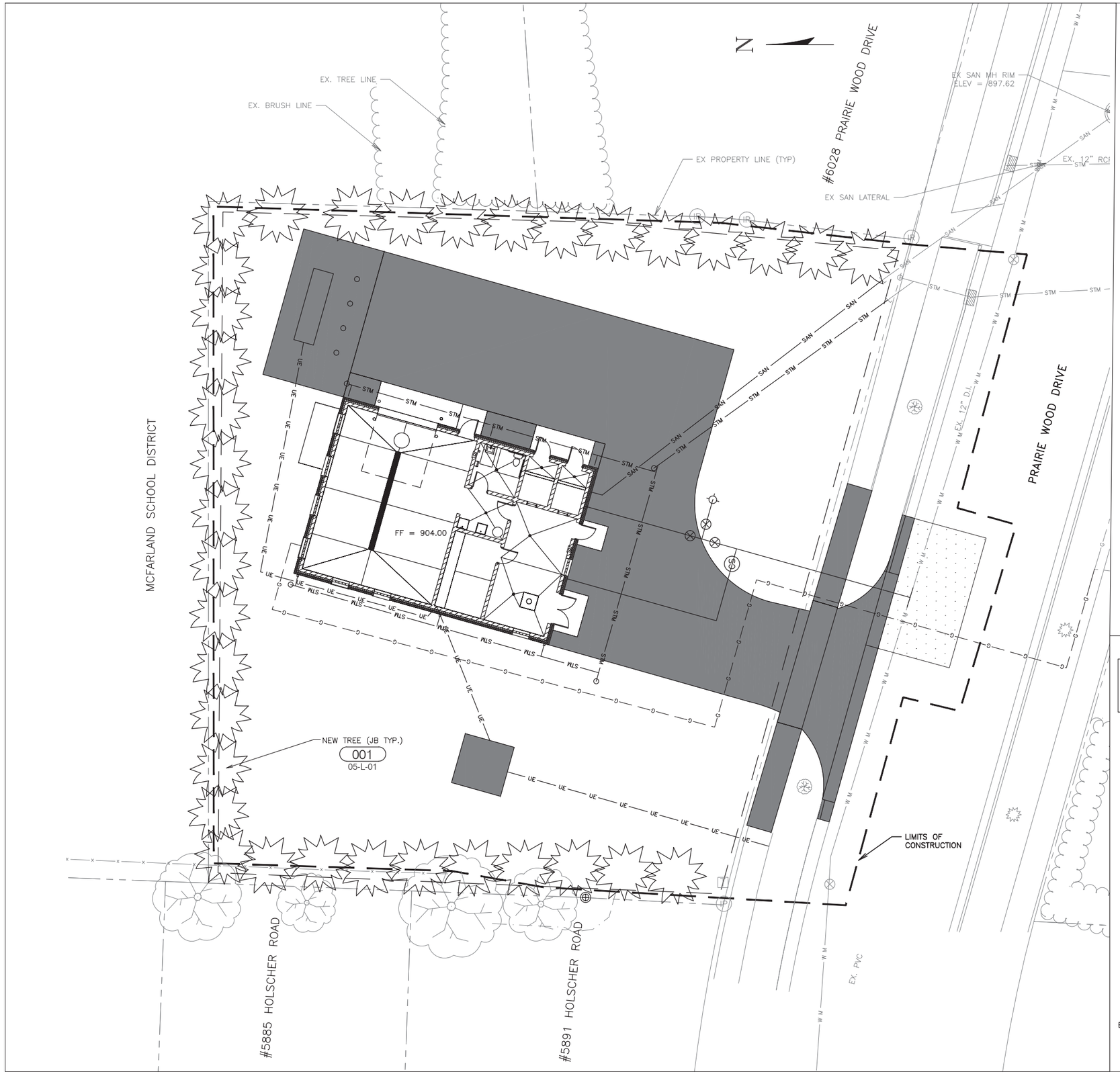
Lot Area= 0.368 acres
Building Area= 1,872 square feet
Paved Area= 4,114 square feet
Total Impervious Area= 5,986 square feet
Building Height= 21.5 feet
Existing Zoning= R-1
Proposed Zoning= R-1
Parking= N/A

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

SITE IMPROVEMENTS PLAN

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.: MC-220
DRAWING FILE: MC_220_BASE.DWG
DRAWN BY: R.T.G.
CHECKED BY: B.J.H.
DATE: 1-21-26
REVISIONS:
SCALE: 0 5 10
SHEET: 05-C-02

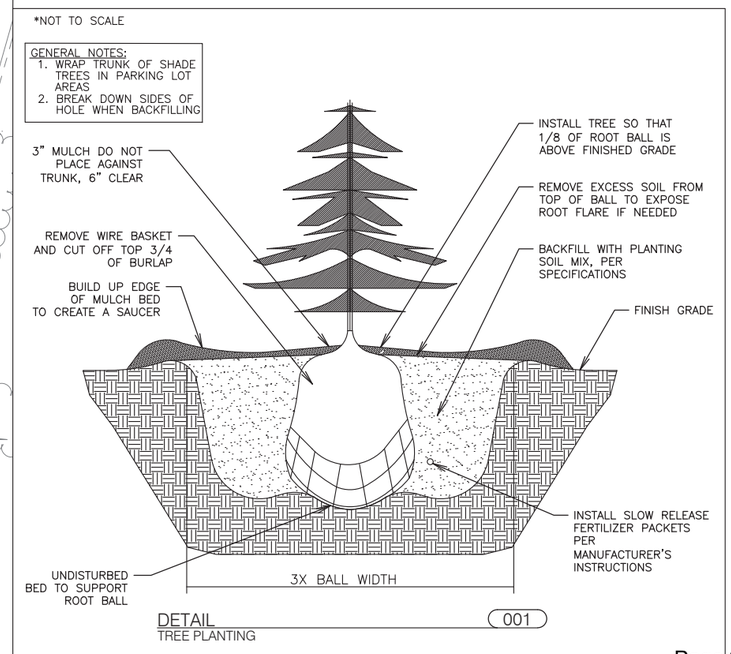


LANDSCAPING NOTES

1. FINAL PLANT MATERIAL LOCATIONS SHALL BE FIELD ADJUSTED AS NEEDED TO AVOID CONFLICT WITH OTHER OBSTACLES. FINAL LOCATIONS SHALL BE APPROVED BY VILLAGE PRIOR TO INSTALLATION.
2. PLANT MATERIAL SHALL BE REVIEWED BY OWNER OF A/E PRIOR TO INSTALLATION FOR QUALITY AND UNIFORMITY.
3. ALL LANDSCAPE BEDS AND TREE RINGS SHALL HAVE A MINIMUM OF 3" DEPTH SHREDDED HARDWOOD MULCH.
4. TREES SHALL BE INSTALLED PER DETAILS AND SPECIFICATIONS.
5. CONTRACTOR SHALL MEET EXISTING GRADE AT GRADING LIMITS WITH A SMOOTH AND CONTINUOUS TRANSITION.

PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (MIN.)	QTY.
JB	Juniperus Virginiana 'Burkii'	Burkii Juniper	5' B&B	35



DETAIL 001
TREE PLANTING

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

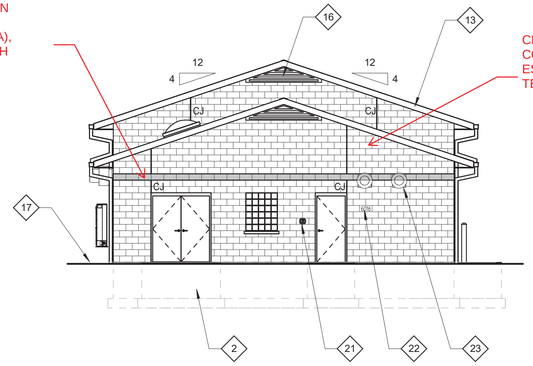
LANDSCAPING PLAN

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

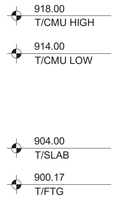
PROJECT NO.:	MC-220
DRAWING FILE:	MC 220 BASE.DWG
DRAWN BY:	G.A.J.
CHECKED BY:	R.T.G.
DATE:	2-2-26
REVISIONS:	
SCALE:	0 5 10
SHEET:	05-L-01

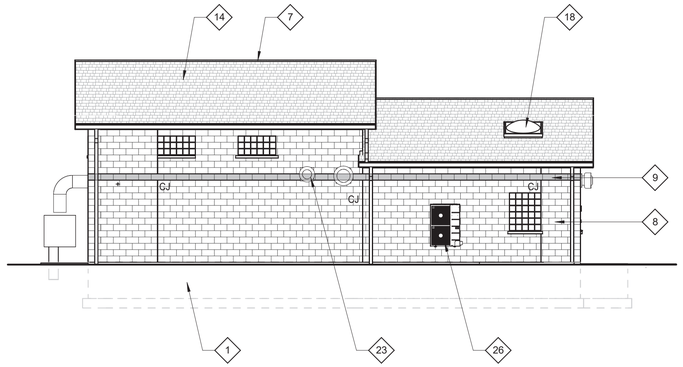
CMU VENEER MAIN COURSE - COLOR NATURAL (10-000A), TEXTURE-SMOOTH

CMU VENEER MAIN COURSE - COLOR ESPRESSO (18-126A), TEXTURE-SPLITFACE

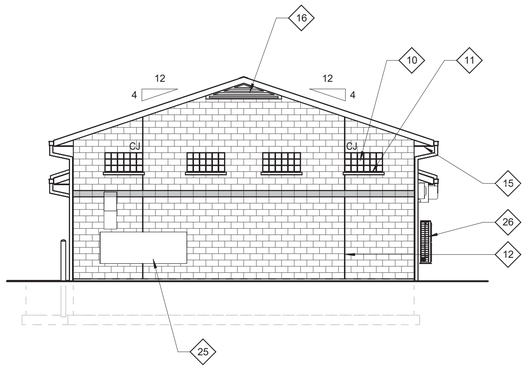


SOUTH ELEVATION 1

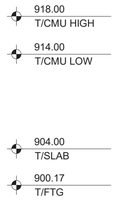


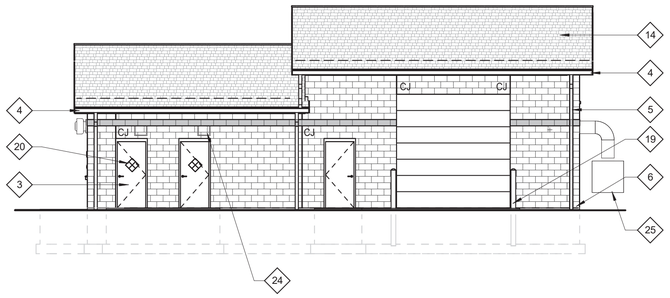


WEST ELEVATION 2



NORTH ELEVATION 3





EAST ELEVATION 4

GENERAL NOTES

1. KEY NOTES BELOW APPLY TO SHEET 06-AS-08 ONLY.

X KEY NOTES

1. CAST-IN-PLACE CONCRETE FOUNDATION
2. STRUCTURAL CONCRETE STOOP AT EXTERIOR WALK DOORS
3. HOLLOW METAL (OR FRP) INSULATED DOOR, FRAME, THRESHOLD & HARDWARE
4. FACTORY-PAINTED ALUMINUM COMMERCIAL GRADE 6" TYPE-K SEAMLESS GUTTER SYSTEM
5. FACTORY-PAINTED ALUMINUM COMMERCIAL GRADE 3" x 4" DOWNSPOUT SYSTEM
6. DOWNSPOUT DISCHARGES INTO BELOW-GRADE STORM WATER CONVEYANCE SYSTEM, TYP. REF. CIVIL/SITE DWGS
7. CONT. RIDGE VENT AS SUPPLIED BY METAL ROOF MANUFACTURER, COLOR AND FINISH TO MATCH METAL ROOFING, TYP.
8. SPLIT-FACED CMU VENEER, RUNNING BOND
9. SPLIT-FACED CMU VENEER, ACCENT COURSE, RUNNING BOND
10. 8" x 8" x 4"T GLASS BLOCK WINDOW SYSTEM, REF. SCHEDULE & APPLICABLE DETAILS
11. PRECAST CONCRETE SILL
12. CMU CONTROL JOINT (CJ)
13. FACTORY-FINISHED ALUM. CLAD FASCIA
14. FACTORY-FINISHED METAL SHINGLE ROOF SYSTEM
15. FACTORY-PAINTED VENTED ALUM. SOFFIT SYSTEM
16. POLYURETHANE FAUX LOUVER, FYPON MODEL FTRLV48X18, OR EQ., TYP. ALL EXPOSED GABLE ENDS
17. FINISHED GRADE, REF. CIVIL/SITE DWGS
18. INTEGRAL CURB-MOUNTED ACRYLIC DOUBLE DOME SKYLIGHT CENTERED OVER PUMP BASE, 4' x 4' NOMINAL, VELUX 'SPECIAL LEGACY' OR EQ.
19. CONC.-FILLED PIPE BOLLARD
20. NFPA 704 WARNING PLACARD (STICKER), MOUNT BETWEEN 4' AND 6' ABOVE GROUND, 2 EXTERIOR DOORS 503 AND 504, PROVIDE KNOX-BOX PLACARD (DENOTES TO F.D. OF KEYS IN KNOX-BOX AT DOOR 502.1) IN UPPER RIGHT HAND CORNER OF EXTERIOR DOORS 500.1, 502.2, 503 AND 504
21. KNOX-BOX, EXTERIOR MOUNTED FIRE DEPARTMENT 'LOCK-BOX'
22. ADDRESS STONE, COORD. STYLE, COLOR AND FONT WITH OWNER
23. EXHAUST FAN, REF. HVAC DWGS
24. LOUVER, REF. HVAC DWGS
25. MAKE-UP AIR UNIT, REF. HVAC DWGS
26. OUTDOOR UNIT, REF. HVAC DWGS

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

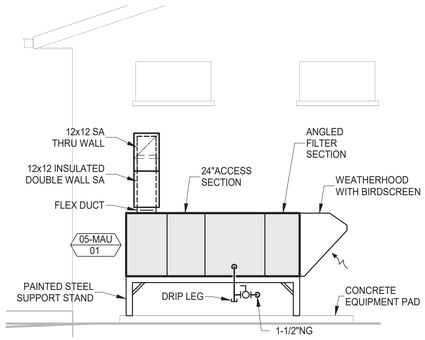
EXTERIOR ELEVATIONS

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

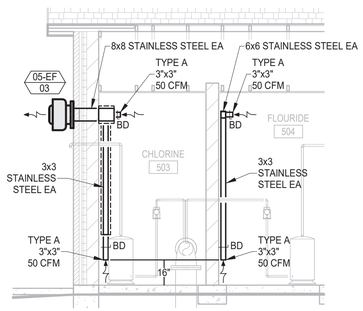
PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:28 PM
REVISIONS:
SCALE:
Sheet: 05-AS-08

D:\Dropbox\Siebers\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt

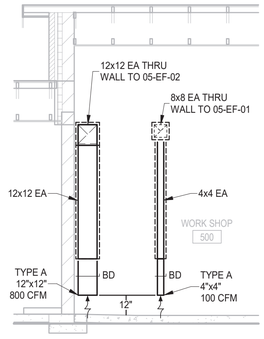
1/16/2026 9:34:28 PM



05-MAU-01 SECTION 2



CHEMICAL ROOM DUCTWORK SECTION 3



WORKSHOP DUCTWORK SECTION 4

N

KEY NOTES

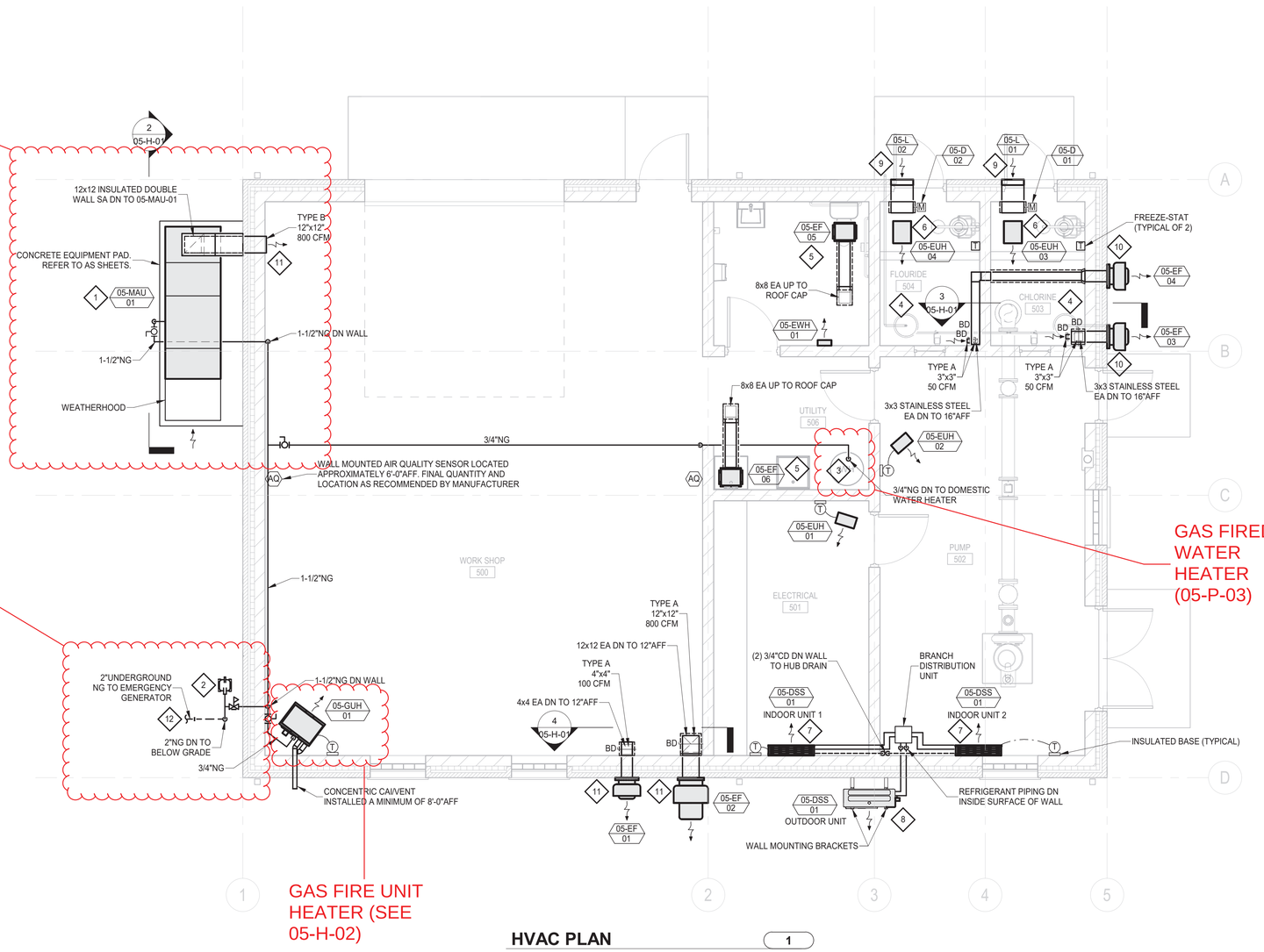
1. MOUNT MAKE-UP AIR UNIT (05-MAU-01) ON CONTRACTOR FABRICATED PAINTED STEEL SUPPORT STAND ON CONCRETE EQUIPMENT PAD. FIELD VERIFY EXACT LOCATION. ALL EXTERIOR DUCTWORK SHALL BE DOUBLE WALL INSULATED DUCTWORK.
2. NATURAL GAS METER BY LOCAL UTILITY COMPANY. METER SHALL BE CAPABLE OF SUPPLYING 2,615 MBH AT AN INITIAL PRESSURE OF 5 PSI. FIELD VERIFY FINAL LOCATION. PROVIDE NG STEP DOWN PRESSURE REGULATOR TO REDUCE GAS PRESSURE DOWN TO 7"-11"WC BEFORE ENTERING THE BUILDING. EXTEND VENT UP BEYOND ROOF LINE. PROVIDE SHUT-OFF VALVE IN EACH BRANCH. ALL EXTERIOR NG PIPING SHALL BE PAINTED WITH UV RESISTANT PAINT TO MATCH BUILDING COLOR.
3. CONNECT NG TO DOMESTIC WATER HEATER PER MANUFACTURERS RECOMMENDATIONS. COORDINATE EXACT CONNECTION SIZE AND LOCATION WITH PLUMBING CONTRACTOR.
4. CORROSIVE LOCATION: ALL DUCTWORK AND ACCESSORIES LOCATED IN CHEMICAL ROOM SHALL BE STAINLESS STEEL.
5. MOUNT EXHAUST FAN AT A HEIGHT OF 8'-0"AFF PER MANUFACTURERS RECOMMENDATIONS. FIELD VERIFY EXACT LOCATION. INTERLOCK FAN OPERATION WITH ROOM LIGHT SWITCH.
6. MOUNT ELECTRIC UNIT HEATER IN FRONT OF INTAKE LOUVER TO TEMPER THE INCOMING AIR. FIELD VERIFY EXACT LOCATION.
7. MOUNT 05-DSS-01 (INDOOR UNIT) HIGH ON WALL PER MANUFACTURERS RECOMMENDATIONS. FIELD VERIFY EXACT LOCATION. REFRIGERANT PIPING SHALL DROP VERTICALLY ALONG THE INSIDE SURFACE OF THE WALL AND PENETRATE THE WALL AT THE ELEVATION OF THE CONDENSING UNIT. DO NOT RUN PIPING DN THE OUTSIDE SURFACE OF THE WALL. SEE THE DUCTLESS SPLIT SYSTEM DETAIL.
8. MOUNT 05-DSS-01 (OUTDOOR UNIT) TO WALL WITH WALL MOUNTING BRACKETS. BOTTOM OF UNIT SHALL BE AT A HEIGHT OF 2'-0"ABOVE GRADE. FIELD VERIFY EXACT LOCATION. SEE THE DUCTLESS SPLIT SYSTEM DETAIL. SIZE AND INSTALL REFRIGERANT PIPING PER MANUFACTURERS RECOMMENDATIONS. ALL EXTERIOR REFRIGERANT PIPING SHALL BE PAINTED WITH UV RESISTANT PAINT TO MATCH BUILDING COLOR.
9. TOP OF LOUVER SHALL BE AT A HEIGHT OF 9'-4"AFF.
10. TOP OF WALL OPENING SHALL BE AT A HEIGHT OF 9'-4"AFF
11. TOP OF WALL OPENING SHALL BE AT A HEIGHT OF 10'-0"AFF.
12. EXTEND 2"UNDERGROUND NG PIPING TO NEW EMERGENCY GENERATOR AND CONNECT PER GENERATOR MANUFACTURER'S RECOMMENDATIONS. COORDINATE EXACT CONNECTION SIZE AND LOCATION WITH GENERATOR MANUFACTURER. PROVIDE NG STEP DOWN PRESSURE REGULATOR AT UNIT TO REDUCE GAS PRESSURE DOWN TO 7"-11"WC. ALL EXTERIOR NG PIPING SHALL BE PAINTED WITH UV RESISTANT PAINT.

GAS FIRED MAKE UP AIR UNIT (SEE 05-H-02)

METERED GAS UTILITY CONNECTION

GAS FIRE UNIT HEATER (SEE 05-H-02)

GAS FIRED WATER HEATER (05-P-03)



HVAC PLAN 1

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

HVAC PLAN
Well #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

PROJECT NO: MC 220
DRAWN BY: MRB
CHECKED BY: MRR
DATE: 1/16/2026 4:35:38 PM
REVISIONS:
SCALE: 0 1 2 4 FEET
Sheet: 05-H-01

C:\Users\markb\Documents\McFarland Well 5_r25_markb@tcengineering.com.rvt

1/16/2026 4:35:38 PM

DIFFUSERS AND GRILLES

TYPE	MANUFACTURER	MODEL	TYPE	MATERIAL	BLADE SPACING	REMARKS
A	CONTR. FABRICATED	-	-	STAINLESS STEEL	-	1
B	TITUS	132RS	DOUBLE DEFLECTION	ALUMINUM	3"	

1. 1" x 1" STAINLESS STEEL SCREENING WITH STAINLESS STEEL FRAMED BORDER.

GAS FIRED MAKEUP AIR UNITS

MARK	MANUFACTURER	MODEL	SERVICE	SUPPLY FAN					HEATING			FILTERS	UNIT ELECTRICAL			PHYSICAL DATA				REMARKS
				SUPPLY AIR (CFM)	ESP (IN WC)	MOTOR HP	BHP	RPM	INPUT (MBH)	OUTPUT (MBH)	STAGES		MCA	MOP	VOLTS / PH	LENGTH	WIDTH	HEIGHT	WEIGHT (LBS)	
05-MAU-01	GREENHECK	DGX-P116-H12-D1	WORKSHOP	800	0.25	1/2	0.2	1,200	132	121	MODULATING	MERV 8	1.7	15	460 / 3	140"	43"	40"	800	1, 2, 3, 4, 5, 6, 7, 8

1. PROVIDE DISCONNECT SWITCH.
2. UNIT TO BE PROVIDED WITH INTEGRAL STARTER.
3. PROVIDE INLET DAMPER.
4. PROVIDE CONTROLS ON ACCESSIBLE SIDE OF UNIT.
5. MOUNT UNIT ON CONTRACTOR FABRICATED PAINTED STEEL SUPPORT STAND.
6. PROVIDE V-BANK FILTER SECTION
7. PROVIDE 24"ACCESS SECTION AS REQUIRED TO PROVIDE SINGLE SIDED SERVICE ACCESS.
8. PROVIDE WEATHERHOOD WITH BIRDSCREEN.

DUCTLESS SPLIT SYSTEMS

MARK	MANUFACTURER	MODEL		TYPE	LOCATION	COOLING CAPACITY (BTUH)	HEATING CAPACITY (BTUH)	AIR FLOW (CFM)	REFRIG.	UNIT ELECTRICAL				PHYSICAL DATA				REMARKS
		INDOOR UNIT	OUTDOOR UNIT							AMPS	MCA	MOP	VOLTS / PHASE	LENGTH	WIDTH	HEIGHT	WEIGHT	
05-DSS-01	LG	–	KUMXA361A	MULTI ZONE	OUTSIDE	36,000	45,000	4,238	R-32	24.3	32.1	40	208-230 / 1	38"	16"	54"	225 LBS	1, 4, 5
		KNUAB121A	–	HIGH WALL	ELEC ROOM	12,000	13,600	177 / 233 / 282	R-32	0.4	–	–	208-230 / 1	33"	10"	13"	20 LBS	1, 2, 3
		KNMAB241A	–	HIGH WALL	PUMP ROOM	24,000	25,600	367 / 452 / 597	R-32	0.4	–	–	208-230 / 1	40"	10"	14"	26 LBS	1, 2, 3

1. PROVIDE DISCONNECT.
2. INDOOR UNIT IS POWERED FROM OUTDOOR UNIT.
3. PROVIDE WALL MOUNTED WIRED THERMOSTAT.
4. PROVIDE LOW AMBIENT WIND BAFFLE TO PERMIT OPERATION DOWN TO 0°F.
5. PROVIDE WALL MOUNTING BRACKETS FOR OUTDOOR UNIT.

ELECTRIC UNIT HEATERS

MARK	MANUFACTURER	MODEL	KW	CFM	MOTOR		ELECTRICAL		OPERATING WEIGHT	REMARKS
					HP	RPM	AMPS	VOLTS / PH		
05-EUH-01	Q-MARK	MUH03-41	3	350	1/100	1,600	3.6	480 / 3	27 LBS	2, 3, 6
05-EUH-02	Q-MARK	MUH03-41	5	350	1/100	1,600	6.0	480 / 3	27 LBS	2, 3, 6
05-EUH-03	INDEECO	234-U11N-0050U	5	700	1/4	1,750	8.0	480 / 3	56 LBS	1, 2, 3, 4, 5
05-EUH-04	INDEECO	234-U11N-0050U	5	700	1/4	1,750	8.0	480 / 3	56 LBS	1, 2, 3, 4, 5

1. PROVIDE FACTORY MOUNTED AND WIRED INTEGRAL THERMOSTAT.
2. PROVIDE FACTORY MOUNTED AND WIRED INTEGRAL DISCONNECT SWITCH.
3. MOUNT HEATER SUCH THAT THE BOTTOM OF THE UNIT IS AT A HEIGHT OF 8'-0"AFF.
4. PROVIDE STAINLESS STEEL MOUNTING BRACKET WITH EPOXY COATING.
5. UNIT HEATER SHALL BE CORROSION RESISTANT (316 STAINLESS STEEL CONSTRUCTION).
6. PROVIDE REMOTE WALL MOUNTED THERMOSTAT.

FANS

MARK	MANUFACTURER	MODEL	SERVICE	LOCATION	CONSTRUCTION			AIR			ELECTRICAL			WEIGHT (LBS)	SONES	REMARKS
					TYPE	FAN MATERIAL	DRIVE	AIRFLOW (CFM)	ESP (IN WC)	RPM	HP	BHP	VOLTS / PH			
05-EF-01	GREENHECK	CUE-070-VG	WORKSHOP	EXT. WALL	SIDEWALL	ALUMINUM	DIRECT	100	0.25	1,401	1/15	0.01	115 / 1	25	2.7	1, 2, 3, 4
05-EF-02	GREENHECK	CUE-100-VG	WORKSHOP	EXT. WALL	SIDEWALL	ALUMINUM	DIRECT	800	0.25	1,244	1/4	0.11	115 / 1	60	6.7	1, 2, 3, 4
05-EF-03	GREENHECK	CUE-070-VG	CHLORINE	EXT. WALL	SIDEWALL	ALUMINUM	DIRECT	100	0.25	1,401	1/15	0.01	115 / 1	25	2.7	1, 2, 3, 4
05-EF-04	GREENHECK	CUE-070-VG	FLUORIDE	EXT. WALL	SIDEWALL	ALUMINUM	DIRECT	100	0.25	1,401	1/15	0.01	115 / 1	25	2.7	1, 2, 3, 4
05-EF-05	GREENHECK	SP-A200	TOILET ROOM	TOILET ROOM	CEILING	ALUMINUM	DIRECT	75	0.5	778	29 WATTS	–	115 / 1	15	2.5	1, 2, 5, 6, 7
05-EF-06	GREENHECK	SP-A200	UTILITY	UTILITY	CEILING	ALUMINUM	DIRECT	75	0.5	778	29 WATTS	–	115 / 1	15	2.5	1, 2, 5, 6, 7

1. PROVIDE GRAVITY BACKDRAFT DAMPER.
2. PROVIDE FACTORY MOUNTED AND WIRED DISCONNECT SWITCH.
3. PROVIDE HI-PRO POLYESTER COATING ON ALL PARTS INCLUDING DAMPER. COLOR TO BE EITHER GREY OR IVORY. FINAL SELECTION BY ARCHITECT.
4. PROVIDE VARI-GREEN EC MOTOR WITH DIAL SPEED CONTROL MOUNTED ON MOTOR FOR BALANCING PURPOSES.
5. PROVIDE WHITE ALUMINUM GRILLE AND SPEED CONTROL MOUNTED ON FAN FOR BALANCING PURPOSES.
6. PROVIDE NEOPRENE VIBRATION ISOLATION HANGERS.
7. PROVIDE ALUMINUM PITCHED ROOF CAP EQUAL TO GREENHECK MODEL RJ-6x9.

GAS FIRED UNIT HEATERS

MARK	MANUFACTURER	MODEL	NATURAL GAS INPUT (MBH)	MINIMUM EFFICIENCY	CFM	MOTOR		ELECTRICAL		OPERATING WEIGHT	REMARKS
						HP	RPM	AMPS	VOLTS / PH		
05-GUH-01	MODINE	HDS SIZE 45	45	82%	720	1/15	1,550	3.8	115 / 1	60 LBS	1, 2, 3

1. PROVIDE DISCONNECT.
2. PROVIDE CONCENTRIC COMBUSTION AIR INTAKE/VENT KIT.
3. MOUNT HEATER SUCH THAT THE BOTTOM OF THE UNIT IS AT A HEIGHT OF 8'-0"AFF.

LOUVERS

MARK	MANUFACTURER	MODEL	SERVICE	CFM	CONSTRUCTION		SIZE			MAX FREE AREA VELOCITY (FPM)	MAX PRESSURE DROP (IN WC)	FINISH	REMARKS
					TYPE	MATERIAL	WIDTH	HEIGHT	DEPTH				
05-L-01	GREENHECK	ESJ-401	CHLORINE	100	INTAKE	ALUMINUM	16"	16"	4"	691	0.08	70% KYNAR	1, 2
05-L-02	GREENHECK	ESJ-401	FLUORIDE	100	INTAKE	ALUMINUM	16"	16"	4"	691	0.08	70% KYNAR	1, 2

1. COLOR SELECTION BY ARCHITECT.
2. PROVIDE WITH BIRD SCREEN.

ELECTRIC WALL HEATERS

MARK	MANUFACTURER	MODEL	LOCATION	MOUNTING	CFM	ELECTRICAL			DIMENSIONS	REMARKS
						WATTS	AMPS	VOLTS / PH		
05-EWH-01	Q-MARK	CWH1101DSAF	TOILET	SURFACE	65	1,000	8.4	120 / 1	10" x 11" x 4"	1, 2

1. PROVIDE FACTORY MOUNTED AND WIRED INTEGRAL THERMOSTAT AND DISCONNECT SWITCH.
2. PROVIDE SURFACE MOUNTING FRAME.

ELECTRIC CONTROL DAMPERS

MARK	MANUFACTURER	MODEL	BLADE CONFIGURATION	SIZE	LOCATION	VOLTS/ PHASE	REMARKS
05-D-01	TAMCO	SERIES 1000	PARALLEL	16" x 16"	05-L-01	115 / 1	1, 2, 3
05-D-02	TAMCO	SERIES 1000	PARALLEL	16" x 16"	05-L-02	115 / 1	1, 2, 3

1. PROVIDE WITH BELIMO ACTUATOR.
2. PROVIDE WITH 3 COAT BAKED PHENOLIC COATING.
3. PROVIDE WITH CORROSION RESISTANT ACTUATOR HOUSING.

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

HVAC SCHEDULES
Well #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

PROJECT NO: MC 220
DRAWN BY: MRB
CHECKED BY: MRR
DATE: 1/15/2026 2:30:00 PM
REVISIONS:
SCALE: 0 1 2 4 FEET
Sheet: 05-H-02

C:\Users\markb\Documents\McFarland Well 5_v25_markb@tcengineering.com.rvt

1/15/2026 2:30:00 PM

WATER CALCULATION WORKSHEET

Information Needed for Water Service Sizing

1 *46* Demand in gallons per minute.

2 *63* Low pressure at main before meter.

3 *10* Difference in elevation from main to meter (or external pressure tank to building control valve).

4 *2"* Size of water meter (if applicable).

5 *50* Developed length from main to meter (or external pressure tank to building control valve).

First Find Available Pressure After the Water Meter
(or at building control valve)

6 *1* Find pressure loss due to friction in *2* inch diameter water service.

7 *4.3* Find pressure loss due to elevation, main to meter (or external pressure tank to building control valve). Multiply the difference in elevation by .434 psi/ft.

8 *4* Find pressure loss due to meter. (from manufacturer or AWWA)

9 *53.7* Subtract the loss due to friction (Step 6), loss due to elevation (Step 7), and loss due to meter (Step 8) from the low main pressure (or low pressure at external pressure tank) (Step 2). This calculation is the availabe pressure after the water meter (or at the building control valve). This answer is entered in Line B, below.

Information Needed for Water Distribution Sizing
Using the following formula, find the pressure available for uniform loss (psi/100' of pipe)

A = [B - (C + D + E)] / F x 100

A *20.7* Pressure available for uniform loss (psi/100' of pipe).

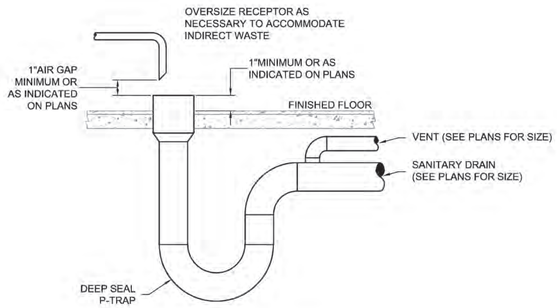
B *53.7* Available pressure after water meter (at the building control valve or low pressure at internalpressure tank). (See step 9 above)

C *35* Pressure needed at controlling fixture.

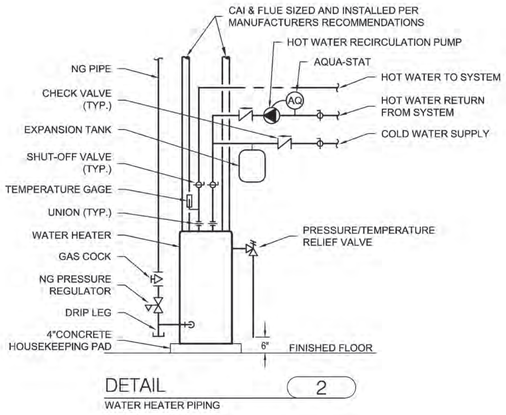
D *0.0* Difference in elevation between water meter (building control valve or internal pressure tank) and controlling fixture in feet *0* x .434 psi/ft.

E *0* Pressure loss due to water softeners, water treatment devices, instantaneous water heaters and backflow preventors which serve the controlling fixture. Conventional water heaters usually do not have a pressure loss.

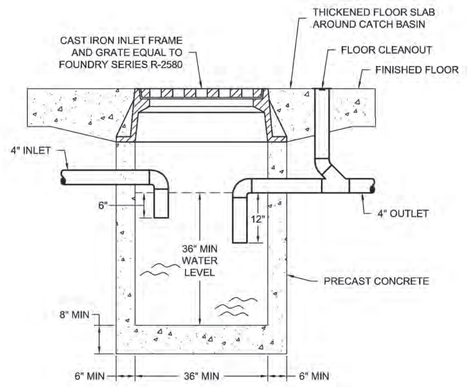
F *90* Developed length from water meter (building control valve or internal pressure tank) to controlling fixture in feet *60* x 1.5



DETAIL 1
TYPICAL HUB DRAIN



DETAIL 2
WATER HEATER PIPING



DETAIL 3
GARAGE CATCH BASIN

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL	DESCRIPTION	WSFU HW	WSFU CW	WSFU TOTAL	DFU VALUE
ES-1	HAWS	8336	CORROSION RESISTANT PVC PLASTIC COMBINATION EMERGENCY SHOWER AND EYE/FACE WASH STATION. UNIT SHALL INCLUDE AN AXION MSR EYE/FACE WASH HEAD WITH INTEGRAL FLOW CONTROLS AND A 1/2" STAY-OPEN STAINLESS STEEL BALL VALVE ACTIVATED BY PUSH FLAG OPERATOR WITH 11"ABS PLASTIC EYE/FACE WASH BOWL, AN AXION MSR ABS PLASTIC SHOWER HEAD WITH INTEGRAL FLOW CONTROLS AND A 1" STAY-OPEN STAINLESS STEEL BALL VALVE ACTIVATED BY STAINLESS STEEL TRIANGULAR PULL HANDLE, 2.5"SCHEDULE 80 PVC PIPE STANCHION WITH GREEN EPOXY FINISH, 1.25"IPS SUPPLY AND 1.5" SLIP WASTE. EYE/FACE WASH BOWL SHALL BE PIPED TO FLOOR.	NA	NA	NA	NA
FD-1	SIOUX CHIEF	863-43NR	ADJUSTABLE 3" FLOOR DRAIN, PVC ADAPTER BODY, ABS TOP HOUSING AND FLASHING COLLAR WITH ROUND NICKEL-BRONZE RING AND STRAINER, PROVIDE 3"SCHEDULE 40 HUB ADAPTER.	NA	NA	NA	3.0
FD-2	SIOUX CHIEF	863-HP33 & 842-3LP	ADJUSTABLE 3" FLOOR DRAIN, PVC ADAPTER BODY AND FLASHING COLLAR (863-HP33) WITH ABS TOP HOUSING AND ROUND HEAVY DUTY ABS RING AND STRAINER (842-3LP). PROVIDE 3" SCHEDULE 40 HUB ADAPTER.	NA	NA	NA	3.0
HB-1	WOODFORD	24	NON-FREEZE AREA, ANTI-SIPHON VACUUM BREAKER PROTECTED WALL FAUCET, 3/4" MALE HOSE THREAD NOZZLE, BRASS VALVE BODY, ONE PIECE VALVE PLUNGER, HARDENED STAINLESS STEEL OPERATING STEM AND METAL WHEEL HANDLE. PROVIDE WITH POLISHED CHROME FINISH.	NA	4.0	4.0	NA
HB-2	WOODFORD	19	FREEZELESS WALL FAUCET WITH ANTI-SIPHON AND NON-RUPTURE PROTECTION, AUTOMATIC DRAINING, 3/4" MALE HOSE THREAD NOZZLE, BRASS VALVE BODY, ONE PIECE VALVE PLUNGER TO CONTROL BOTH FLOW AND DRAINAGE, HARDENED STAINLESS STEEL OPERATING STEM AND OVAL POWDER COATED DIE CAST ALUMINUM HANDLE.	NA	4.0	4.0	NA
L-1	KOHLER	K-2005 KINGSTON	WALL MOUNT VITREOUS CHINA LAVATORY DRILLED FOR CONCEALED ARM CARRIER, FAUCET OPENINGS 4" ON CENTER WITH OVERFLOW. COORDINATE COLOR WITH ARCHITECT. FAUCET: CHICAGO FAUCETS MODEL 2200-4E2805ABCP, 4" CENTERS, SINGLE METAL LEVER HANDLE, 0.5 GPM. DRAIN: KOHLER K-7131-A-CP, 1-1/4" OFFSET DRAIN WITH GRID STRAINER AND KOHLER K-8999, 1-1/4"x1-1/2" CAST BRASS ADJUSTABLE "P" TRAP WITH C.O. PLUG. SUPPLIES & STOPS: CHICAGO FAUCETS MODEL 1006 ANGLE VALVE WITH LOOSE KEY HANDLE, 1/2" FEMALE INLET, 1/2"ODx12" RISER (QUANTITY OF 2). PROVIDE "HANDY-SHIELD MAXX" PIPE INSULATION ON "P"-TRAP, WATER VALVES AND SUPPLY PIPING.	0.5	0.5	1.0	1.0
MB-1	FIAT	TSB3000	24"x24"x12" PRECAST TERRAZO MOP BASIN WITH 6"DROP FRONT, STAINLESS STEEL CAPS ON ALL CURBS AND STAINLESS STEEL CAST-IN DRAIN BODY FOR 3" PIPE. FAUCET: CHICAGO FAUCETS MODEL 835-369CP, VACUUM BREAKER SPOUT, 3/4" MALE HOSE THREAD OUTLET, WALL BRACE AND PAIL HOOK. PROVIDE WATTS 8B VACUUM BREAKER ON FAUCET. HOSE AND WALL HOOK: FIAT #832-AA, 30" LONG FLEXIBLE HEAVY DUTY 5/8" RUBBER HOSE AND 3/4"COUPLING ON ONE END AND STAINLESS STEEL WALL BRACKET.	2.0	2.0	3.0	3.0
MV-1	LEONARD VALVE	TM-800-LF-STSTL-EXP	THERMOSTATIC MIXING VALVE WITH INTEGRAL STRAINER CHECKSTOPS ON INLETS, ADJUSTABLE SET POINT AND DIAL THERMOMETER IN SURFACE MOUNTED STAINLESS STEEL CABINET.	NA	NA	NA	NA
S-1	MUSTEE	17F	23"x23.5"x16"DEEP, FLOOR MOUNTED, ONE PIECE MOLDED DURASTONE CONSTRUCTION, SINGLE COMPARTMENT UTILITY SINK WITH INTEGRALLY MOLDED DRAIN ASSEMBLY, STOPPER AND HEAVY GAUGE STEEL LEGS WITH BUILT-IN LEVELERS. FAUCET: MUSTEE MODEL 93.600, 4"CENTERS, 7"SWING SPOUT, LEVER HANDLES, POLISHED CHROME FINISH. TRAP: 1-1/2"x1-1/2", 17 GAUGE CAST BRASS "P" TRAP WITH C.O. PLUG. SUPPLIES & STOPS: NIBCO MODEL S-585, 1/2" BALL VALVE (QUANTITY OF 2).	2.0	2.0	3.0	2.0
TD-1	ZURN	ZF812-HDG	12" WIDE PRE-SLOPED TRENCH DRAINAGE SYSTEM, FIBER REINFORCED POLYMER DRAIN CHANNEL BODY WITH 1.04% BOTTOM SLOPE, INTERLOCKING 10'-0" MODULAR SECTIONS, GALVANIZED STEEL FRAME WITH ANCHOR STUDS, EXTRA HEAVY DUTY DUCTILE IRON SLOTTED GRATES WITH STAINLESS STEEL LOCKDOWN HARDWARE AND 4" OUTLET.	NA	NA	NA	4.0
WC-1	KOHLER	K-3493 HIGHLINE	ADA COMPLIANT, FLOOR MOUNT, VITREOUS CHINA, PRESSURE ASSISTED TANK WATER CLOSET WITH ELONGATED BOWL, 17-1/8" RIM HEIGHT AND 1.6 GALLON FLUSH. COORDINATE COLOR WITH ARCHITECT. SEAT: KOHLER K-4650 SOLID PLASTIC, OPEN FRONT WITH COVER. SUPPLIES & STOPS: CHICAGO FAUCETS MODEL 1006 ANGLE VALVE WITH LOOSE KEY HADLE, 1/2" FEMALE INLET, 1/2" ODx12" RISER.	NA	3.0	3.0	6.0

PUMPS

MARK	MANUFACTURER	MODEL	PUMP TYPE	MATERIAL	GPM	HEAD (FT WC)	MOTOR WATTS	MOTOR RPM	MOTOR VOLTS	MOTOR PHASE	REMARKS
05-HWP-01	BELL & GOSSETT	NBF-25	INLINE	BRONZE	1	10	125	2,950	115	1	1, 2
1. PROVIDE WITH PLUG IN POWER CORD. 2. PROVIDE AQUASTAT AND TIMER.											

GAS FIRED WATER HEATER SCHEDULE

MARK	MANUFACTURER	TYPE	MODEL	STORAGE CAPACITY (GAL)	BTUH (INPUT)	GPH RECOVERY @ 90 F	VOLTS/PHASE	DIMENSIONS	REMARKS
05-WH-01	AMERICAN	SEALED COMB.	PDVG62-40S40-NV	40	40,000	45	120V / 1Ø	22"Ø x 50"H	1, 2, 3
1. PROVIDE DISCONNECT 2. PROVIDE CONCENTRIC CAI/VENT 3. PROVIDE SPARE ANODE RODS									

POTABLE WATER EXPANSION TANK

MARK	MANUFACTURER	MODEL	CAPACITY TANK VOLUME (GALLONS)	CAPACITY ACCEPTANCE VOLUME (GALLONS)	SYSTEM CONNECTION (INCHES)	MAXIMUM OPERATING PRESSURE (PSI)	DIMENSIONS DIAMETER (INCHES)	DIMENSIONS HEIGHT (INCHES)	REMARKS
05-ET-01	BELL & GOSSETT	PTA-12	5	3.3	3/4"	150	12"	14"	1
1. TANK SHALL BE ASME RATED.									

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

PLUMBING SCHEDULES & DETAILS
Well #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

PROJECT NO: MC 220
DRAWN BY: MRB
CHECKED BY: MRR
DATE: 1/16/2026 9:51:06 AM
REVISIONS:
SCALE: 0 1 2 4 FEET

Sheet: 05-P-03

C:\Users\markb\Documents\McFarland Well 5_v25_markb@tcengineering.com.rvt
1/16/2026 9:51:06 AM

2001 SERIES
1/2" CONDUIT MOUNTING
180° SWIVEL, LEXAN® HOUSING
PHOTOCONTROL



APPLICATIONS

- Flood lamp
- Patio lamp
- Decorative lighting

SPECIFICATIONS

ON/OFF: Turn ON is 1 to 5fc. Turn OFF is 3 to 15fc, without the slide in position. ON/OFF adjustment is easily made by moving a slide cover. No tools required.

TIME DELAY: ON and OFF.

CELL: Cadmium sulphide, epoxy comformal coated 1/2" diameter.

CONTACTS: Remain closed between dusk and dawn. (The unit fails in the ON position).

LEAD WIRES: Three color coded, minimum 6" wire leads, #16AWG, rated for 105 °C.

POWER CONSUMPTION: Averages under 1 watt.

TEMPERATURE RANGE: -40 °F to +140 °F (-40 °C to +60 °C).

FAIL MODE: ON.

WARRANTY: 5 years.

FEATURES

SENSOR: Conformal coated cadmium sulphide photocell resists effects of moisture and airborne contaminants. Photocell responds to the light spectrum near to that of a human eye.

OPERATION: Delay of up to two minutes to prevent false switching due to light from passing vehicles, lightning, etc.

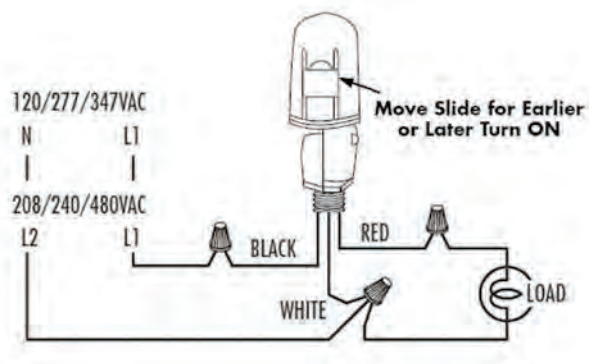
STANDARDS: Meets ANSI/UL773A.

HOUSING: All Lexan® enclosures are impact and vandal resistant. Translucent Lexan® Dome prolongs cell life by further screening out ultraviolet rays. Dome and base are ultrasonically welded for maximum strength.

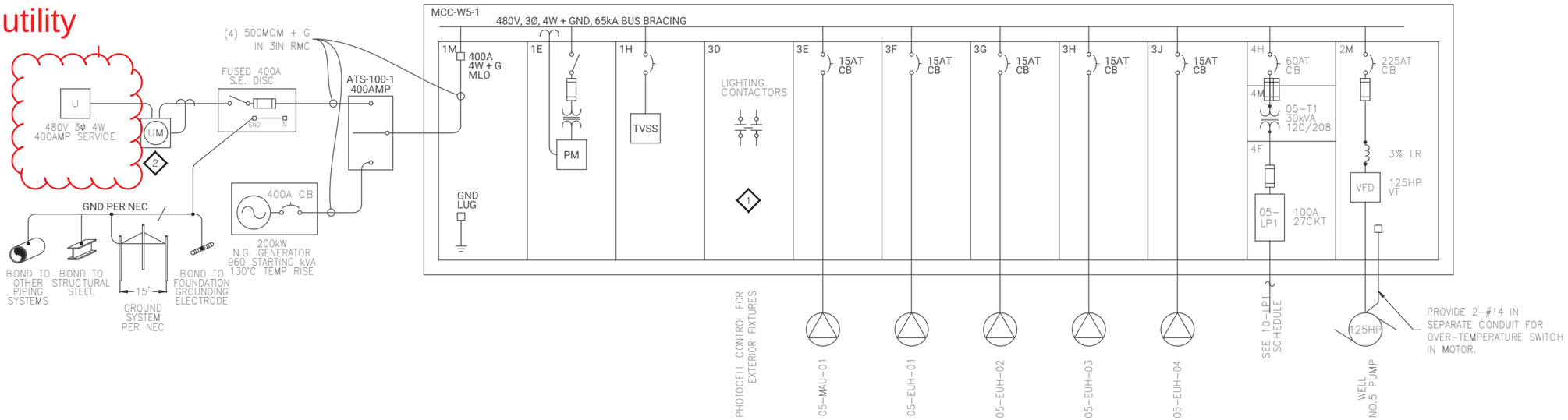
ENERGY SAVINGS: Works with screw base CFLs.

CAT. NO.	UPC CODE	VOLTAGE (VAC) 50-60Hz	RATING		LED
			TUNGSTEN	BALLAST	
2001	60015	120	2000W	1800VA	600VA
2002	60016	208-277	3470-4620W	2080-2770VA	1040-1385VA
NEW! 2006*	60028	347	5760W	3470VA	-
2018**	62021	480	7500W	4800VA	-
73866	62020	Mounting Bracket	-	-	-

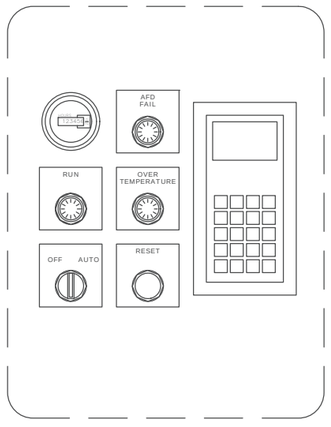
*CSA certified only. **Not UL or CSA rated.



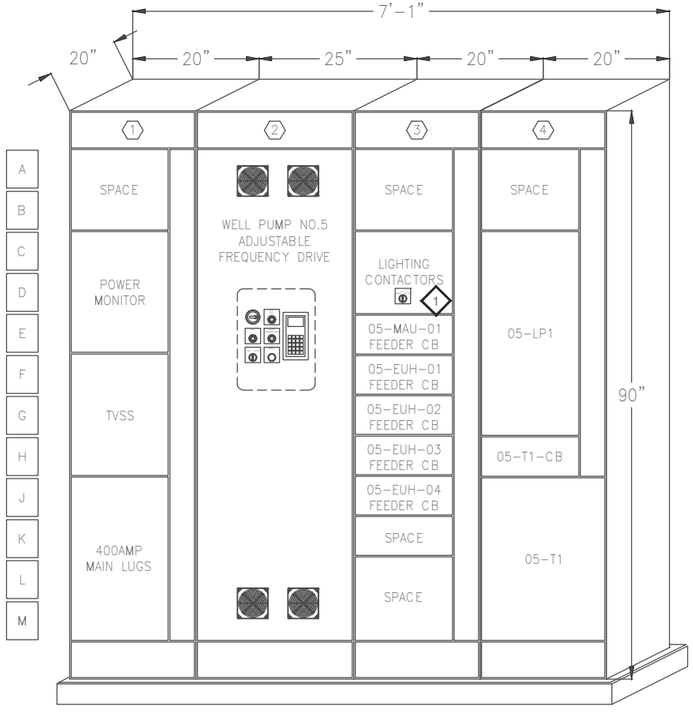
electrical
utility



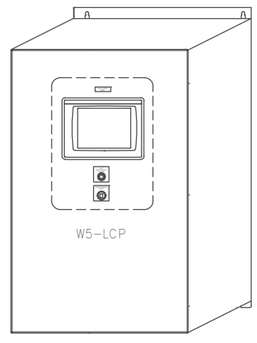
W5-MCC
MOTOR CONTROL CENTER ONE-LINE
NTS

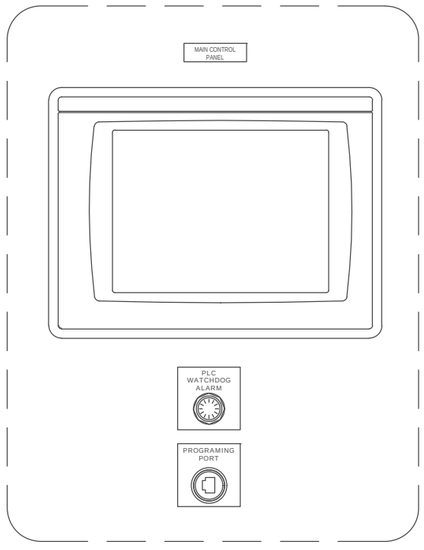


W5-AFD
PILOT DEVICE LAYOUT
NTS



W5-MCC
MOTOR CONTROL CENTER ELEVATION
NTS





W5-LCP
PILOT DEVICE LAYOUT
NTS

GENERAL NOTES

1. SEE HVAC FOR ADDITIONAL INFORMATION AND REQUIREMENTS. ALL HVAC EQUIPMENT SHALL HAVE INTEGRAL OR EXTERNAL DISCONNECTS.

KEY NOTES

1. PROVIDE AND INSTALL LIGHTING CONTACTORS WHICH SHALL BE MECHANICAL HELD CLOSED, AND CONTROLLED VIA THE PHOTOCELL AND HOA. USE THE LIGHTING CONTACTORS TO SWITCH POWER ON/OFF TO THE EXTERIOR LIGHT FIXTURES.
2. REFER TO LOCAL UTILITY MANUAL FOR REQUIREMENTS AND PROVIDE ALL 'CUSTOMER REQUIRED' REQUIREMENTS.

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

ONE-LINE

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.: MC-220
DRAWING FILE: E SHEETS
DRAWN BY: S.H.G.
CHECKED BY: B.W.G.
DATE: 1-22-26
REVISIONS:
SCALE: N.T.S.
SHEET: 100-E-01

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5

6016 PRAIRIE WOOD DRIVE,
MCFARLAND, WI

SHEET INDEX	
SHEET NO.	SHEET NAME
GENERAL	
00-G-01	STANDARD ABBREVIATIONS, DESIGNATIONS, SITE/PROCESS LEGENDS & GENERAL NOTES
00-G-02	ELECTRICAL SYMBOLS AND ABBREVIATIONS
00-G-03	HVAC & PLUMBING GENERAL NOTES, ABBREVIATIONS AND LEGENDS
WELL HOUSE 1	
00-R-01	REMOVAL PLAN - ADDITIVE BID ITEM C-1
WELL HOUSE 5	
05-C-01	SITE REMOVAL PLAN
05-C-02	SITE IMPROVEMENTS PLAN
05-C-03	SITE GRADING PLAN
05-C-04	EROSION CONTROL AND GENERAL NOTES
05-AS-01	BUILDING IMAGES
05-AS-02	BUILDING CODE & SPECIFICATION SUMMARY
05-AS-03	FLOOR PLAN & EGRESS PLAN
05-AS-04	SCHEDULES
05-AS-05	TOILET PLAN AND INTERIOR ELEVATIONS
05-AS-06	FOUNDATION PLAN
05-AS-07	ROOF FRAMING PLAN
05-AS-08	EXTERIOR ELEVATIONS
05-AS-09	BUILDING SECTIONS
05-AS-10	WALL SECTIONS
05-M-01	PROCESS PLAN
05-M-02	PROCESS SECTIONS
05-M-03	PROCESS DETAILS
05-M-03	PROCESS DETAILS
05-M-04	PUMP INSTALLATION
05-P-01	UNDERFLOOR PLUMBING PLAN
05-P-02	PLUMBING PLAN
05-P-03	PLUMBING SCHEDULES & DETAILS
05-P-04	PLUMBING ISOMETRICS
05-H-01	HVAC PLAN
05-H-02	HVAC SCHEDULES
05-H-03	HVAC DETAILS
05-E-01	LIGHTING PLAN
05-E-02	POWER AND INSTRUMENTATION PLAN
SCHEDULES/DETAILS	
100-C-01	SITE DETAILS
100-C-02	SITE DETAILS
100-C-03	SITE DETAILS
100-C-04	SITE DETAILS
100-AS-01	STANDARD DETAILS
100-AS-02	STANDARD DETAILS
100-AS-03	STANDARD DETAILS
100-E-01	ONE-LINE
100-E-02	SCHEDULES
100-E-03	DETAILS
100-W-01	P&ID NO.1
100-W-02	P&ID NO.2
100-W-03	SCADA ARCHITECTURE



WELL #1 PROJECT SITE:
5412 LONG STREET
VILLAGE OF MCFARLAND

WELL #5 PROJECT SITE:
6016 PRAIRIE WOOD DRIVE
VILLAGE OF MCFARLAND





J:\JOB#S\McFarland\MC-220-D3 Well #5 Preliminary Design\7. Drawings\b. Revit\Well #5- M.rvt

6264 Nesbitt Road
Madison, WI 53719
(608)273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

SHEET	REVISIONS	BY	DATE
No.	Description	Issued by	Date

CIVIL/PROCESS ENGINEER
BENJAMIN J. HEIDEMANN E-43649 OREGON, WI
1-21-26

STRUCTURAL ENGINEER
WILLIAM T. SIEBERS E-31776 MADISON WI
1/20/26

HVAC ENGINEER
MIKE R. ROLLER E-24999 HARTLAND, WI
1/21/2026

PLUMBING ENGINEER
MARK BRESNEHAN #2217-7 MUKWONAGO, WI
DESIGNER
1/21/26

ELECTRICAL ENGINEER
STEVEN H. GRINDELAND E-181381-6 WATERFORD, WI
1/20/2026

ELECTRICAL ENGINEER
BRUCE W. GRINDELAND E-24817-6 WATERFORD WIS.
1/20/2026

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

DRAWN BY:	RTG
CHECKED BY:	BJH
REV. DATE:	
PROJECT NO.:	MC 220
DRAWING FILE:	
DATE:	1/21/26

STANDARD ABBREVIATIONS

ACT	ACTUATED
AER	AERATION, AEROBIC
AFF	ABOVE FINISHED FLOOR
AHP	AIR – HIGH PRESSURE
ALP	AIR – LOW PRESSURE
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE, –LY
ARCH	ARCHITECTUAL
ASPH	ASPHALT
ASSY	ASSEMBLY
AVG	AVERAGE
B/	BOTTOM OF
BAF	BAFFLE
BCKWSH	BACKWASH
BFV	BUTTERFLY VALVE
BF	BLIND FLANGE
BIT	BITUMINOUS
BLDG	BUILDING
BM	BENCH MARK
BOD	BIOCHEMICAL OXYGEN DEMAND
BOT	BOTTOM
BSMT	BASEMENT
BV	BALL VALVE
BYP	BYPASS
C/C	CENTER TO CENTER
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CHAN	CHANNEL
CHEM	CHEMICAL
CI	CAST IRON
C/L	CENTERLINE
CLASS	CLASSIFICATION
CLG	CEILING
CMP	CORRUGATED METAL PIPE
CON	CONCENTRIC
CONC	CONCRETE
CONN	CONNECTION
CONTR	CONTRACTOR
CTR, CTRD	CENTER, –ED
CV	CHECK VALVE
CY	CUBIC YARD
DAF	DISSOLVED AIR FLOTATION THICKENER
DEC	DECANT
DEG	DEGREE
DG	DIGESTER GAS
DIA	DIAMETER
DIG	DIGESTER
DI	DUCTILE IRON
DISCH	DISCHARGE
DN	DOWN
DNR	DEPARTMENT OF NATURAL RESOURCES
DRN	DRAIN
DWG	DRAWING
E	EASTING
EA	EACH
ECC	ECCENTRIC
EFFL	EFFLUENT
ELB	ELBOW
ELEC	ELECTRIC, –AL
EL, ELEV	ELEVATION
EQ	EQUALIZATION
EQUIP	EQUIPMENT
EST	ESTIMATE, –D
EX	EXISTING
FH	FIRE HYDRANT
FFC	FLANGED FLEXIBLE CONNECTOR
FL	FLOW LINE
FLR	FLOOR
FLTR	FILTER
FM	FORCE MAIN
FRP	FIBERGLASS REINFORCED PLASTIC
FT	FEET
FTG	FOOTING
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GND	GROUND
GR	GRIT
GV	GATE VALVE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HWL	HIGH WATER LEVEL
HYD	HYDRANT
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDE, –ING
INFL	INFLUENT
INV	INVERT
LB(S)	POUND(S)
LF	LINEAL FEET
LIN	LINEAR
LR	LONG RADIUS
LS	LUMP SUM
LT	LEFT
LWL	LOW WATER LEVEL
M	METER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MID	MIDDLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
ML	MIXED LIQUOR
MLSS	MIXED LIQUOR SUSPENDED SOLIDS
MM	MILLIMETER
MOT	MOTOR, –IZED
MTL	METAL
N	NORTHING
NH3–N	AMMONIA–NITROGEN
NO.	NUMBER
NPT	NATIONAL PIPE THREAD
NPW	NONPOTABLE WATER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OVER	OVER, –FLOW
P	PHOSPHORUS
PE	PRIMARY EFFLUENT
PNEU	PNEUMATIC
PNV	PINCH VALVE
PLMB	PLUMBING
POLY	POLYMER
PP	POWER POLE
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PW	POTABLE WATER
R	RADIUS
R/W	RIGHT–OF–WAY
RAS	RETURN ACTIVATED SLUDGE
RCP	REINFORCED CONCRETE PIPE
RCY	RECYCLE
RED	REDUCER
REF	REFERENCE
REQ'D	REQUIRED
RM	ROOM
ROT	ROTATE, –D
RR	RAILROAD
RT	RIGHT
RWW	RAW WASTEWATER
SAN	SANITARY
SBR	SEQUENCING BATCH REACTOR
SCH	SCHEDULE
SDR	STRUCTURAL DIMENSION RATIO
SE	SECONDARY EFFLUENT
SEC	SECTION
SEP	SEPTAGE
SF	SQUARE FOOT
SHT	SHEET
SLG	SLUDGE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STA	STATION
STL	STEEL
STR	STRUCTURE
SUP	SUPERNATANT
SNV	SOLENOID VALVE
SW	SIDEWALK
SY	SQUARE YARD
T/	TOP OF
T/W	TOP OF WALL
TE	TERTIARY EFFLUENT
TEMP	TEMPERATURE
TSS	TOTAL SUSPENDED SOLIDS
TYP	TYPICAL
UV	ULTRAVIOLET
VERT	VERTICAL
VF	VERTICAL FEET
W/	WITH
W/O	WITHOUT
WAS	WASTE ACTIVATED SLUDGE
WAT	WATER
WW	WASTEWATER
YD	YARD
YR	YEAR

SITE LEGEND

UNDERGROUND TELE.
UNDERGROUND CATV.
UNDERGROUND ELEC.
OVERHEAD
EXISTING GAS
PROPERTY LINE
EXISTING SITE PIPING
EXISTING FENCE LINE
EXISTING CONTOURS
NEW CONTOURS
SAWCUT
NEW STORM SEWER
NEW SITE PIPING
SITE PIPING REMOVAL/ABANDON

FIRE HYDRANT
YARD HYDRANT
WATER VALVE
CURB STOP
WELL
MONITORING WELL
SANITARY MANHOLE
SANITARY VALVE
CLEANOUT
TRACER WIRE
STORM MANHOLE
CURB INLET
CIRCULAR INLET
SQUARE INLET
ENDWALL
POWER POLE
LIGHT POLE
LAMP POST
PULL BOX
CATV PEDESTAL
TELEPHONE PEDESTAL
ELECTRIC PEDESTAL
GAS VALVE
GAS WARNING
FLAG POLE
MAILBOX
SIGN
STREET SIGN
IRON PIPE
IRON ROD
STUMP
DECID. TREE (RELATIVE SIZE SHOWN)
EVERGREEN
SHRUB OR HEDGE
TREE LINE
SOIL BORING

NOTES: 1.) EXISTING FEATURES AND LABELS ARE SHOWN WITH SCREENED, LIGHTER LINES.
2.) NEW CONCRETE IS SHOWN SHADED IN PLAN VIEWS
3.) CONCRETE AND ASPHALT REMOVALS ARE SHOWN BY CROSS–HATCHING

EXISTING PIPING LABEL
NEW PIPING LABEL
KEY NOTE
REMOVAL NOTE

GENERAL NOTES

1. EXISTING INFORMATION, INCLUDING UNDERGROUND PIPING AND UTILITIES, SHOWN ON THE PLANS WAS OBTAINED FROM OWNER INFORMATION AND FIELD MEASUREMENTS WHERE AVAILABLE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL EXISTING INFORMATION AS REQUIRED TO ACCOMMODATE NECESSARY CONSTRUCTION. UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION MUST BE MAINTAINED AND ANY DAMAGES TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF PROPERTY AND RESTORATION OF DAMAGED PROPERTY CAUSED BY CONSTRUCTION ACTIVITIES. AFTER THE COMPLETION OF CONSTRUCTION, ANY EXISTING PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES DURING EXECUTION OF THE CONTRACT SHALL BE RESTORED SO AS TO MATCH THE EXISTING AT NO COST TO THE OWNER.
3. DRAWINGS SCALES MAY VARY FROM ONE SHEET TO THE NEXT. ALL PERSONS SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT SCALE OF ANY MEASUREMENTS MADE ON THE PLAN SHEETS. DRAWINGS IN GENERAL DO NOT SHOW DIMENSIONS OF EXISTING CONSTRUCTION, BUT ARE DRAWN APPROXIMATELY TO SCALE. CONTRACTOR SHALL OBTAIN ALL DIMENSIONS REQUIRED FOR CONSTRUCTION.
4. WHEN THE TERM 'REMOVE' IS USED ON DRAWINGS IT SHALL MEAN THAT THE CONTRACTOR IS TO REMOVE THE REFERENCED MATERIAL OR EQUIPMENT AND DISPOSE OF IN A PROPER MANNER. WHEN THE TERM 'REMOVE AND SALVAGE' IS USED THE CONTRACTOR SHALL REMOVE THE REFERENCED MATERIAL OR EQUIPMENT, TRANSPORT TO THE DESTINATION INDICATED, AND UNLOAD THE MATERIAL OR EQUIPMENT AS DIRECTED BY THE OWNER. THE PLANS DO NOT NECESSARILY SPELL OUT ALL ITEMS REQUIRING REMOVAL, DEMOLITION, OR PATCHING. WHERE NOT SHOWN, ALL REMOVAL, DEMOLITION, CUTTING, PATCHING AND OTHER WORK NECESSARY TO ACCOMMODATE NEW CONSTRUCTION SHALL BE PROVIDED AS A PART OF THE CONTRACT.

PROCESS PIPING LEGEND

PLUG VALVE
GATE VALVE
CHECK VALVE
BUTTERFLY VALVE
PINCH VALVE
P M PNEUMATIC–, MOTORIZED (ELECTRIC) ACTUATORS
ELBOWS
CROSS, TEE, WYE
PIPE UP, PIPE DOWN
CONCENTRIC REDUCER, ECCENTRIC REDUCER
FLANGED FLEXIBLE CONNECTER
FLOW METER

PIPING SMALLER THAN 3"

BALL VALVE
CONTROL VALVE
PRESSURE REGULATOR
ELBOW/TEE DOWN
ELBOW/TEE UP

10-M-01
DRAWING NUMBER
DISCIPLINE IDENTIFIER
STRUCTURE IDENTIFIER
DRAWING NUMBER DESIGNATION

ELEVATION
100.00
T/WALL
DESCRIPTION (IF NECESSARY)
ELEVATION MARKER

X
DETAIL NUMBER
XX–X–XX
DRAWING ON WHICH DETAIL IS SHOWN
DETAIL DESIGNATION

X
SECTION LETTER
XX–X–XX
LOCATED ON SHEET
SECTION DESIGNATION

30–GT–01
GATE NUMBER
GATE
STRUCTURE IDENTIFICATION
GATE IDENTIFIER

GENERAL	G
CIVIL	C
REMOVAL	R
ARCHITECTURAL	A
STRUCTURAL	S
PROCESS/MECHANICAL	M
PLUMBING	P
HVAC	H
ELECTRICAL	E
PROCESS/INSTRUMENTATION	W
FIRE PROTECTION	FP

DISCIPLINE DESIGNATION

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

STANDARD ABBREVIATIONS, DESIGNATIONS, SITE/PROCESS LEGENDS & GENERAL NOTES

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.: MC-220
DRAWING FILE: 00-G
DRAWN BY: R.T.G.
CHECKED BY: B.J.H.
DATE: 1–19–26
REVISIONS:
SCALE:
SHEET: 00-G-01

P&ID

PIPING & INSTRUMENTATION DIAGRAMS

INSTRUMENT IDENTIFICATION EXPLANATION:



A MEASURED / PROCESS VARIABLE
B (IF PRESENT) VARIABLE MODIFIER
C FUNCTION
D (IF PRESENT) FUNCTION MODIFIER

1 UNIT PROCESS NUMBER (IF USED)
2 LOOP NUMBER
3 UNIT NUMBER
4 SET NUMBER (IF REQUIRED)

D1 DESCRIPTION, LINE 1
D2 DESCRIPTION, LINE 2

X QUANTITY

T TYPE:
IS INTRINSICALLY SAFE
XP: EXPLOSION PROOF

* EQUIPMENT SUPPLIER NOTE:
SUPPLIED UNDER DIV 26
* FURNISHED BY OWNER
** NOT SUPPLIED UNDER DIV 26
*** FUTURE
**** EXISTING

INSTRUMENT IDENTIFICATION SCHEDULE (MODIFIED ISA):

	FIRST LETTER(S)		SUCCEEDING LETTER(S)		
	MEASURED / PROCESS VARIABLE	VARIABLE MODIFIER	READOUT / PASSIVE FUNCTION	OUTPUT / ACTIVE FUNCTION	FUNCTION MODIFIER
A	ANALYSIS / ANALOG		ALARM		
B	BURNER / COMBUSTION		BALL		
C	CONDUCTIVITY	CONTROL (SELF-REGULATING)		CONTROL	CLOSE / CENTER
D	DENSITY / DISCRETE	DIFFERENTIAL	DEVICE	DEVICE	DEVIATION
E	VOLTAGE / EMERGENCY		SENSOR / ELEMENT		
F	FLOW / FLOW RATE	RATIO			
G	GATE		GAUGE / VIEWING DEVICE		
H	HAND				HIGH
I	CURRENT / INTRINSICALLY	ISOLATION	INDICATE / INPUT		
J	POWER	SCAN			
K	TIME / SCHEDULE	TIME / RATE OF CHANGE		CONTROL STATION	
L	LEVEL		LIGHT	STATUS	LOW
M	MOISTURE / MANUAL / MOTOR	OVERRIDE			MIDDLE
N	NETWORK				
O		OPERATE	ORIFICE	OUTPUT	OPEN
P	PRESSURE / VACUUM / PULSE		POINT / PROOF / TEST CONNECTION		
Q	QUANTITY	INTEGRATE / TOTALIZE	INTEGRATE / TOTALIZE		
R	RADIATION / RESTRICTION	RELIEF	RECORD	RESET	RUN
S	SPEED / FREQUENCY		SAFE	SWITCH	STOP
T	TEMPERATURE			TRANSMIT	
U	MULTI-VARIABLE		MULTIFUNCTION	MULTIFUNCTION	
V	VIBRATION			VALVE	
W	WEIGHT / FORCE		WELL / PROBE		
X	MISCELLANEOUS / EXPLOSION	X-AXIS	ACCESSORY / UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED
Y	EVENT / STATE / PRESENCE	Y-AXIS		RELAY	
Z	POSITION / DIMENSIONS	Z-AXIS		ACTUATOR / UNCLASSIFIED / CONTROL ELEMENT	

INSTRUMENT SYMBOL MEANINGS:

	FIELD DEVICE	MAIN CONTROL PANEL	LOCAL CONTROL PANEL	MAIN SOFTWARE / GRAPHIC	LOCAL SOFTWARE / GRAPHIC
NORMALLY ACCESSIBLE					
NORMALLY INACCESSIBLE					
ALARM					

MAIN PLC INPUT / OUTPUT
f(x) SOFTWARE FUNCTION
MS MOTOR STARTER
SOFTWARE OR MECHANICAL INTERLOCK
LOCAL PLC OR NETWORK INPUT / OUTPUT

LINE / SIGNAL TYPES:

SOFTWARE
POWER OR DISCRETE
MAJOR PROCESS
MINOR PROCESS
ANALOG
COMMUNICATION
PULSE
MECHANICAL LINK

LINE NOTES:

CONNECTING LINES
NON-CONNECTING LINES

INSTRUMENT TYPICAL ABBREVIATIONS:

AA ANALYSIS ALARM
AE ANALYSIS ELEMENT
AI ANALOG INPUT
AIR ANALYSIS INDICATOR / RECORDER
AIT ANALYSIS INDICATOR / TRANSMITTER
AO ANALOG OUTPUT
AT ANALYZER TRANSMITTER
DI DISCRETE INPUT
DO DISCRETE OUTPUT
EIV EMERGENCY ISOLATION VALVE
FC FLOW CONTROLLER
FE FLOW ELEMENT
FFC FLOW RATIO CONTROLLER
FI FLOW INDICATOR
FIR FLOW INDICATOR / RECORDER
FIT FLOW INDICATOR / TRANSMITTER
FQI FLOW TOTALIZER / INDICATOR
FQR FLOW TOTALIZER / RECORDER
FR FLOW RECORDER
FT FLOW TRANSMITTER
FV FLOW VALVE
FZS FLOW (SAFETY) SWITCH
GT GATE (POSITION) TRANSMITTER
HIK HAND INDICATOR / CONTROL STATION
HS HAND SWITCH
HV HAND (CONTROL) VALVE
HZS HAND (SAFETY) SWITCH
IE CURRENT SENSOR
IS INTRINSICALLY SAFE
IT CURRENT TRANSMITTER
JA POWER ALARM
JC POWER CONTROL
JI POWER INPUT
JIC POWER INDICATOR / CONTROLLER
JIR POWER INDICATOR / RECORDER
JIT POWER INDICATOR / TRANSMITTER
JS POWER SENSOR
JT POWER TRANSMITTER
KC TIME CONTROLLER
KIC TIME INDICATOR / CONTROLLER
KS TIME SWITCH
KQI TIME / RATE OF CHANGE TOTALIZER
KQR TIME TOTALIZER (RUN TIME)
LAH LEVEL ALARM - HIGH
LAL LEVEL ALARM - LOW
LC LEVEL CONTROLLER
LE LEVEL ELEMENT
LG LEVEL GAUGE
LI LEVEL INDICATOR
LIT LEVEL INDICATOR / TRANSMITTER
LR LEVEL RECORDER
LSC LEVEL SWITCH CENTER
LSH LEVEL SWITCH HIGH
LSL LEVEL SWITCH LOW
LV LEVEL (CONTROL) VALVE
MOV MOTOR OPERATED VALVE
NQ NETWORK DEVICE
PV PRESSURE (CONTROL) VALVE
PCV PRESSURE (SELF-REGULATING) CONTROL VALVE
PG PRESSURE GAUGE
PI PRESSURE INDICATOR
PIT PRESSURE INDICATOR / TRANSMITTER
PR PRESSURE RECORDER
PRV PRESSURE RELIEF VALVE
PT PRESSURE TRANSMITTER
SC SPEED (LOCAL) CONTROL
SIC SPEED INDICATOR / CONTROLLER
SIR SPEED INDICATOR / RECORDER
TAH TEMPERATURE ALARM - HIGH
TC TEMPERATURE CONTROLLER
TE TEMPERATURE ELEMENT
TG TEMPERATURE GAUGE
TI TEMPERATURE INDICATOR
TIT TEMPERATURE INDICATOR / TRANSMITTER
TSH TEMPERATURE SWITCH - HIGH
TR TEMPERATURE RECORDER
TT TEMPERATURE TRANSMITTER
TV TEMPERATURE VALVE
VA VIBRATION ALARM
VE VIBRATION SENSOR
VS VIBRATION SWITCH
VT VIBRATION TRANSMITTER
WT WEIGHT (SCALE) TRANSMITTER
XL MISCELLANEOUS STATUS
XP EXPLOSION PROOF
XS MISCELLANEOUS SWITCH
XV ON/OFF VALVE
XY SOLENOID VALVE
YA EVENT ALARM
YL EVENT LIGHT / STATUS
YR EVENT RESET
YS EVENT / STATE SWITCH
YQR EVENT TOTALIZER / RECORDER
ZS POSITION SWITCH
ZSC POSITION SWITCH - CLOSED
ZSO POSITION SWITCH - OPEN

TYPICAL ELECTRICAL ABBREVIATIONS

A	AMPERE
A/C	AIR-CONDITIONING
AC	ALTERNATING CURRENT
ADJ	ADJUSTABLE
AF	AMPERE FUSE; AMPERE FRAME
AFD	ADJUSTABLE FREQUENCY DRIVE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AI	ANALOG INPUT
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
ALT	ALTERNATE
ALUM	ALUMINUM
AMP	AMPERE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AO	ANALOG OUTPUT
APPROX	APPROXIMATE
ARCH	ARCHITECT
ASYM	ASYMMETRICAL
AT	AMPERE TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AVG	AVERAGE
AWG	AMERICAN WIRE GAUGE
BATT	BATTERY
BFG	BELOW FINISHED GRADE
BLDG	BUILDING
BRKR	BREAKER
C	CONDUIT; CENTRIGRADE
C/C	CENTER TO CENTER
CAP	CAPACITY
CB	CIRCUIT BREAKER
CF	CUBIC FEET
CKT	CIRCUIT
CONC	CONCRETE
CP	CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CU	COPPER; CUBIC
CU FT	CUBIC FOOT
DB	DECIBEL; DIRECT BURIED
DI	DIGITAL INPUT
DIA	DIAMETER
DIAG	DIAGONAL
DIAM	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DO	DIGITAL OUTPUT
DP	DOUBLE POLE
DPDT	DOUBLE POLE, DOUBLE THROW
DPST	DOUBLE POLE, SINGLE THROW
DT	DOUBLE THROW
DWG	DRAWING
EA	EACH
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EGC	EQUIPMENT GROUNDING CONDUCTOR
ELECT	ELECTRICIAN; ELECTRICAL; ELECTRONIC
ELEV	ELEVATION
EM	EMERGENCY
EMERG	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
ENET	ETHERNET
ENG	ENGINE; ENGINEERED
ENGR	ENGINEER
EQUIP	EQUIPMENT
EST	ESTIMATED
EXCAV	EXCAVATION
EXIST	EXISTING
EXH	EXHAUST
EXP	EXPOSED; EXPLOSION PROOF
EXT	EXTERIOR
F	FUSED; FAHRENHEIT
FC	FOOT-CANDLE
FD	FUSED DISCONNECT
FDR	FEEDER
FIG	FIGURE
FIXT	FIXTURE
FLA	FULL LOAD AMPS
FLR	FLOOR
FLT	FLOAT
FM	FREQUENCY MODULATION
FS	FLOAT SWITCH
FT	FOOT; FEET
FVNR	FULL VOLTAGE NON-REVERSING
G	GROUND
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL; GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
GPM	GALLONS PER MINUTRE
GRC	GALVANIZED RIGID CONDUIT
GRD	GROUND; GROUNDED
GRS	GALVANIZED RIGID STEEL
HD	HEAVY DUTY
HG	MERCURY
HH	HAND HOLE
HIC	HIGH INTERRUPTING CAPACITY
HOA	HAND-OFF-AUTO
HORIZ	HORIZONTAL
HP	HORSEPOWER; HIGH PRESSURE
HPS	HIGH PRESSURE SODIUM
HR	HOUR
HRS/DAY	HOURS PER DAY
HT	HEIGHT
HTG	HEATING
HTRS	HEATERS
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATION & AIR-CONDITIONING
HZ	HERTZ
IC	INTERRUPTING CAPACITY
ID	INSIDE DIAMETER
IEEE	INSTITUTE OF ELECTRICAL & ELECTRONICS ENGINEERS
IMC	INTERMEDIATE METAL CONDUIT
IMP	IMPEDANCE
IN	INCH
INCL	INCLUDE; INCLUDED; INCLUDING
INST	INSTALLATION
INSUL	INSULATION; INSULATED
INT	INTERIOR; INTERNAL
IS	INTRINSICALLY SAFE
J	JOULE; JUNCTION
JB	JUNCTION BOX
J-BOX	JUNCTION BOX
K	THOUSAND
KCMIL	THOUSAND CIRCULAR MILS
KHZ	KILOHERTZ
KK	KIRK KEY
KP	KEYPAD
KV	KILOVOLT
KVA	KILOVOLT AMPERE
KVAR	KILOVOLT AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
L	LENGTH; LONG
LAB	LABOR; LABORATORY
LB	POUND; ELL CONDUIT BODY
LED	LIGHT EMITTING DIODE
LF	LINEAR FOOT
LG	LONG; LENGTH; LARGE
LLD	LAMP LUMEN DEPRECIATION
LM	LUMEN
LP	LIGHTING PANEL
LPF	LOW POWER FACTOR
LRA	LOCKED ROTOR AMPS
LT	LEVEL TRANSDUCER; LIGHT; LIQUID TIGHT
LTG	LIGHTING
LTR	LETTER
LV	LOW VOLTAGE
M	THOUSAND; MATERIAL; MECHANICAL; METER
MA	MILLIAMPERE
MAINT	MAINTENANCE
MAN	MANUAL
MAT	MATERIAL
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR; MOTOR CONTROLLER
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCCB	MOLDED CASE CIRCUIT BREAKER
MCM	THOUSAND CIRCULAR MILS
MCP	MOTOR CIRCUIT PROTECTOR
MDP	MAIN DISTRIBUTION PANELBOARD
MECH	MECHANICAL
MED	MEDIUM
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MANHOLE; METAL HALIDE; MAN-HOUR
MHZ	MEGAHERTZ
MIN	MINIMUM; MINUTE
MISC	MISCELLANEOUS
MLO	MAIN LUG ONLY
MO	MONTH
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
MULT	MULTI; MULTIPLY
MV	MEGAVOLT; MEDIUM VOLTAGE
MVA	MEGAVOLT AMPERES
MVAR	MEGAVOLT AMPERES REACTIVE
MW	MEGAWATT
N	NORTH; NEW; NEUTRAL
N/A	NOT APPLICABLE; NOT AVAILABLE
NA	NON-AUTOMATIC
NC	NORMALLY CLOSED
ND	NORMAL DUTY
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NF	NON-FUSED
NFD	NON-FUSED DISCONNECT
NG	NATURAL GAS
NO	NORMALLY OPEN; NUMBER
NTS	NOT TO SCALE
OC	ON CENTER; OVERCURRENT
OD	OUTSIDE DIAMETER
OL	OVERLOAD
OZ	OUNCE
PB	PUSHBUTTON; PULL BOX
PC	PHOTOCELL
PD	PROTECTIVE DEVICE
PE	PROFESSIONAL ENGINEER
PF	POWER FACTOR
PFCC	POWER FACTOR CORRECTION CAPACITOR
PH	PHASE
PL	PILOT LIGHT
PM	POWER MONITOR
PNL	PANEL; PANELBOARD
PRI	PRIMARY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
PWR	POWER
R	RESISTANCE
RECEPT	RECEPTACLE
RECIRC	RECIRCULATING
REF	REFERENCE
REQ'D	REQUIRED
RET	RETURN
RGS	RIGID GALVANIZED STEEL
RM	ROOM
RMS	ROOT MEAN SQUARE
RNC	RIGID NON-METALLIC CONDUIT
RPM	REVOLUTIONS PER MINUTE
RSC	RIGID STEEL CONDUIT
S	SOUTH
SCCR	SHORT-CIRCUIT CURRENT-RATING
SCHED	SCHEDULE
SCR	SHORT CIRCUIT RATING
S.E.	SERVICE ENTRANCE; SERVICE EQUIPMENT
SE	SERVICE ENTRANCE; SERVICE EQUIPMENT
SEC	SECONDARY
SF	SQUARE FOOT
SN	SOLID NEUTRAL
SP	SINGLE POLE
SPD	SURGE PROTECTIVE DEVICE
SPDT	SINGLE POLE, DOUBLE THROW
SPST	SINGLE POLE, SINGLE THROW
SQ	SQUARE
SQ FT	SQUARE FOOT
SQ IN	SQUARE INCH
SS	STAINLESS STEEL; SAFETY SWITCH
S.S.	STAINLESS STEEL
ST	SHUNT TRIP; SINGLE THROW
STD	STANDARD
STR	STARTER
STRUCT	STRUCTURAL
SUBS	SUBCONTRACTORS
SURF	SURFACE
SV	SOLENOID VALVE
SW	SWITCH
SWD	SWITCHING DUTY
DWBRD	SWITCHBOARD
SY	SQUARE YARD
SYM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
T	TEMPERATURE; TRANSFORMER
TB	TERMINAL BLOCK
TC	TIME CLOCK
TD	TIME DELAY
TELE	TELEPHONE
TFF	TOP OF FINISHED FLOOR
TFRM	TRANSFORMER
THD	TOTAL HARMONIC DISTORTION; THREAD
TS	TEMPERATURE SWITCH
TSP	TWISTED SHIELDED PAIR
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UHF	ULTRA HIGH FREQUENCY
UL	UNDERWRITERS LABORATORY
UTIL	UTILITY
V	VOLT; VENTILATION
VA	VOLT AMPERES
VAR	VOLT-AMPERES REACTIVE
VERT	VERTICAL
VFD	VARIABLE FREQUENCY DRIVE
W	WIRE; WATT; WIDE; WEST; WASTE
W/	WITH
WP	WEATHERPROOF
WT	WEIGHT; WATERTIGHT
WW	WASTE WATER
XFMR	TRANSFORMER
XFER	TRANSFER
X.P.	EXPLOSION PROOF
Y	WYE
°	DEGREE
Δ	DELTA
Ø	PHASE; DIAMETER
#	POUND; NUMBER
%	PERCENT
@	AT
~	APPROXIMATELY
'	FEET
"	INCHES

P&ID VALVES

SINGLE LINE

AIR RELEASE
BALL
BUTTERFLY
CHECK
ELECTRICALLY OPERATED GATE
FLEXIBLE CONNECTOR
GATE
GLOBE
MOTORIZED PLUG VALVE
NEEDLE
PLUG
PRESSURE REGULATOR
REDUCER
REDUCING FLEXIBLE CONNECTOR
SOLENOID
TELESCOPIC
THREE-WAY
UNION

TYPICAL ELECTRICAL SYMBOLS

RACEWAYS

CONDUIT, IN WALL OR CEILING
CONDUIT, BELOW FLOOR
CONDUIT, EXPOSED
CONDUIT, TURNING UP
CONDUIT, TURNING DOWN
CONDUIT, CAPPED
JUNCTION BOX
PULL BOX

FIRE ALARM SYSTEMS

SMOKE DETECTOR
DUCT TYPE SMOKE DETECTOR
HEAT DETECTOR

LIGHT FIXTURES

LIGHT, CEILING, SURFACE MOUNT
LIGHT, CEILING, FLUSH MOUNT
LIGHT, CEILING
LIGHT, WALL
EXIT LIGHT, CEILING
EXIT LIGHT, WALL
EMERGENCY LIGHTING UNIT

PANELS

PANEL, FLUSH
PANEL, SURFACE
CONTROL PANEL (AS NOTED), FLUSH
CONTROL PANEL (AS NOTED), SURFACE

POWER EQUIPMENT

MOTOR
SPECIAL OUTLET (SEE SCHEDULE)
DISCONNECT
MANUAL MOTOR STARTER
MANUAL MOTOR STARTER WITH PILOT SWITCH
MAGNETIC MOTOR STARTER
COMBINATION DISCONNECT & MAGNETIC MOTOR STARTER
TRANSFORMER

RECEPTACLES AND OUTLETS

DUPLEX RECEPTACLE
DOUBLE DUPLEX (QUAD) RECEPTACLE
ISOLATED GROUND DUPLEX RECEPTACLE
SINGLE RECEPTACLE
FLOOR OUTLET
SPECIAL OUTLET OR EQUIPMENT CONNECTION (AS NOTED)

SWITCHES

SWITCH, SINGLE POLE
SWITCH, DOUBLE POLE
SWITCH, THREE WAY
SWITCH, FOUR WAY
SWITCH, KEY OPERATED
SWITCH, WITH PILOT LIGHT
SWITCH, WEATHERPROOF
SWITCH, EXPLOSIONPROOF
SWITCH, DIMMER

SCHEMATIC

CR10 CONTROL RELAY 10 (TYP.) COIL
M MOTOR CONTROL RELAY (TYP.) COIL
TD10 TIME - DELAY RELAY 10 (TYP.) COIL
N.O. CONTACT
N.C. CONTACT
TIME DELAY CLOSE ON ENERGIZE
TIME DELAY OPEN ON ENERGIZE
TIME DELAY OPEN ON DE-ENERGIZE
TIME DELAY CLOSE ON DE-ENERGIZE
LEVEL SWITCH (N.C.)
LEVEL SWITCH (N.O.)
FLOW SWITCH (N.C.)
FLOW SWITCH (N.O.)
PRESSURE SWITCH (N.C.)
PRESSURE SWITCH (N.O.)
TEMPERATURE SWITCH (N.C.)
TEMPERATURE SWITCH (N.O.)
VIBRATION SWITCH (N.C.)
VIBRATION SWITCH (N.O.)
LIMIT SWITCH (N.C.)
LIMIT SWITCH (N.O.)
MOMENTARY PUSHBUTTON (N.C.)
MOMENTARY PUSHBUTTON (N.O.)
2 POSITION MAINTAINED SELECTOR SWITCH

SCHEMATIC

OFF HAND AUTO
3 POSITION MAINTAINED SELECTOR SWITCH
FUSE
BREAKER
PANEL WIRING
FIELD WIRING
CONTROL PANEL TERMINAL
MCC TERMINAL
FIELD TERMINAL
SWITCH GEAR
EQUIPMENT CONTROL PANEL
FIELD JUNCTION BOX TERMINAL

SINGLE LINE

UNFUSED DISCONNECT SWITCH
FUSED CUTOUT SWITCH
FUSED DISCONNECT SWITCH
DISTRIBUTION TRANSFORMER
DRAW OUT CIRCUIT BREAKER
CIRCUIT BREAKER
CIRCUIT BREAKER C/W CURRENT LIMITERS
LIGHTNING ARRESTER
SURGE ARRESTER
CURRENT TRANSFORMER

SINGLE LINE CONTINUED

POTENTIAL TRANSFORMER
CONTACT
THERMAL OVERLOAD DEVICE
CAPACITOR
FUSE
SPECIAL OUTLET
LINE OR LOAD REACTOR
TERMINAL
WEATHERHEAD
BUS BAR WITH CONNECTION
STAB TYPE DISCONNECT
ELECTRIC MOTOR C/W kW RATING
CONDUCTOR
UNDERGROUND CONDUCTOR
OVERHEAD CONDUCTOR
EQUIPMENT OUTLINE
KEY INTERLOCKING
RESISTOR
THERMISTOR

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

SYMBOLS & ABBREVIATIONS

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland. Wisconsin

PROJECT NO.: MC-220
DRAWING FILE: E SHEETS
DRAWN BY: S.H.G.
CHECKED BY: B.W.G.
DATE: 1-23-26
REVISIONS:
SCALE:
SHEET: 00-G-02

HVAC GENERAL NOTES

1. THESE DRAWINGS DO NOT ATTEMPT TO SHOW THE COMPLETE DETAILS OF BUILDING CONSTRUCTION, WHICH AFFECT THE MECHANICAL INSTALLATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REFER TO THE ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS WHICH AFFECT THE PROPER INSTALLATION OF THIS WORK. NO EXTRA PAYMENT WILL BE ALLOWED FOR THE FAILURE TO OBTAIN THIS INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING FIELD CONDITIONS. THE CONTRACTOR SHALL REVIEW EXISTING FIELD CONDITIONS PRIOR TO BID AND SHALL TAKE INTO ACCOUNT IN BID PROPOSAL. NO ADDITIONAL COMPENSATION WILL BE ALLOWED DUE TO CONTRACTORS FAILURE TO INCLUDE ALL NECESSARY WORK IN BID PROPOSAL.
3. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES. RESOLVE ALL CONFLICTS AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
4. THESE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF WORK TO BE ACCOMPLISHED AND AS SUCH DO NOT SHOW ALL REQUIRED OFFSETS OF DUCTWORK AND PIPING. MECHANICAL CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT AS TO CONFORM TO THE STRUCTURE, EQUIPMENT CONNECTIONS AND MAINTAIN HEADROOM AND PASSAGEWAY.
5. ALL CUTTING AND PATCHING OF EXISTING STRUCTURE TO ACCOMMODATE NEW HVAC IS BY MECHANICAL CONTRACTOR.
6. COORDINATE EXACT LOCATION OF CEILING DIFFUSERS AND GRILLES WITH REFLECTED CEILING PLAN.
7. KEY NOTES PERTAIN ONLY TO THE DRAWING THEY ARE LOCATED ON.
8. DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
9. ALL SUPPLY AND RETURN DUCTWORK IN UNINSULATED ATTIC SPACE SHALL BE WRAPPED WITH 3" OF INSULATION.
10. ALL BRANCH DUCTS SHALL MATCH DIFFUSER NECK SIZES UNLESS OTHERWISE NOTED.
11. ALL CONTROL WIRING SHALL BE RUN IN CONDUIT.
12. MAINTAIN 10' MINIMUM DISTANCE FROM OUTSIDE AIR INTAKES TO ANY EXHAUST OR TOILET VENTS.
13. FLEXIBLE DUCTWORK SHALL NOT EXCEED 5'–0" IN LENGTH

HVAC ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
BD	BALANCING DAMPER
BOD	BOTTOM OF DUCT
CAI	COMBUSTION AIR INTAKE
CD	CONDENSATE DRAIN
CFM	CUBIC FEET PER MINUTE
DIA	DIAMETER
DN	DOWN
EA	EXHAUST AIR
EF	EXHAUST FAN
MIN	MINIMUM
MAX	MAXIMUM
NG	NATURAL GAS
OA	OUTSIDE AIR
RA	RETURN AIR
SA	SUPPLY AIR
UG	UNDERGROUND
X–...	EXISTING ...

HVAC LEGEND

- NEW HVAC EQUIPMENT
- EXISTING HVAC EQUIPMENT
- NEW DUCTWORK
- NEW INSULATED DUCTWORK
- EXISTING DUCTWORK
- NEW HOT WATER SUPPLY PIPING (HWS)
- EXISTING HOT WATER SUPPLY PIPING (X–HWS)
- NEW HOT WATER RETURN PIPING (HWR)
- EXISTING HOT WATER RETURN PIPING (X–HWR)
- THERMOSTAT
- REVERSE–ACTING THERMOSTAT
- DUCT UP
- DUCT DOWN
- FLEX DUCT
- MOTORIZED DAMPER
- BALANCING DAMPER
- ELBOW WITH TURNING VANES
- AIR FLOW INDICATOR
- DOOR UNDER CUT
- EQUIPMENT TO BE REMOVED
- BALL VALVE
- GAS PRESSURE REGULATOR
- PIPE ELBOW/TEE DOWN
- PIPE ELBOW/TEE UP
- CAPPED PIPE END

PLUMBING GENERAL NOTES

1. THESE DRAWINGS DO NOT ATTEMPT TO SHOW THE COMPLETE DETAILS OF BUILDING CONSTRUCTION, WHICH AFFECT THE PLUMBING INSTALLATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REFER TO THE ARCHITECTURAL, CIVIL, STRUCTURAL, HVAC AND ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS WHICH AFFECT THE PROPER INSTALLATION OF THIS WORK. NO EXTRA PAYMENT WILL BE ALLOWED FOR THE FAILURE TO OBTAIN THIS INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING FIELD CONDITIONS. THE CONTRACTOR SHALL REVIEW EXISTING FIELD CONDITIONS PRIOR TO BID AND SHALL TAKE INTO ACCOUNT IN BID PROPOSAL. NO ADDITIONAL COMPENSATION WILL BE ALLOWED DUE TO CONTRACTORS FAILURE TO INCLUDE ALL NECESSARY WORK IN BID PROPOSAL.
3. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES. RESOLVE ALL CONFLICTS AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
4. THESE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF WORK TO BE ACCOMPLISHED AND AS SUCH DO NOT SHOW ALL REQUIRED OFFSETS OF PIPING. PLUMBING CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT AS TO CONFORM TO THE STRUCTURE, EQUIPMENT CONNECTIONS AND MAINTAIN HEADROOM AND PASSAGEWAY.
5. ALL NON–POTABLE WATER PIPING AND FIXTURES SHALL CLEARLY BE LABELED AS SUCH.

PLUMBING ABBREVIATIONS

AHP	AIR PIPING–HIGH PRESSURE
BFP	BACKFLOW PREVENTER
CA	COMPRESSED AIR
CO	CLEANOUT
DN	DOWN
ES	EMERGENCY SHOWER
EW	EYE WASH
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
HB	HOSE BIB
HD	HUB DRAIN
LAV	LAVATORY
RD	ROOF DRAIN
SH	SHOWER
SPD	SUMP PUMP DISCHARGE
UG	UNDERGROUND
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WATER HEATER
VTR	VENT THRU ROOF
X–...	EXISTING ...

PLUMBING LEGEND

- NEW DOMESTIC COLD WATER (W1)
- EXISTING DOMESTIC COLD WATER (X–W1)
- NEW DOMESTIC HOT WATER (HW)
- EXISTING DOMESTIC HOT WATER (X–HW)
- NEW DOMESTIC TEMPERED WATER (TW)
- EXISTING DOMESTIC TEMPERED WATER (TW)
- NEW DOMESTIC HOT WATER RECIRCULATION (HWR)
- EXISTING DOMESTIC HOT WATER RECIRCULATION (X–HWR)
- NEW NON–POTABLE WATER (W2)
- EXISTING NON–POTABLE WATER (X–W2)
- NEW SANITARY SEWER (SS)
- EXISTING SANITARY SEWER (X–SS)
- NEW STORM PIPING (ST)
- EXISTING STORM PIPING (X–ST)
- NEW VENT (V)
- EXISTING VENT (X–V)
- NEW COMPRESSED AIR (CA)
- EQUIPMENT TO BE REMOVED
- BALL VALVE
- GATE VALVE
- BUTTERFLY VALVE
- CHECK VALVE
- CONTROL VALVE
- PRESSURE REGULATOR
- STRAINER
- HOSE BIB
- PIPE ELBOW/TEE DOWN
- PIPE ELBOW/TEE UP
- CAPPED PIPE END

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

HVAC & PLUMBING GENERAL NOTES, ABBREVIATIONS AND LEGENDS
Well #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

PROJECT NO: MC 220
DRAWN BY: MRB
CHECKED BY: MRR
DATE: 1/15/2026 2:29:50 PM
REVISIONS:
SCALE:
0 1 2 4
FEET
Sheet: 00-G-03

C:\Users\markb\Documents\McFarland Well 5_v25_markb@tcengineering.com.rvt

1/15/2026 2:29:50 PM

ADDITIVE BID ITEM C-1

GENERAL NOTES

1. DEMOLITION OF WELL HOUSE 1 SHALL BE PROVIDED AS AN ADDITIVE BID ITEM. WORK INCLUDES REMOVAL AND PROPER DISPOSAL OF ALL EXISTING INTERIOR EQUIPMENT, PIPING, VALVES, APPURTENANCES, SUPPORTS, ELECTRICAL EQUIPMENT, CONDUIT, AND WIRING ASSOCIATED WITH THE WELL HOUSE, UNLESS NOTED OTHERWISE. THE EXTERIOR WELL HOUSE STRUCTURE, INCLUDING FOUNDATIONS AND SLABS, SHALL BE DEMOLISHED AND REMOVED IN THEIR ENTIRETY.
2. EXISTING WELL PIPING SHALL BE REMOVED TO THE EXTENT PRACTICAL. THE WELL SHALL BE ABANDONED IN PLACE BY FILLING THE WELL HOLE WITH CLEAR STONE, UNLESS OTHERWISE DIRECTED BY THE OWNER OR AUTHORITY HAVING JURISDICTION.
3. ELECTRICAL SERVICES TO THE WELL HOUSE SHALL BE SAFELY DISCONNECTED AND ABANDONED IN ACCORDANCE WITH APPLICABLE CODES.
4. FOLLOWING DEMOLITION AND ABANDONMENT, THE SITE SHALL BE BACKFILLED, GRADED, AND LEFT IN A SAFE CONDITION.
5. ITEMS TO BE SALVAGED FOR THE OWNER INCLUDE THE EXISTING CHEMICAL TANKS. CONTRACTOR SHALL CAREFULLY REMOVE AND PROTECT SALVAGED ITEMS AND COORDINATE DELIVERY OR STORAGE LOCATION WITH THE OWNER.



PHOTO 1: WELL HOUSE 1 EXTERIOR – FACING SOUTH



PHOTO 2: WELL HEAD AND PUMP ASSEMBLY



PHOTO 3: PUMP DISCHARGE PIPING, EMERGENCY CHEMICAL WASH STATION, AND ELECTRICAL



PHOTO 4: CHEMICAL PUMPS, SCALES, AND TANKS



PHOTO 5: MOTOR CONTROL CENTER

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

REMOVAL PLAN
WELL #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.:	MC-220
DRAWING FILE:	WELL #5-M
DRAWN BY:	R.T.G.
CHECKED BY:	B.J.H.
DATE:	1–19–26
REVISIONS:	
SCALE:	N.T.S.
SHEET:	00-R-01

GENERAL NOTES

1. EXISTING UTILITIES AND PIPING ARE BASED ON OWNER INFORMATION. CONTRACTOR SHALL SPOT DIG TO VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS.
2. REFERENCE 100–C SHEETS FOR CONSTRUCTION DETAILS.

[X] REMOVAL NOTES

1. CLEARING, GRUBBING, AND TREE REMOVAL WITHIN THE LIMITS OF CONSTRUCTION.

N

EX. TREE LINE

EX. BRUSH LINE

EX PROPERTY LINE (TYP)

EX SAN LATERAL

EX FH

EX 12" GV (TYP–3)

EX STM MH RIM ELEV = 896.92

EX. 8" PVC

EX. 12" RCP

EX SAN MH RIM ELEV = 897.62

EX. 8" D.I.

EX. 12" RCP

EX. 12" RCP

EX. 12" RCP

EX. 12" RCP

EX. 8" PVC

WIOUWASH WAY

EX STM MH RIM ELEV = 897.55

EX. 12" D.I.

PRAIRIE WOOD DRIVE

REMOVE EX TREES AS NECESSARY FOR GAS AND WM INSTALLATION

REMOVE CURB & GUTTER

REMOVE EX SW

SAWCUT EX ROADWAY AND SW (TYP)

REMOVE EX ROADWAY

REMOVE 12" WM AS NECESSARY FOR NEW TEE INSTALLATION

SAWOFF CURBHEAD FOR DRIVE OVER CURB

LIMITS OF CONSTRUCTION

CLEAR AND GRUB PROPERTY EXTENTS [2]

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

SITE REMOVAL PLAN

2026 WATER SYSTEM IMPROVEMENTS WELL HOUSE #5

Village of McFarland, Wisconsin

PROJECT NO.:	MC-220
DRAWING FILE:	MC 220 BASE.DWG
DRAWN BY:	R.T.G.
CHECKED BY:	B.J.H.
DATE:	1–21–26
REVISIONS:	
SCALE:	0 5 10
SHEET:	05-C-01

GENERAL NOTES

1. EXISTING UTILITIES AND PIPING ARE BASED ON OWNER INFORMATION. CONTRACTOR SHALL SPOT DIG TO VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS.
2. SANITARY LATERAL CLEANOUTS MUST BE A MAXIMUM OF 75' APART.
3. REFERENCE 100-C SHEETS FOR CONSTRUCTION DETAILS.

KEY NOTES

1. MAINTAIN A MINIMUM SEPARATION DISTANCE OF 20' FROM UTILITY TRANSFORMER AND CT CABINET. COORDINATE IN FIELD WITH UTILITY AND ENGINEER.
2. COORDINATE QUANTITY AND LOCATION OF BOLLARDS WITH UTILITY AND ENGINEER.
3. CONTRACTOR TO PROVIDE 10'x10' LEVEL AREA FOR TRANSFORMER EQUIPMENT PAD. COORDINATE REQUIREMENTS WITH UTILITY. CONTRACTOR TO PROVIDE 2-4" DIRECT BURIED PVC CONDUITS FOR UTILITY SECONDARY FROM TRANSFORMER.
4. TEMPORARY FENCING BY THE CONTRACTOR IS REQUIRED. EXTENTS SHOWN CAN BE MODIFIED AS NECESSARY TO ENABLE WORK TO BE PERFORMED AND TO ENSURE A SAFE AND SECURE SITE.
5. A MINIMUM OF ONE LANE (12') OF THROUGH TRAFFIC MUST REMAIN OPEN AT ALL TIMES. THE CONTRACTOR IS TO SUBMIT A PLAN FOR REVIEW BY THE VILLAGE AND ENGINEER 14 DAYS PRIOR TO ANY STREET WORK. REFERENCE DETAIL 126 ON SHEET 100-C-04 FOR ASPHALT.
6. NOT USED.
7. CONTRACTOR TO COORDINATE WITH UTILITY ON RELOCATION OF UNDERGROUND ELECTRIC AND LIGHT POLE AS NECESSARY TO CONSTRUCT NEW SANITARY SERVICE AND WATER MAIN.
8. REFERENCE DETAIL 3 ON SHEET 100-AS-03 FOR GENERATOR EQUIPMENT PAD REINFORCEMENT.
9. PROVIDE TRACER WIRE ON STORM PIPING.
10. WELL HOUSE FINAL LOCATION TO BE ADJUSTED PER FINAL WELL INSTALLED LOCATION. ENGINEER TO ADJUST BASED UPON WELL AS-BUILT.

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

SITE IMPROVEMENTS PLAN

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.:	MC-220
DRAWING FILE:	MC 220 BASE.DWG
DRAWN BY:	R.T.G.
CHECKED BY:	B.J.H.
DATE:	1-21-26
REVISIONS:	
SCALE:	0 5 10
SHEET:	05-C-02

GENERAL NOTES

1. EXISTING UTILITIES AND PIPING ARE BASED ON OWNER INFORMATION. CONTRACTOR SHALL SPOT DIG TO VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS.
2. CONTRACT A – WELL DRILLING INCLUDES THE CONSTRUCTION OF A NEW WATER SUPPLY WELL AND REQUIRES COORDINATION WITH CONTRACT B.
3. REFERENCE 100–C SHEETS FOR CONSTRUCTION DETAILS.

N

EX PROPERTY LINE (TYP)

EX STM MH RIM
ELEV = 896.92

EX. 12" RCP

EX. 12" RCP

EX. 12" RCP

EX. 12" RCP

EX. 12" RCP

EX. 12" RCP

WIOUWASH WAY

EX STM MH RIM
ELEV = 897.55

PRAIRIE WOOD DRIVE

FF = 904.00

903.14

903.31

903.37

903.46

903.50

903.41

903.11

902.39

TRANFORMER PAD
ELEV.= 904.25

LIMITS OF
CONSTRUCTION

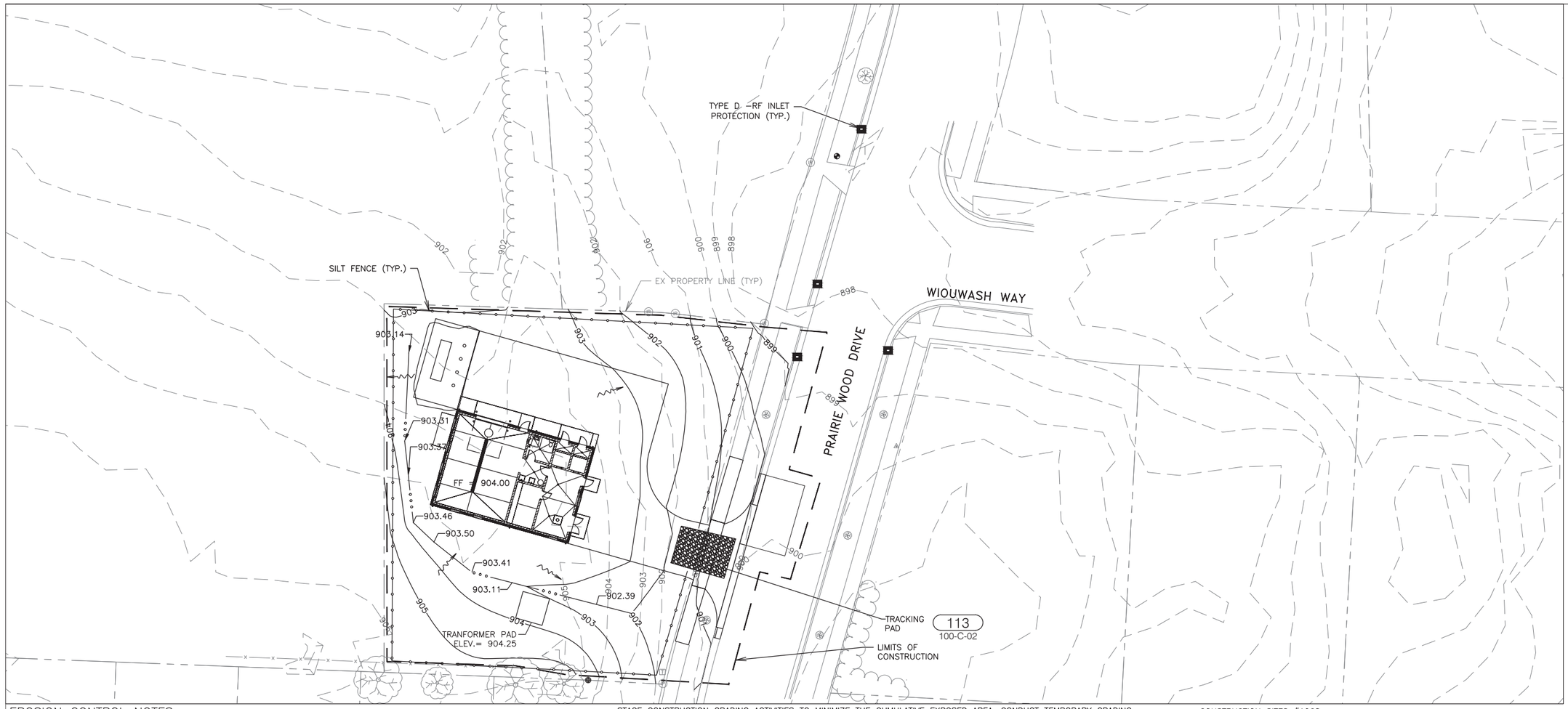
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

TOWN & COUNTRY ENGINEERING, INC.

SITE GRADING PLAN

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland. Wisconsin

PROJECT NO.:	MC-220
DRAWING FILE:	MC 220 BASE.DWG
DRAWN BY:	R.T.G.
CHECKED BY:	B.J.H.
DATE:	1–21–26
REVISIONS:	
SCALE:	0 5 10
SHEET:	05-C-03



EROSION CONTROL NOTES:

- LOCATIONS MARKED WITH "■" TO RECEIVE INLET FILTER PROTECTION DURING CONSTRUCTION. ALL NEW STREET INLETS MUST ALSO RECEIVE INLET FILTER PROTECTION.
- CONSTRUCT A STONE CHECK DAM IN GUTTER LINE AT ALL LOCATIONS MARKED WITH "▲"
- SURFACE FLOW DIRECTION IS INDICATED WITH
- SILT FENCE INSTALLATION IS INDICATED WITH
- POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http:dnr.wi.gov/topic/stormwater/standards/const_standards.html.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- NOTIFY THE OWNER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATER ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING RATES TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
- CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION #1004.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE OWNER. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE OWNER TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I, II OR III TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I, II, OR III TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: http://dnr.wi.gov/botw/

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

EROSION CONTROL PLAN AND GENERAL NOTES

2026 WATER SYSTEM IMPROVEMENTS WELL HOUSE #5

Village of McFarland. Wisconsin

PROJECT NO.: MC-220
DRAWING FILE: MC_220_BASE.DWG
DRAWN BY: R.T.G.
CHECKED BY: B.J.H.
DATE: 1-21-26
REVISIONS:
SCALE: 0 5 10 20
SHEET: 05-C-04

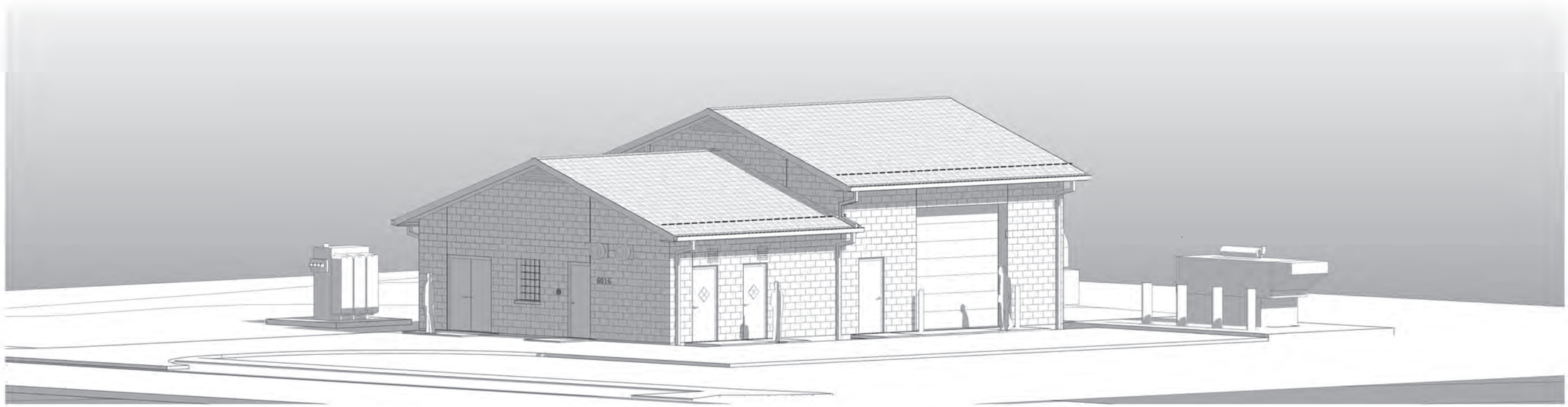


IMAGE LOOKING SOUTHWEST (A)

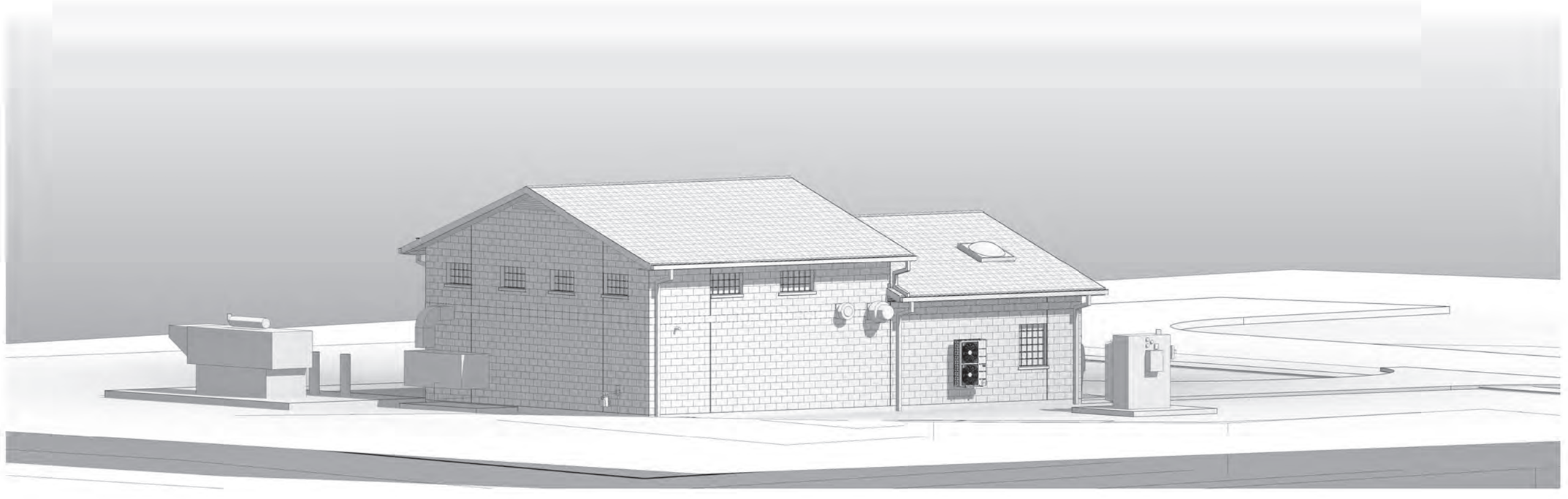


IMAGE LOOKING NORTHEAST (B)

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

BUILDING IMAGES

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:20 PM
REVISIONS:
SCALE:

Sheet: 05-AS-01

D:\Dropbox\Siebers\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt

1/16/2026 9:34:20 PM

BASIS OF BUILDING STRUCTURAL DESIGN

[1.0] ROOF LIVE LOADS	
SNOW: GROUND (P_g)/ROOF FLAT (P_f)	30 PSF/20 PSF
UNBAL. SNOW LOAD (ASCE-7 FIG. 7-5)	1.0
IMPORTANCE FACTOR (I_S)	1.0
THERMAL FACTOR (C_t)	1.0
SNOW EXPOSURE FACTOR (C_e)	1.0
SLIDING SNOW SURCHARGE	N/A
MECHANICAL EQUIPMENT & APPURT.	AS SHOWN
ATTIC	NOTE-1
[1.1] SUPERIMPOSED ROOF DEAD LOADS (LOADS ON COMPONENTS)	
ROOFING, INSUL., FP, MISC.	14 PSF
[1.2] FLOOR LIVE LOADS (MOST RESTRICTIVE LOADING APPLIES):	
SLAB-ON-GRADE	250 PSF
CORRIDORS, STAIRS & EXITS	N/A
MECH. MEZZ. & EQUIP. PLATFORMS	N/A
ELEVATED WALKWAYS	N/A
OFFICE & TOILET ROOMS	N/A
STORAGE	N/A
[2.0] WIND (SIMPLIFIED PROCEDURE LOW-RISE BUILDINGS):	
WIND RISK CATEGORY	II
ENCLOSURE CLASSIFICATION	FULL
ULTIMATE DESIGN WIND SPEED (V_{ult})	115 MPH
NOMINAL DESIGN WIND SPEED (V_{asd})	90 MPH
IMPORTANCE FACTOR (I_{sft})	1.0
EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	±0.18
COMPONENTS & CLADDINGS:	
- EDGE STRIP WIDTH	3'-6"
- WALL INTERIOR ZONE-4 (PSF)	+25 / -27
- WALL EDGE ZONE-5 (PSF)	+25 / - 31
- ROOF INTERIOR ZONE-1 (PSF)	+16 / -25
- ROOF EDGE ZONE-2 (PSF)	+16 / -35
NET SUCTION UPLIFT ON ROOF	15 PSF
[3.0] SEISMIC (EQUIVALENT LATERAL FORCE PROCEDURE):	
SEISMIC RISK CATEGORY	II
SEISMIC IMORTANCE FACTOR (I_E)	1.00
SITE CLASS	D
SEISMIC DESIGN CATEGORY	A
MAPPED SPECTRAL RESPONSE (S_s),%g	6.00%
MAPPED SPECTRAL RESPONSE (S_1),%g	3.50%
DESIGN SPECTRAL RESPONSE (S_{ds}),%g	0.064
DESIGN SPECTRAL RESPONSE (S_{d1}),%g	0.056
SEISMIC FORCE-RESISTING SYSTEM	NOTE - 2
SEISMIC RESPONSE COEFFICIENT (C_s)	0.021
RESPONSE MODIFICATION FACTOR (R)	3.0
DESIGN SERVICE BASE SHEAR (V)	1K
[4.0] ALLOWABLE SOIL BEARING CAPACITY & SUB-GRADE MODULUS (VERIFIED):	
FOOTINGS	2,000 PSF
SLAB-ON-GRADE & MAT FOUNDATION	150 PCI

NOTES:

1. TRUSSES SHALL BE DESIGNED TO SUPPORT ANY EQUIPMENT INSTALLED. REF. MECHANICAL, PLUMBING, ELECTRICAL AND/OR PROCESS DRAWINGS, AS APPLICABLE. CONTACT ENGINEER FOR LOADINGS AT EQUIPMENT WITHOUT REPORTED WEIGHTS.
2. SEISMIC FORCE-RESISTING SYSTEMS ARE AS FOLLOWS (PER ASCE-7): BEARING WALL SYSTEMS, 9. ORDINARY REINFORCED MASONRY SHEAR WALLS.

BUILDING CODE SUMMARY

BUILDING INFORMATION:	
TYPE OF PROJECT	NEW CONSTRUCTION
STRUCTURE PURPOSE	NOTE-5
USE & OCCUPANCY	NOTE-6
NO. STORIES (PROPOSED ABOVE GRADE)	1
CONSTRUCTION CLASS	IIIB
GROSS AREA NEW CONSTRUCTION	1,872 SF
GROSS ENCLOSED VOLUME	29,304 CF
FIRE SUPPRESSION (Y/N)	N
FIRE ALARM (Y/N)	N
EXIT ACCESS TRAVEL DIST. (MAX. PER T.1017.2)	300'
ACCESSIBILITY	PROVIDED
CODE AUTHORITY SUBMITTAL (Y/N)	Y

NOTES:

1. COMMERCIAL BUILDING DELEGATED CODE AUTHORITY: WISCONSIN DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES (DSPS)
2. PROJECT ADDRESS: 6016 PRAIRIE WOOD DRIVE MCFARLAND, WI 53558
3. SITE I.D.: TBD
4. TRANSACTION I.D.: TBD
5. PURPOSE OF NEW STRUCTURE AND/OR ADDITION:
   CONSTRUCT NEW BUILDING TO HOUSE WELL & CHEMICAL FEED EQUIPMENT SYSTEMS.
6. USE & OCCUPANCY:
   LOW-HAZARD FACTORY INDUSTRIAL (GROUP F-2), NO SEPARATION(S) REQUIRED, TABLE 508.4, ALLOWABLE BUILDING AREA (F-2) 18,000 SQ. FT., (NS, MOST RESTRICTIVE), TABLE 506.2

GENERAL ARCHITECTURAL NOTES:

1. ARCHITECTURAL DESIGN IN ACCORDANCE WITH PROVISIONS OF THE WISCONSIN ADMINISTRATIVE CODE CHAPTER 362 (IBC 2015 WITH WI AMENDMENTS.
2. GENERAL NOTES AND KEY NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO CONVEY TYPICAL CONDITIONS, AND SHALL BE TAKEN TO ALSO APPLY TO SIMILAR CONSTRUCTION DEPICTED ELSEWHERE THROUGHOUT THE CONTRACT DRAWINGS.

MATERIAL STRENGTH SPECIFICATION SUMMARY

MATERIAL / COMPONENTS (AS APPLICABLE)

[1.0] CAST-IN-PLACE CONCRETE				
CONCRETE CLASS (NORMAL WEIGHT):	F'_L	W/C	SLUMP	% AIR
- CLASS A: FOOTINGS	4,000 PSI	0.45	4"	NOTE-3
- CLASS B: FOUNDATION WALLS	4,000 PSI	0.45	4"	NOTE-3
- CLASS C: INTERIOR SLAB-ON-GRADE	4,000 PSI	0.45	4"	NOTE-3, 7
- CLASS F: MASONRY GROUT	3,500 PSI	0.45	4"	NOTE-3

[2.0] REINFORCING STEEL:	
REBAR	ASTM A615/A775, GR. 60
CMU HORIZONTAL REINF., GALV. TRUSS	9 GA.
WELDED WIRE FABRIC (FURNISH IN FLAT SHEETS)	ASTM A185, PLAIN
[3.0] STRUCTURAL STEEL:	
STRUCTURAL SHAPES	ASTM A992, GR. 50
PLATES	ASTM A36, GR. 36
[5.0] STRUCTURAL ALUMINUM:	
MISC. SHAPES	6061-T6, OR AS OTHERWISE INDICATED IN NOTE-5 BELOW
[6.0] ANCHORING SYSTEMS:	
STRUCTURAL BONDING EPOXY	HILTI HVA, OR EQ.
HIGH STRENGTH BOLTS	ASTM A325X
ANCHOR BOLTS & RODS	ASTM F1554, GR. 36
[7.0] CONCRETE MASONRY:	
PORTLAND CEMENT	F'_m = 1,900 PSI
WEIGHT CLASSIFICATION	NORMAL WEIGHT
MORTAR	TYPE-S

NOTES:

1. TABLE IS INTENDED AS A SUMMARY ONLY, AS APPLICABLE. REFER TO PROJECT MANUAL FOR COMPREHENSIVE SPECIFICATIONS.
2. REF. APPLICABLE ACI & ASTM SPECIFICATIONS FOR PROPER MIX DESIGN, BATCHING, HANDLING, AND TESTING REQUIREMENTS.
3. REF. SPECIFICATION 03 30 00 FOR AIR PERCENTAGE REQUIRED AT EACH EXPOSURE CLASS.
4. FLOOR SLABS SHALL BE TROWEL-FINISHED TO AN ACI-SPECIFIED OVERALL FLOOR FLATNESS / FLOOR LEVELNESS MEASURE OF F(F) 35 / F(L) 25, UNLESS SPECIFICALLY NOTED OTHERWISE.

GENERAL STRUCTURAL NOTES:

1. COMPONENT DELEGATED DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE WISCONSIN DEPARTMENT OF ADMINISTRATIVE CODE, CHAPTER SPS 362 (CURRENT EDITION).
2. G.C. SHALL SUBMIT THE FOLLOWING COMPONENT DESIGNS TO A/E FOR STATE OF WISCONSIN DEFERRED SUBMITTAL(S) TO FOLLOW PERMIT DOCUMENTS: WOOD ROOF TRUSSES.
3. COORDINATE ARCHITECTURAL AND STRUCTURAL ELEMENTS WITH PROCESS MECHANICAL, HVAC, PLUMBING, AND ELECTRICAL DRAWINGS & TRADES FOR LOCATION AND DIMENSIONS OF CURBS, DEPRESSIONS, AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON ARCHITECTURAL / STRUCTURAL DRAWINGS.
4. G.C. SHALL VERIFY AND COORDINATE DIMENSIONS AND DETAILS AS SHOWN ON COLLECTIVE DRAWINGS. WHEN DISCREPANCIES OR QUESTIONS ARISE, THE A/E SHALL BE NOTIFIED.
5. VERIFY SIZE AND LOCATION OF ALL ROOF, FLOOR, AND WALL OPENINGS WITH PROCESS MECHANICAL, HVAC AND ELECTRICAL CONTRACTORS. OPENINGS LESS THAN 12 INCHES IN DIMENSION ARE GENERALLY NOT SHOWN.
6. GENERAL NOTES AND KEY NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO CONVEY TYPICAL CONDITIONS, AND SHALL BE TAKEN TO ALSO APPLY TO SIMILAR CONSTRUCTION DEPICTED ELSEWHERE THROUGHOUT THE CONTRACT DRAWINGS.

GEOTECHNICAL INFORMATION:

A SITE-SPECIFIC GEOTECHNICAL SUBSURFACE INVESTIGATION AND REPORT WAS COMPLETED FOR THIS PROJECT. RECOMMENDATIONS THEREIN SHALL BE INCORPORATED INTO THE PROJECT REQUIREMENTS. IN GENERAL, BIDDER SHALL PROVIDE FOR BASE BID TO INCLUDE THE FOLLOWING:

A 4' TO 8' UNDERCUT SHOULD BE ANTICIPATED BELOW FROST WALL DEPTH FOOTINGS. PROVIDE AN ADDITIONAL 12" UNDERCUT & REMOVAL OF SOILS BELOW CONTINUOUS WALL FOOTINGS, INCLUDING REPLACEMENT AS NECESSARY TO BRING BACK UP TO GRADE WITH LEAN CONCRETE BACKFILL (OR) A MINIMUM OF 12" COMPACTED GRANULAR MATERIAL. (OR) A MINIMUM OF 12" CLEAR CRUSTED STONE ENVELOPED IN NON-WOVEN GEOTEXTILE FABRIC (MIRAFI 140N OR APPROVED EQUAL), METHOD AT CONTRACTOR'S OPTION.

SUBSTANDARD SOILS THAT MAY BE ENCOUNTERED REQUIRING ADDITIONAL SUB-GRADE REMOVAL & REPLACEMENT WITH ENGINEERED FILL, AS APPROVED IN ADVANCE BY A/E, SHALL BE PROVIDED FOR WITH UNIT COSTS UNDER SUPPLEMENTAL BID ITEM.

ADDITIONALLY, PREPARE CONCRETE FLOOR SLAB-ON-GRADE SUB-GRADE AS DETAILED IN REPORT. MIN. 6" COMPACTED AGGREGATE BASE BELOW FLOOR SLAB-ON-GRADE REQUIRED. ALSO REF. 308/A501 FOR REQUIRED VAPOR BARRIER REQUIREMENTS.

FOR DETAILED DESCRIPTION OF SOILS AND FOUNDATION SUB-GRADE PREPARATION REFER TO:

GEOTECHNICAL EXPLORATION REPORT -
PROPOSED FILTER BUILDING ADDITION AND WATERMAIN
BY: TBD
DATE: TBD
REPORT NO.: TBD
CONTACT: TBD

ABBREVIATIONS

AB	ANCHOR BOLT (ROD)	EJ	EXPANSION JOINT	INT	INTERIOR	PSF	POUNDS/SQ FOOT
ARCH	ARCHITECT	ELEV	ELEVATION	LLH	LONG LEG HORIZ	PSI	POUNDS/SQ INCH
BLDG	BUILDING	ENGR	ENGINEER	LLV	LONG LEG VERTICAL	P(#)	PIER MARK
BRG	BEARING	EQ	EQUAL	MAX	MAXIMUM	REINF	REINFORCING
BP(#)	BASE PLATE MARK	EW	EACH WAY	MIN	MINIMUM	SIM	SIMILAR
CIP	CAST-IN-PLACE	EXP	EXPANSION	MISC	MISCELLANEOUS	SOG	SLAB-ON-GRADE
CJ	CONTROL JOINT	EXT	EXTERIOR	N/A	NOT APPLICABLE	SPA	SPACE
CL	CENTERLINE	EXIST	EXISTING	NTS	NOT TO SCALE	SPEC	SPECIFICATION
CLR	CLEAR	FD	FLOOR DRAIN	OC	ON CENTER	SS	STAINLESS STEEL
CMU	CONC MASONRY UNIT	FLR	FLOOR	OPG	OPENING	T/FTG	TOP OF FOOTING
COL	COLUMN	F(#)	FOOTING MARK	OPP	OPPOSITE	T/LEDGE	TOP OF LEDGE
CONC	CONCRETE	GA	GAUGE	PCI	POUNDS/CUBIC INCH	T/PIER	TOP OF PIER
CONT	CONTINUOUS	GALV	GALVANIZED	PCF	POUNDS/CUBIC FOOT	T/WALL	TOP OF WALL
DIA	DIAMETER	GC	GENERAL CONTRACTOR	PL	PLATE	TYP	TYPICAL
DWG	DRAWING	HK	HOOK	PLF	POUNDS/LINEAR FOOT	UNO	UNLESS NOTED OTHERWISE
EOS	EDGE OF SLAB	HOR	HORIZONTAL	PROJ	PROJECTION	VERT	VERTICAL
EF	EACH FACE	IF	INSIDE FACE			WP	WORK POINT
						WWF	WELDED WIRE FABRIC

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

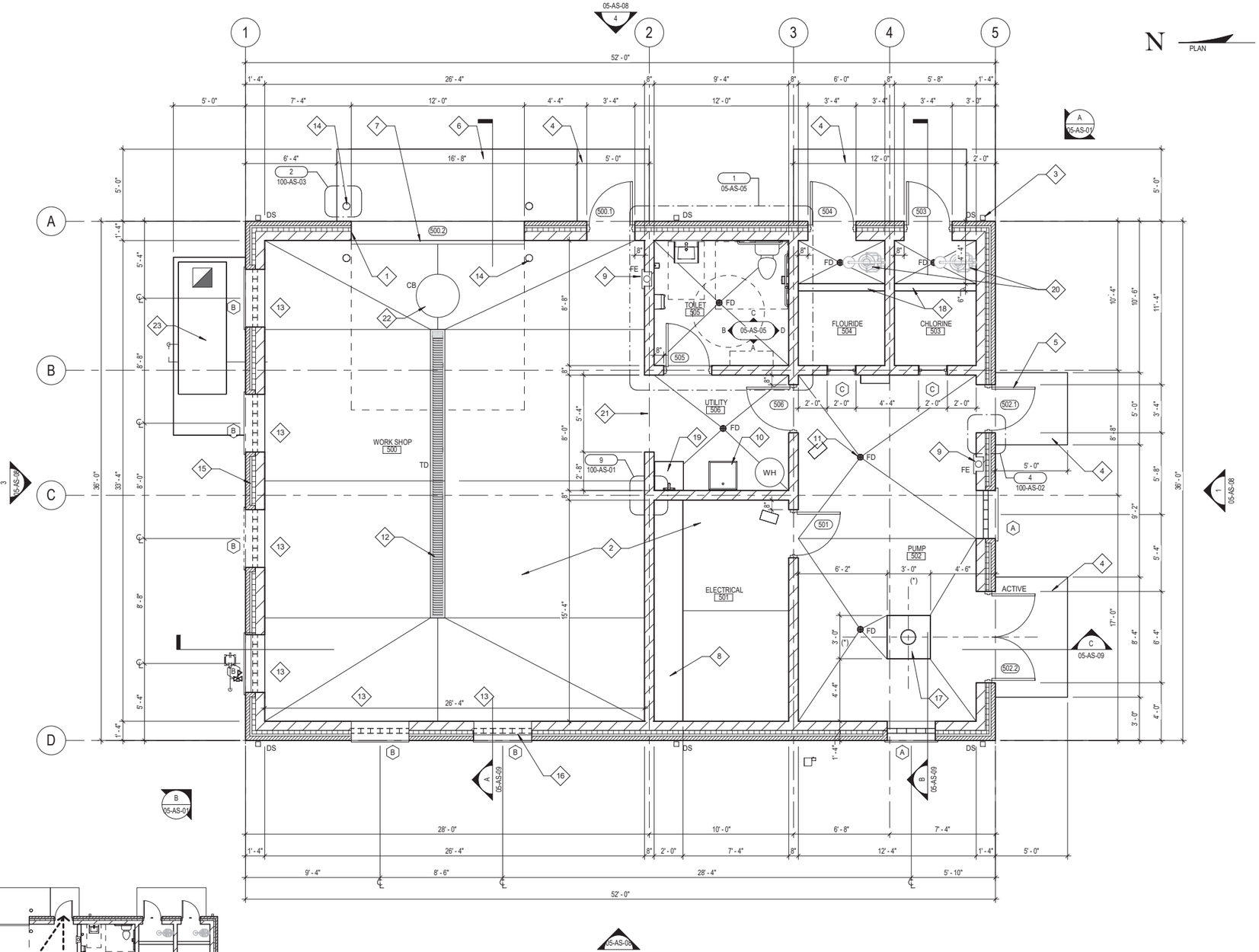
BUILDING CODE & SPECIFICATION SUMMARY

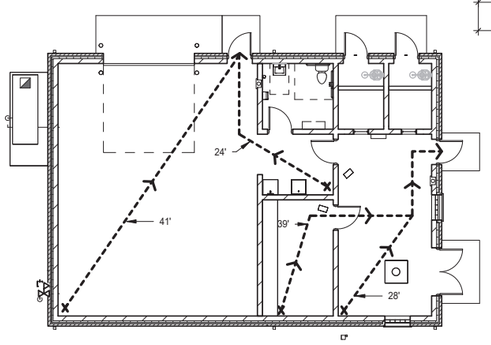
2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:20 PM
REVISIONS:
SCALE:
Sheet: 05-AS-02

D:\Dropbox\Siebers\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt

1/16/2026 9:34:20 PM





EGRESS PLAN 2

NTS

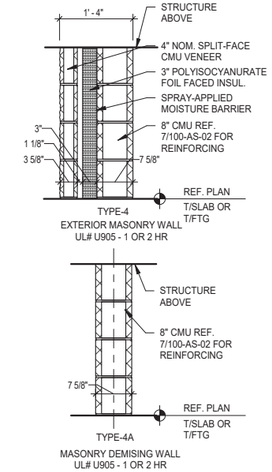
FLOOR PLAN 1

GENERAL NOTES

1. KEY NOTES BELOW APPLY TO THIS SHEET ONLY.
2. REFERENCE 05-AS-04 FOR DOOR, FRAME & HARDWARE SCHEDULES.
3. REFERENCE 05-AS-04 FOR FINISH SCHEDULES.
4. REFERENCE 05-AS-04 FOR DOOR AND WINDOW SCHEDULES.
5. REFERENCE DETAIL 4 & 5 / 100-AS-02 FOR APPLICABLE HEAD, JAMB, SILL AND/OR THRESHOLD DETAILS OF CONSTRUCTION.
6. REFERENCE 05-AS-05 FOR TOILET ROOM 505 EQUIPMENT AND WALL ELEVATIONS.

KEY NOTES

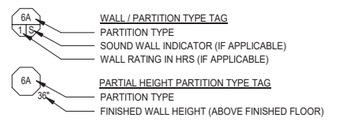
1. 1/4 BENT COVER PLATE AT JAMBS, FIELD-PAINT AFTER INSTALL, USE COUNTERSUNK FASTENERS (2) ROWS AT 24" O.C., CAULK GAPS BETWEEN PLATE AND MASONRY, TYP.
2. CONCRETE FLOOR SLAB-ON-GRADE
3. DOWNSPOUT (DS), DISCHARGE TO BELOW GRADE STORM DRAIN, TYP. (6) LOCATIONS
4. STRUCTURAL CONCRETE FROST-PROTECTED STOOP
5. DOOR & FRAME
6. CONCRETE SLAB-ON-GRADE APRON
7. SECTIONAL OVERHEAD DOOR
8. 4" RAISED CONC. PAD, REF. ELEC. DRAWINGS
9. RECESSED FIRE EXTINGUISHER (FE), REF. FIRE EXTINGUISHER WALL MOUNTING ELEVATION DETAIL THIS SHEET
10. UTILITY SINK, REF. PLUMBING DRAWINGS
11. FLOOR DRAIN (FD), REF. PLUMBING DRAWINGS
12. TRENCH DRAIN (TD), REF. PLUMBING DRAWINGS
13. HIGH WINDOW ABOVE, REF. WINDOW SCHEDULE AND EXTERIOR ELEVATIONS
14. CONCRETE FILLED STEEL PIPE BOLLARD, (4) REQ'D
15. 16" T. INSULATED CMU CAVITY WALL, REF. APPLICABLE DETAILS FOR CONSTRUCTION
16. WINDOW, REF. WINDOW SCHEDULE
17. (*) RAISED ISOLATED PUMP BASE, DIMENSIONS AND ELEVATION SHOWN ARE TO BE VERIFIED AS REQUIRED TO MOUNT SELECTED EQUIPMENT, PAD SHOULD BE 6" LARGER THAN THE PUMP BASE, REF. MECH. DRAWINGS
18. LIQUID CONTAINMENT CURB
19. MOP SINK, REF. PLUMBING DRAWINGS
20. SHOWER AND EYEWASH STATION (2) , FLOOR MOUNTED, REF. PLUMBING DRAWINGS
21. 8'-0" HIGH MASONRY OPENING
22. CATCH BASIN, REF. PLUMBING DRAWINGS
23. HVAC EQUIPMENT PAD



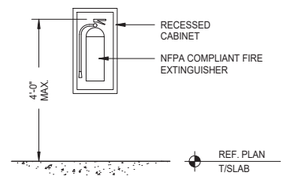
TYPE-4
EXTERIOR MASONRY WALL
UL# U905 - 1 OR 2 HR

TYPE-4A
MASONRY DEMISING WALL
UL# U905 - 1 OR 2 HR

WALL TAG LEGEND:



NOTE:
PROVIDE (2) RECESSED CABINET FIRE EXTINGUISHERS EA. IN CABINET, LOCATIONS DENOTED BY 'FE' AS SHOWN ON FLOOR PLAN THIS SHEET



ELEVATION VIEW

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

FLOOR PLAN & EGRESS PLAN

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:22 PM
REVISIONS:
SCALE:
0 1 2 4
FEET
Sheet: 05-AS-03

D:\Dropbox\Siebers\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt

1/16/2026 9:34:22 PM

ROOM FINISH SCHEDULE

BUILDING	ROOM NO.	ROOM NAME	WALLS				FLOOR	BASE	CEILING		REMARKS
			N	E	S	W			MAT'L	HEIGHT	
WELL HOUSE #5	500	WORK SHOP	CMU	CMU	CMU	CMU	SC	N/A	GWB	14'-0"	NOTE - 1, 2, 3
	501	ELECTRICAL	CMU	CMU	CMU	CMU	SC	N/A	GWB	10'-0"	NOTE - 1, 2, 3
	502	PUMP	CMU	CMU	CMU	CMU	SC	N/A	GWB	10'-0"	NOTE - 1, 2, 3
	503	CHLORINE	CMU	CMU	CMU	CMU	EP	N/A	GWB	10'-0"	NOTE - 1, 2, 3
	504	FLOURIDE	CMU	CMU	CMU	CMU	EP	N/A	GWB	10'-0"	NOTE - 1, 2, 3
	505	TOILET	CMU	CMU	CMU	CMU	EP	N/A	GWB	10'-0"	NOTE - 1, 2, 3
	506	UTILITY	CMU	CMU	CMU	CMU	SC	N/A	GWB	10'-0"	NOTE - 1, 2, 3

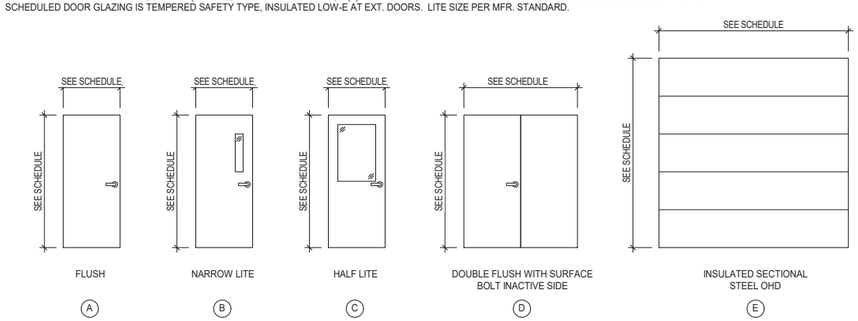
ABBREVIATIONS:
CMU - CONCRETE MASONRY UNIT
SC - SEALED CONCRETE
GWB - GYPSUM WALL BOARD
P - PAINT
EP - EPOXY PAINTED

ROOM FINISH SCHEDULE NOTES:
1. SUBMIT COLOR SELECTION OPTIONS DURING SUBMITTAL REVIEW PHASE FOR SELECTION BY OWNER.
2. GWB SHALL BE 5/8" TYPE-X, MOISTURE-RESISTANT, TAPED, FINISHED, ORANGE PEEL TEXTURE & PAINTED.
3. ALL EXPOSED CMU SHALL BE PREPARED & PAINTED, REF. APPLICABLE SPECIFICATIONS FOR PREPARATION & PAINTING.

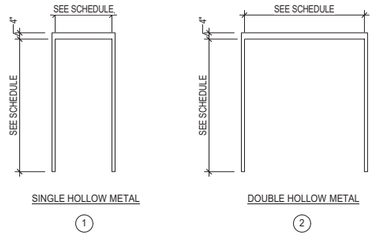
DOOR, FRAME & HARDWARE SCHEDULE

BUILDING	DOOR NO.	ROOM NO.	ROOM NAME	DOOR SIZE: 3'-0"W x 7'-0"H	DOOR SIZE: (2) 3'-0"W x 7'-0"H	DOOR SIZE: 12'-0"W x 12'-0"H	DOOR 'T': 1 3/4"	DOOR 'T': 2"	DOOR 'T': -	DOOR TYPE: A	DOOR TYPE: B	DOOR TYPE: C	DOOR TYPE: D	DOOR TYPE: E	DOOR HAND: HOLLOW METAL	DOOR HAND: HOLLOW FRP	DOOR HAND: RIGHT HAND	DOOR HAND: LEFT HAND	DOOR HAND: RIGHT HAND REV.	DOOR HAND: LEFT HAND REV.	FRAME TYPE: HOLLOW METAL	FRAME TYPE: HOLLOW FRP	FRAME TYPE: NONE	THRESHOLD: NONE	THRESHOLD: ALUMINUM	THRESHOLD: FRP	MISC.: HW SET	MISC.: INSULATED	MISC.: UL RATING (HRS)	MISC.: CLOSER	REMARKS
WELL HOUSE #5	500.1	500	WORK SHOP	●			●			●					●					●				●		-	●		●	NOTE - 1
	500.2	500	WORK SHOP			●		●		●				●	●								●				●		●	NOTE - 4
	501	501	ELECTRICAL	●			●				●				●				●				●			-			●	NOTE - 1, 5
	502.1	502	PUMP	●			●			●					●				●					●		-	●		●	NOTE - 1
	502.2	502	PUMP		●		●						●		●				●					●		-	●		●	NOTE - 1, 2
	503	503	CHLORINE	●			●			●						●			●		●				●	-	●		●	NOTE - 1
	504	504	FLOURINE	●			●			●						●			●		●				●	-	●		●	NOTE - 1
	505	505	TOILET	●			●			●					●			●						●		-				NOTE - 1, 3
	506	506	UTILITY	●			●			●					●		●				●			●			●		●	NOTE - 1

DOOR, FRAME & HARDWARE SCHEDULE NOTES:
1. REF. SPECIFICATION SECTION 08 71 00 (3.3) FOR DOOR HARDWARE SETS INDICATED 1 THRU 6 IN SCHEDULE. HARDWARE FINISHES AS SPECIFIED. ALL LOCK SETS SHALL BE KEYED SAME, COORD. WITH OWNER.
2. 'HAND' DENOTES ACTIVE SIDE ON DOUBLE DOORS.
3. PROVIDE & INSTALL VENT PANEL INSERT IN DOOR.
4. PROVIDE ELECTRIC OPERATOR, ACCESS (KEYPAD, DOOR SENSING EDGE, & (6) REMOTES. DOOR TRACKS SHALL BE HIGH-CLEARANCE. REF. SPEC. 08 36 13.
5. SCHEDULED DOOR GLAZING IS TEMPERED SAFETY TYPE, INSULATED LOW-E AT EXT. DOORS. LITE SIZE PER MFR. STANDARD.



I. DOOR TYPES



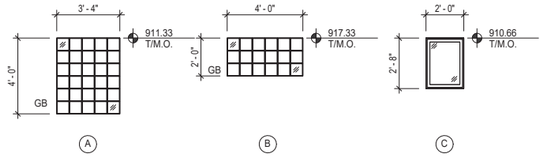
II. FRAME TYPES

WINDOW SCHEDULE

MARK	FRAME SIZE W	FRAME SIZE H	TYPE	MAT'L	REMARKS
A	3'-4"	4'-0"	A	GB	NOTE - 2
B	4'-0"	2'-0"	B	GB	NOTE - 2
C	2'-0"	2'-8"	C	SG	NOTE - 1

ABBREVIATIONS:
SG - SAFETY GLAZING
GB - 8" x 8" x 4"T GLASS BLOCK

WINDOW SCHEDULE NOTES:
1. FIXED OBSERVATION WINDOW: SINGLE-GLAZED 1/4" THICK MIN., TEMPERED SAFETY GLAZING, ALUM. FRAME, GASKETED FOR GAS-TIGHT INSTALLATION, SEAL ALL AROUND FRAME-TO-CMU JOINT WITH CHLORINE-RESISTANT CAULK, TYP. BOTH FACES.
2. REF. SPEC. SECTION 08 80 00 FOR GLASS BLOCK WINDOW ACCEPTABLE.



WINDOW TYPES

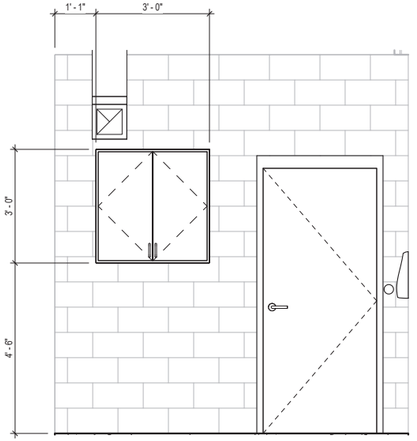
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

SCHEDULES

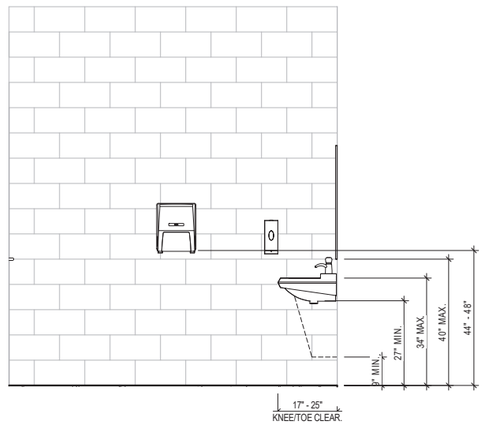
2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:22 PM
REVISIONS:
SCALE:
Sheet: 05-AS-04

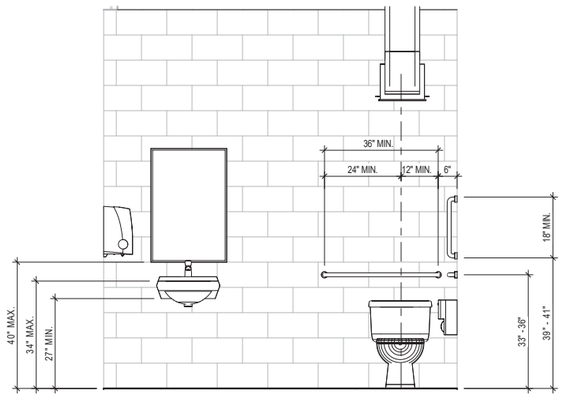
D:\Dropbox\Siebers\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt
1/16/2026 9:34:22 PM



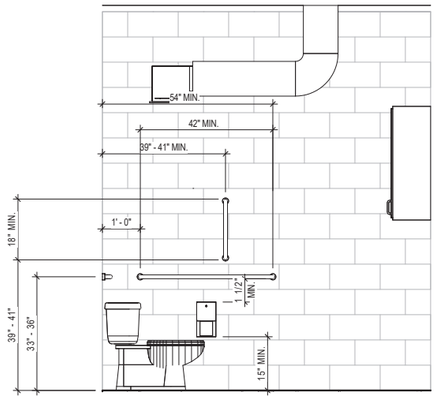
TOILET ELEVATION A (A)



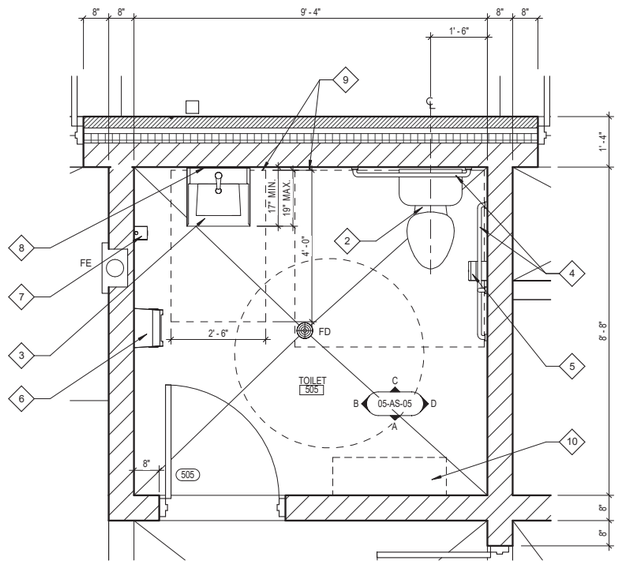
TOILET ELEVATION B (B)



TOILET ELEVATION C (C)



TOILET ELEVATION D (D)



ENLARGED TOILET PLAN (1)

GENERAL NOTES

1. KEY NOTES BELOW APPLY TO THIS SHEET ONLY.

KEY NOTES

1. FLOOR DRAIN (FD), REF. PLUMBING DRAWINGS, SLOPE CONCRETE FLOOR TO DRAIN, REF. FOUNDATION PLAN
2. WATER CLOSET (WC) FIXTURE, REF. PLUMBING DRAWINGS
3. WALL-MOUNTED LAVATORY (LAV), REF. PLUMBING DRAWINGS
4. ACCESSIBLE STAINLESS STEEL GRAB BARS (GB), 1 1/2" DIA., MIN. WALL THICKNESS 0.05 INCHES, NO.4 SMOOTH SATIN FINISH WITH SLIP-RESISTANT TEXTURE IN GRAB AREA, PROVIDE WITH NON-CONCEALED FASTENER TYPE FLANGES
5. WALL-MOUNTED TOILET TISSUE DISPENSER (TTD), BOBRICK MODEL B-5288, OR EQ., OWNER FURNISHED, CONTRACTOR INSTALLED
6. WALL SURFACE-MOUNTED TOWEL DISPENSER (TD), (PROVIDED BY OWNER, CONTRACTOR INSTALLED).
7. WALL-MOUNTED SOAP DISPENSER (SD) (PROVIDED BY OWNER, CONTRACTOR INSTALLED).
8. WALL MOUNTED MIRROR, BOBRICK B-165 2436 24" X 36" OR EQ.
9. CLEAR FLOOR SPACE: 20" x 32" AT LAV., 56"x60" AT TOILET
10. WALL MOUNTED WOOD LAMINATE UPPER CABINET

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

TOILET PLAN AND INTERIOR ELEVATIONS

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:23 PM
REVISIONS:
SCALE:
Sheet: 05-AS-05

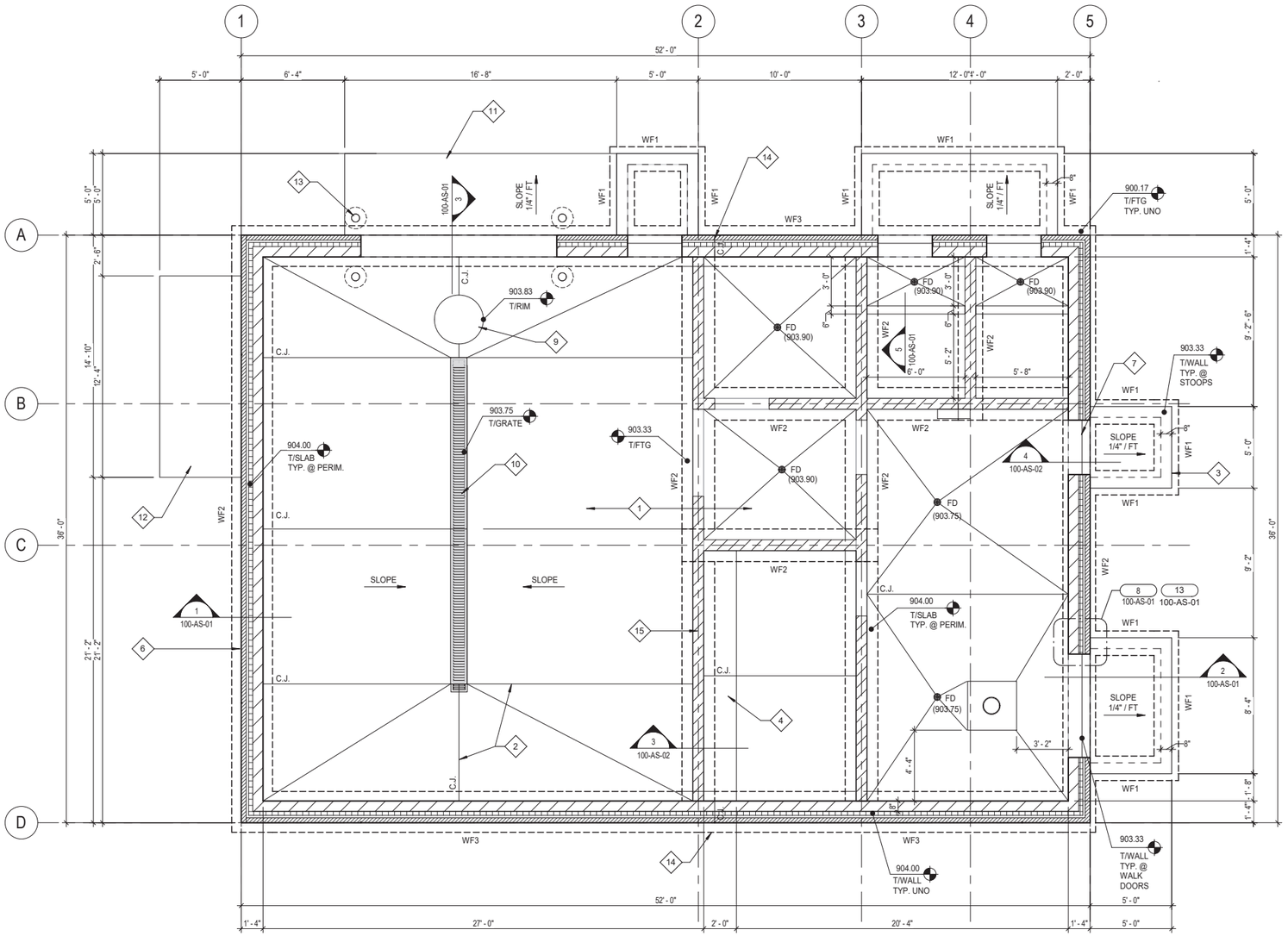
D:\Dropbox\Siebers\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt

1/16/2026 9:34:23 PM

WALL FOOTINGS				
MARK	SIZE		REINF.	REMARKS
	W (IN)	T (IN)		
WF1	1'-6"	12"	(2) #4 CONT.	NOTE 1, 2
WF2	2'-0"	12"	(3) #5 CONT.	NOTE 1, 2
WF3	2'-6"	12"	(3) #5 CONT.	NOTE 1, 2

WALL FOOTING NOTES:
1. FOOTINGS ARE CENTERED BELOW CONCRETE (OR CMU) WALLS TYP., U.N.O.
2. INSTALL CONCRETE WALL-TO-FOOTING DOWELS, #4 x 24"STRAIGHT DOWELS @ 48" O.C., 8" EMBED INTO FOOTING, U.N.O.

N
PLAN



FOUNDATION PLAN 1

NOTE:
ALL FINISH EXPOSED FORMED CONCRETE SURFACES SHALL RECEIVE A SMOOTH RUBBED FINISH PER SPECIFICATION 03 30 00 (3.7).
CONCRETE SLABS SHALL BE FINISHED TO TOLERANCE F_F = 25, F_L = 20.

GENERAL NOTES

1. KEY NOTES BELOW APPLY TO THIS SHEET ONLY.
2. DATUM EQUATION: USGS 904.00' = T/SLAB BUILDING.
3. BEARING SOILS SHALL BE PREPARED SO AS TO PROVIDE MINIMUM BEARING CAPACITY OF 2,000 PSF.
4. REF. 6/100-AS-01 FOR CONCRETE REINFORCING LAP SPLICE TABLE AND REINFORCING CLEAR COVER REQUIREMENTS.
5. REF. 10/100-AS-01 FOR CONCRETE REINFORCING TYPICAL BAR BEND DETAILING.
6. SEQUENCED CONCRETE PLACEMENT SHALL UTILIZE LAP SPLICES AS INDICATED ON 5/100-AS-01 EXCEPT WHERE APPROVED BY A/E IN ADVANCE WHERE DETAIL DRILL & EPOXY DOWELS MAY BE PERMITTED AT SEQUENCED CONSTRUCTION.
7. REF. SITE PLAN FOR CONCRETE GENERATOR PAD REQUIREMENTS. VERIFY FINAL DIMENSIONS REQUIRED BASED ON SELECTED GENERATOR REQUIREMENTS. REF. TYPICAL DETAIL 3/100-AS-03 FOR CONSTRUCTION.
8. REF. 11/100-AS-01 & 12/100-AS-01 FOR ADDITIONAL REINF. REQ'TS AT FND. FROST WALL UTILITY OPENINGS SUBMIT LOCATIONS TO ENGR. FOR APPROVAL PRIOR TO CONC. PLACEMENT.

KEY NOTES

1. CONCRETE SLAB-ON-GRADE:
   - 6" THICK SLAB-ON-GRADE, REINFORCE W/ 6x6 W2.9xW2.9 WWF, SLAB PLACED OVER 10 MIL VAPOR RETARDER
   - STRUCTURAL STOOPS: REF. 2/100-AS-01
   - FURNISH WWF IN FLAT SHEETS, CENTER IN SLAB, MIN. 6" OVERLAP WWF SHEET EDGES, REF. APPLICABLE DETAILS FOR SUB-GRADE PREP. & POLY VAPOR RETARDER REQUIREMENTS, SLAB FINISH TOLERANCE FF = 25, FL = 20, STEEL TROWELS FINISH INTERIOR SLABS, BROOM FINISH EXT. SLABS
2. CONCRETE SLAB CONTROL JOINT (C.J.). SAW-CUT WITHIN 12 HOURS CONCRETE PLACEMENT/FINISHING, REF. 6/100-AS-01
3. STRUCTURAL CONCRETE STOOP AT EXTERIOR WALK DOORS
4. M.C.C. 4" RAISED CONCRETE PAD, REF. 6/100-AS-01
5. FLOOR DRAIN (FD). (4) LOCATIONS, PITCH FLOOR TO T/DRAIN EL. AS INDICATED, ALSO REF. PLUMBING DWGS
6. CONCRETE FROST WALL AND CONT. FTG. REF. SECTIONS 104-AS-06 & 2/04-AS-08 FOR TYPICAL CONSTRUCTION REQUIREMENTS
7. DROP T/WALL ELEVATION DOWN 8" AT DOOR OPENINGS TO ALLOW STOOP SLAB OVER-POUR, LOCATE CONSTRUCTION JOINT BETWEEN INTERIOR SLAB AND EXT. STOOP SLAB BELOW THRESHOLD, TYP.
8. PUMP BASE, REF. 5/100-AS-03
9. CATCH BASIN, REF. PLUMBING DRAWINGS
10. PREFABRICATED TRENCH DRAIN, REF. PLUMBING DWGS, THICKEN SLAB TO MIN. 8" BELOW BOT. DRAIN & REINF. W/ #4 @ 24" O.C. PERP.
11. 6" CONC. APRON, REINF. W/ #4 BARS AT 12" O.C., E.W., CENTER IN SLAB, DOWEL TO FROST WALL PER 3/100-AS-01
12. 8" CONC. EQUIP. SLAB, REINF. W/ #4 AT 12" O.C., E.W., 3" CLEAR FROM BOT. SLAB, PREPARE SUB-GRADE TO MIN. 2,000 PSF & MIN. 6" COMPACTED AGGREGATE SUB-BASE.
13. PIPE BOLLARD, REF. 2/100-AS-03
14. FOUNDATION WALL CONTROL JOINT (C.J.), MATCH LOCATION MASONRY CONTROL JOINT ABOVE, WHERE POSSIBLE

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

FOUNDATION PLAN

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

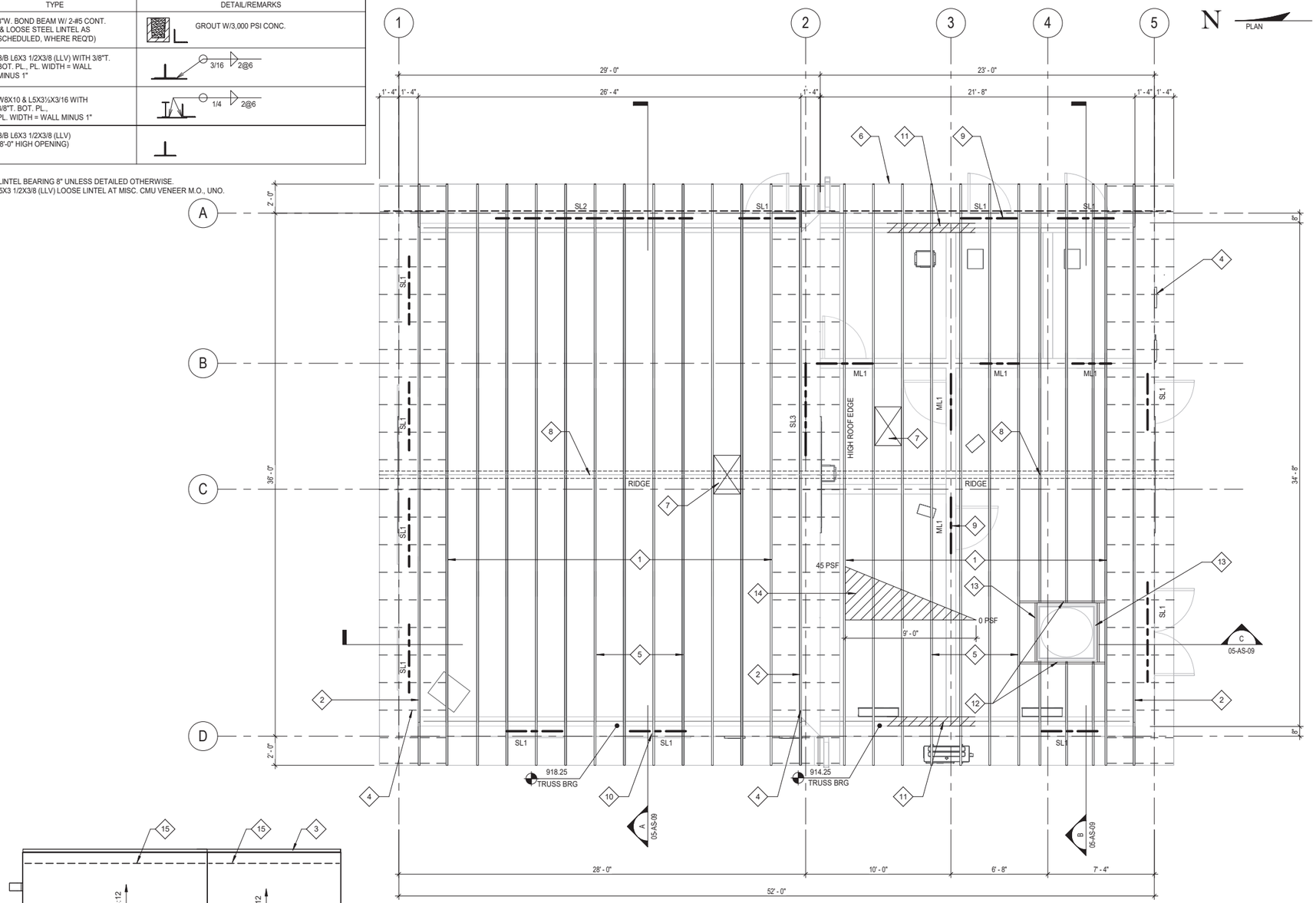
PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:24 PM
REVISIONS:
SCALE: 0 1 2 4 FEET
Sheet: 05-AS-06

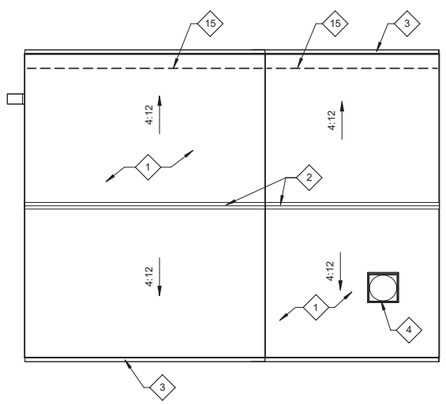
D:\Dropbox\Siebers\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt
1/16/2026 9:34:24 PM

LINTEL SCHEDULE

TYPE	TYPE	DETAIL/REMARKS
ML1	8"W. BOND BEAM W/ 2-#5 CONT. (& LOOSE STEEL LINTEL AS SCHEDULED, WHERE REQ'D)	GROUT W/3,000 PSI CONC.
SL1	B/B L6X3 1/2X3/8 (LLV) WITH 3/8"T. BOT. PL., PL. WIDTH = WALL MINUS 1"	3/16 2@6
SL2	W8X10 & L5X3½X3/16 WITH 3/8"T. BOT. PL., PL. WIDTH = WALL MINUS 1"	1/4 2@6
SL3	B/B L6X3 1/2X3/8 (LLV) (8'-0" HIGH OPENING)	

NOTES:
1. MINIMUM LINTEL BEARING 8" UNLESS DETAILED OTHERWISE.
2. INSTALL L5X3 1/2X3/8 (LLV) LOOSE LINTEL AT MISC. CMU VENEER M.O., UNO.





ROOF PLAN 2
NTS

ROOF FRAMING PLAN 1

GENERAL NOTES

1. KEY NOTES BELOW APPLY TO THIS SHEET ONLY.
2. G.C. SHALL VERIFY AND COORDINATE DIMENSIONS AND DETAILS AS SHOWN ON COLLECTIVE DRAWINGS. WHEN DISCREPANCIES OR QUESTIONS ARISE, THE A/E SHALL BE NOTIFIED.
3. WOOD FASTENING SHALL BE COMPLETED IN ACCORDANCE WITH IBC 2015 TABLE 2304.9.1.
4. TRUSS COMPONENT DELEGATED DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE WISCONSIN DEPARTMENT OF ADMINISTRATIVE CODE. CHAPTER SPS 362 (CURRENT EDITION). G.C. SHALL SUBMIT THE FOLLOWING COMPONENT DESIGNS TO A/E: WOOD ROOF TRUSSES.
5. NEW TRUSS WEB GEOMETRY SHALL BE S DESIGNED BY TRUSS SUPPLIER.
6. TRUSS DESIGN SUPERIMPOSED DEAD/LIVE LOADS (NET UPLIFT 10 PSF):
   - DL: 14 PSF TOP CHORD, 4 PSF BOT. CHORD
   - LL: 25 PSF TOP CHORD, 5 PSF BOT. CHORD
7. REF. 1/100-AS-02 FOR PERMANENT TRUSS BRACING REQUIREMENTS. BRACING INSTALLATION SHALL BE IN COMPLIANCE WITH "BUILDING COMPONENT SAFETY INFORMATION" (BCSI) MANUAL JOINTLY PRODUCED BY THE TRUSS PLATE INSTITUTE (TPI) AND STRUCTURAL BUILDING COMPONENTS ASSOCIATION (SBCA), 2013 EDITION., UPDATED MARCH 2015.
8. INSTALL PERMANENT TRUSS BRIDGING AS RECOMMENDED BY TRUSS SUPPLIER.
9. ALL WOOD IN CONTACT WITH CONCRETE AND/OR MASONRY SHALL BE PRESSURE-TREATED.
10. REF. 1/100-AS-03 FOR ROOF VENT PENETRATIONS, AS APPLICABLE.
11. PROVIDE LINTEL 'ML1' OVER MISC. HVAC PENETRATIONS < 2'-0" WIDE (NOT SHOWN), AS APPLICABLE.
12. INSTALL CONT. BAR-TYPE SNOW GUARD AT LOCATIONS SHOWN. "S-5 BAR-TYPE. AS MANUFACTURED/SUPPLIED BY ROCKY MOUNTAIN SNOW GUARDS (WWW. ROCKYMOUNTAINSNOWGUARDS.COM) OR APPROVAL EQUAL, INSTALL PER MANUFACTURER RECOMMENDATIONS, SET GASKET/FASTENERS IN CLEAR SILICONE SEALANT.

KEY NOTES

1. COMMON WOOD TRUSSES AT 24" O.C.
2. WOOD STEP-DOWN END WALL TRUSS TYP. BELOW LOOKOUTS (SHOWN DASHED), TYP.
3. DOUBLE P.T. 2x8 TRUSS BEARING PLATE ANCHORED TO STRUCTURE ALL AROUND WITH 1/2" DIA. ANCHOR BOLTS AT 48" O.C. MAX. SPACING
4. 2x4 LOOKOUTS AT 24" O.C.
5. 19/32 STRUCTURAL USE OSB SHEATHING, SPAN RATING 48/24, SPAN PERPENDICULAR TO TRUSS, STAGGER JOINTS
6. 2x8 WOOD FASCIA PLATE ALL AROUND
7. 22"x32" ATTIC ACCESS IN CEILING, PROVIDE MITERED 1x4 FINISH WOOD TRIMMED OPENING, G.W.B. INT. EXPOSED FACE COVER ON 1/2" OSB & 3" MIN. POLYSTYRENE ON ATTIC SIDE, GRAVITY MOUNTED, EXPOSED FINISHED SURFACE TO MATCH CEILING
8. CONT. FACTORY-FINISHED METAL RIDGE VENT ABOVE (DASHED LINE)
9. STEEL OR MASONRY LINTEL OVER OPENING BELOW, REF. LINTEL SCHEDULE THIS SHEET, TYP.
10. (1) SIMPSON STRONG-TIE H2.5 (OR EQUAL) HOLD DOWN ANCHOR AT EACH TRUSS BEARING AND LOOKOUT LOCATIO, REF. 6/100-AS-02, OPTION: USE (1) 6" MITEK 'TIMBERLOK' THROUGH DOUBLE TOP PLATE INTO BOT. CHORD TRUSS AT EA. TRUSS AND/OR LOOKOUT BEARING (MIN. SERVICE CAPACITY) UPLIFT=420#, SHEAR=320# EA. ANCHOR
11. 8" REINFORCED CMU BEARING WALL BELOW
12. HEADER TRUSSES AT ROOF ACCESS OPENING AS REQUIRED BY DESIGN, VERIFY LOCATION REQUIRED TO ACCOMODATE SKYLIGHT AND OPENING FRAMING/INTERIOR FINISH SYSTEMS, OPENING CENTERED OVER PUMP BASE BELOW
13. OPENING WOOD 2x HEADER FRAMING AS REQUIRED TO INSTALL OPENING FINISHES
14. DRIFT LOADING TO BE ADDED TO ROOF LIVE LOADS INDICATED IN 'BASIS OF STRUCTURAL DESIGN' ON SHEET 04-AS-01, TYP. WHERE SHOWN
15. SNOW-GUARD CLEAT AREAS, HEAVY DASHED LINE DENOTES EXTENTS

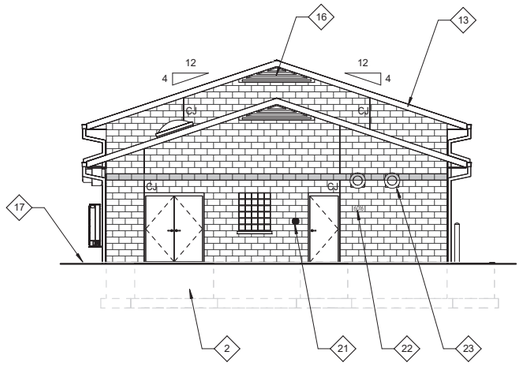
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

ROOF FRAMING PLAN

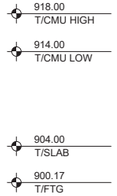
2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

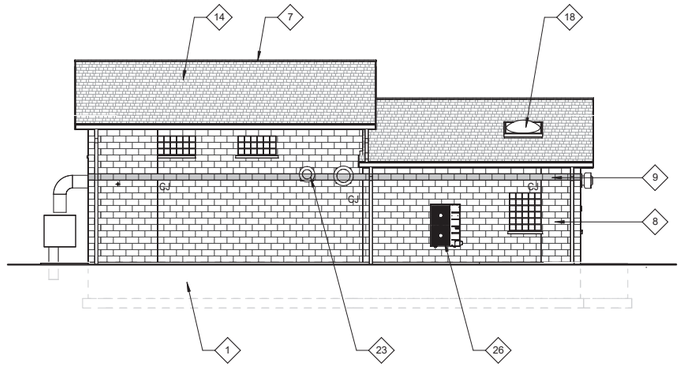
PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:26 PM
REVISIONS:
SCALE:
Sheet: 05-AS-07

D:\Dropbox\Siebers\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt
1/16/2026 9:34:26 PM

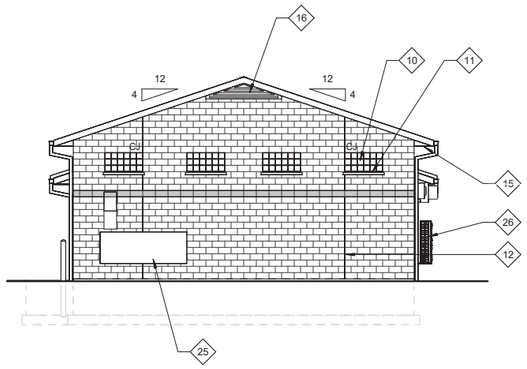


SOUTH ELEVATION 1

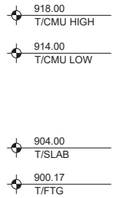


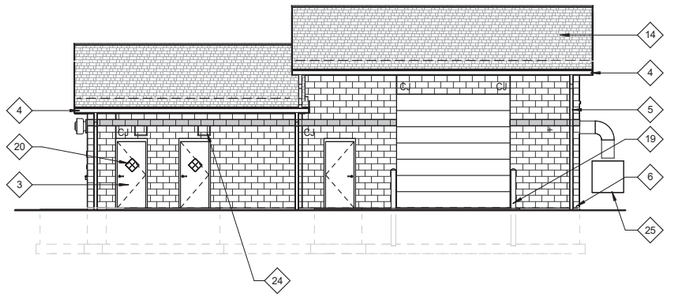


WEST ELEVATION 2



NORTH ELEVATION 3





EAST ELEVATION 4

GENERAL NOTES

1. KEY NOTES BELOW APPLY TO SHEET 06-AS-08 ONLY.

KEY NOTES

1. CAST-IN-PLACE CONCRETE FOUNDATION
2. STRUCTURAL CONCRETE STOOP AT EXTERIOR WALK DOORS
3. HOLLOW METAL (OR FRP) INSULATED DOOR, FRAME, THRESHOLD & HARDWARE
4. FACTORY-PAINTED ALUMINUM COMMERCIAL GRADE 6" TYPE-K SEAMLESS GUTTER SYSTEM
5. FACTORY-PAINTED ALUMINUM COMMERCIAL GRADE 3" x 4" DOWNSPOUT SYSTEM
6. DOWNSPOUT DISCHARGES INTO BELOW-GRADE STORM WATER CONVEYANCE SYSTEM, TYP. REF. CIVIL/SITE DWGS
7. CONT. RIDGE VENT AS SUPPLIED BY METAL ROOF MANUFACTURER, COLOR AND FINISH TO MATCH METAL ROOFING, TYP.
8. SPLIT-FACED CMU VENEER, RUNNING BOND
9. SPLIT-FACED CMU VENEER, ACCENT COURSE, RUNNING BOND
10. 8" x 8" x 4"T GLASS BLOCK WINDOW SYSTEM, REF. SCHEDULE & APPLICABLE DETAILS
11. PRECAST CONCRETE SILL
12. CMU CONTROL JOINT (CJ)
13. FACTORY-FINISHED ALUM. CLAD FASCIA
14. FACTORY-FINISHED METAL SHINGLE ROOF SYSTEM
15. FACTORY-PAINTED VENTED ALUM. SOFFIT SYSTEM
16. POLYURETHANE FAUX LOUVER, FYPON MODEL FTRLV48X18, OR EQ., TYP. ALL EXPOSED GABLE ENDS
17. FINISHED GRADE, REF. CIVIL/SITE DWGS
18. INTEGRAL CURB-MOUNTED ACRYLIC DOUBLE DOME SKYLIGHT CENTERED OVER PUMP BASE, 4' x 4' NOMINAL, VELUX 'SPECIAL LEGACY' OR EQ.
19. CONC.-FILLED PIPE BOLLARD
20. NFPA 704 WARNING PLACARD (STICKER), MOUNT BETWEEN 4' AND 6' ABOVE GROUND, 2 EXTERIOR DOORS 503 AND 504, PROVIDE KNOX-BOX PLACARD (DENOTES TO F.D. OF KEYS IN KNOX-BOX AT DOOR 502.1) IN UPPER RIGHT HAND CORNER OF EXTERIOR DOORS 500.1, 502.2, 503 AND 504
21. KNOX-BOX, EXTERIOR MOUNTED FIRE DEPARTMENT 'LOCK-BOX'
22. ADDRESS STONE, COORD. STYLE, COLOR AND FONT WITH OWNER
23. EXHAUST FAN, REF. HVAC DWGS
24. LOUVER, REF. HVAC DWGS
25. MAKE-UP AIR UNIT, REF. HVAC DWGS
26. OUTDOOR UNIT, REF. HVAC DWGS

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

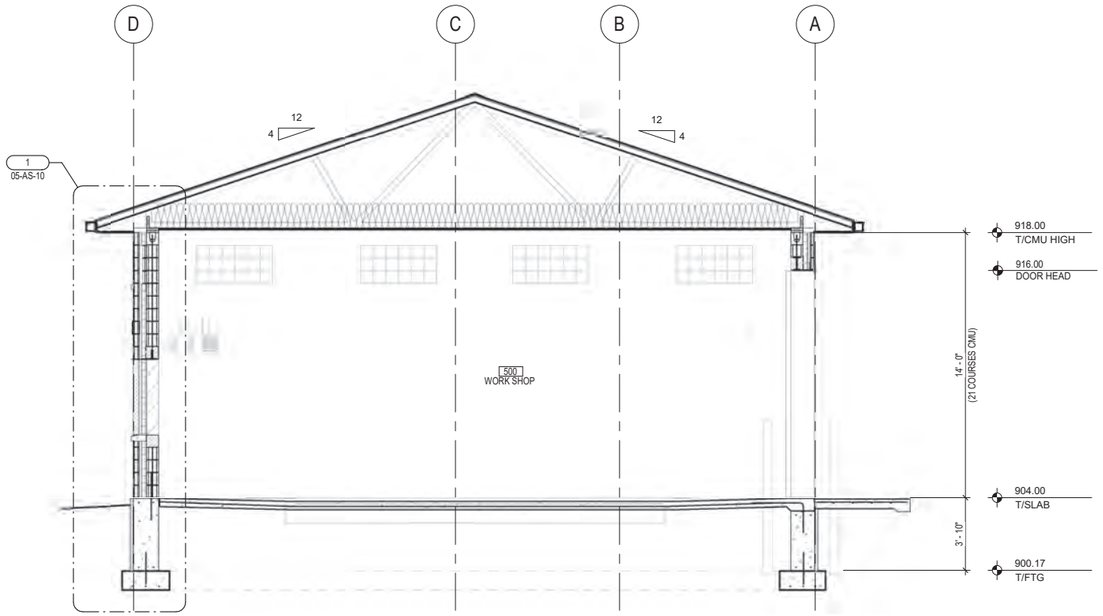
EXTERIOR ELEVATIONS

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

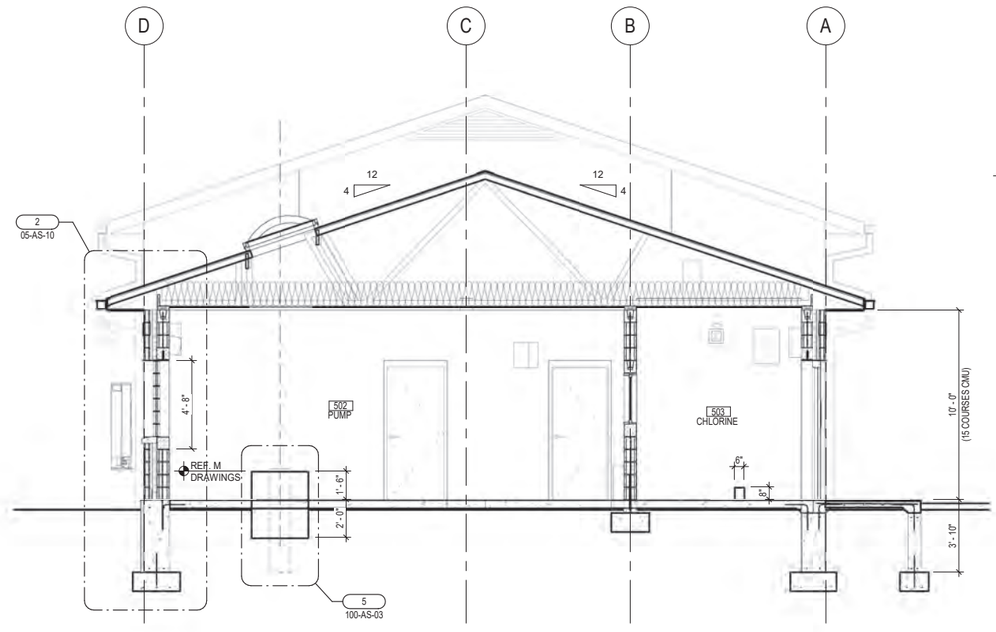
PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:28 PM
REVISIONS:
SCALE:
Sheet: 05-AS-08

D:\Dropbox\Siebers\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt

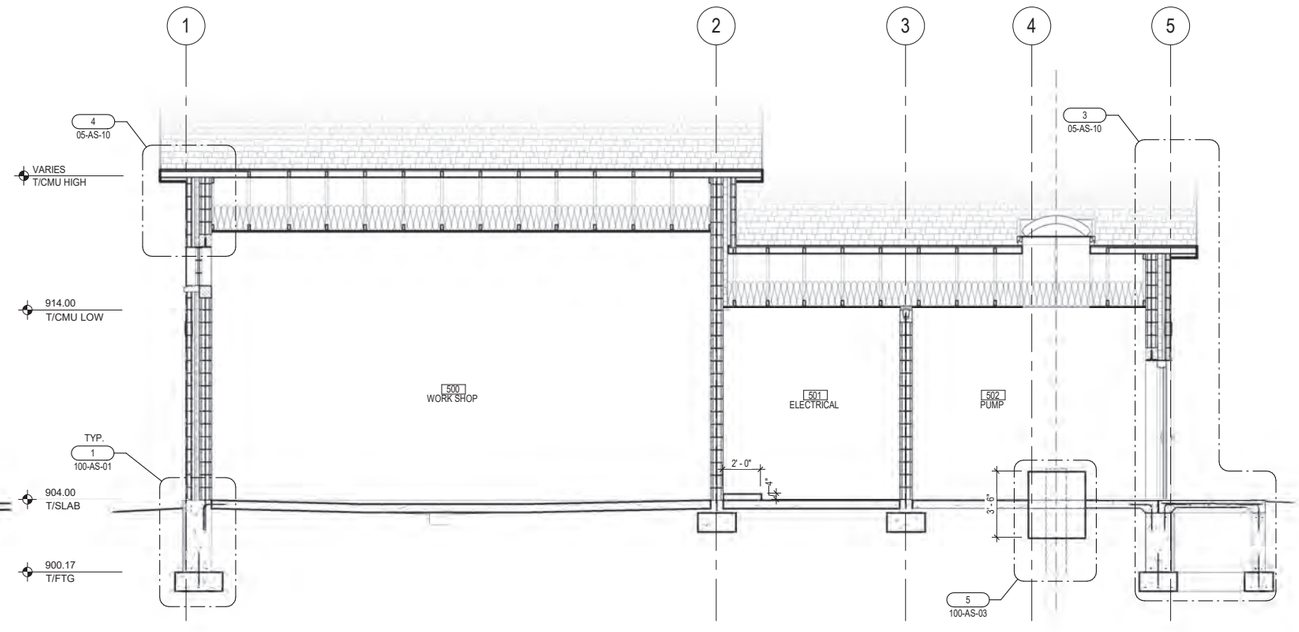
1/16/2026 9:34:28 PM



SECTION A



SECTION B



SECTION C

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

BUILDING SECTIONS

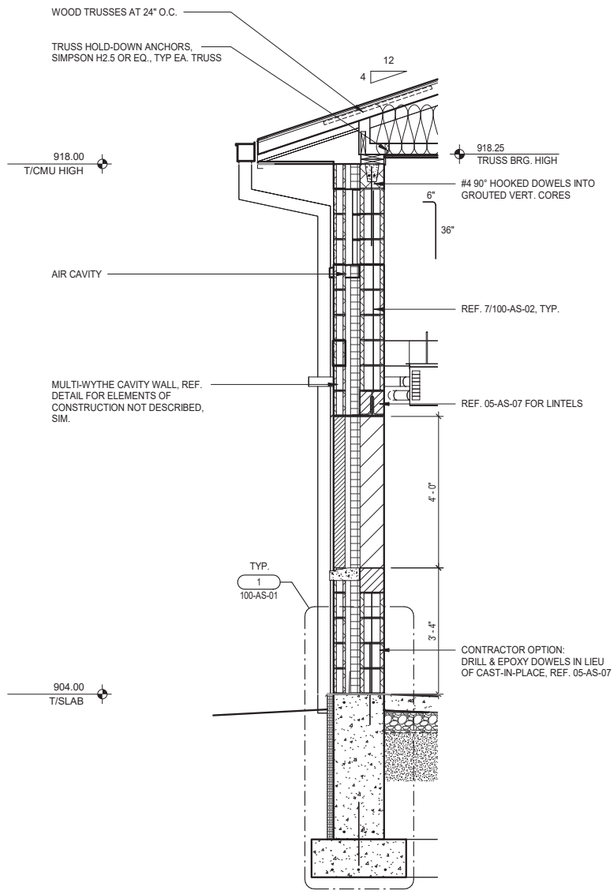
2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:30 PM
REVISIONS:
SCALE:

Sheet: 05-AS-09

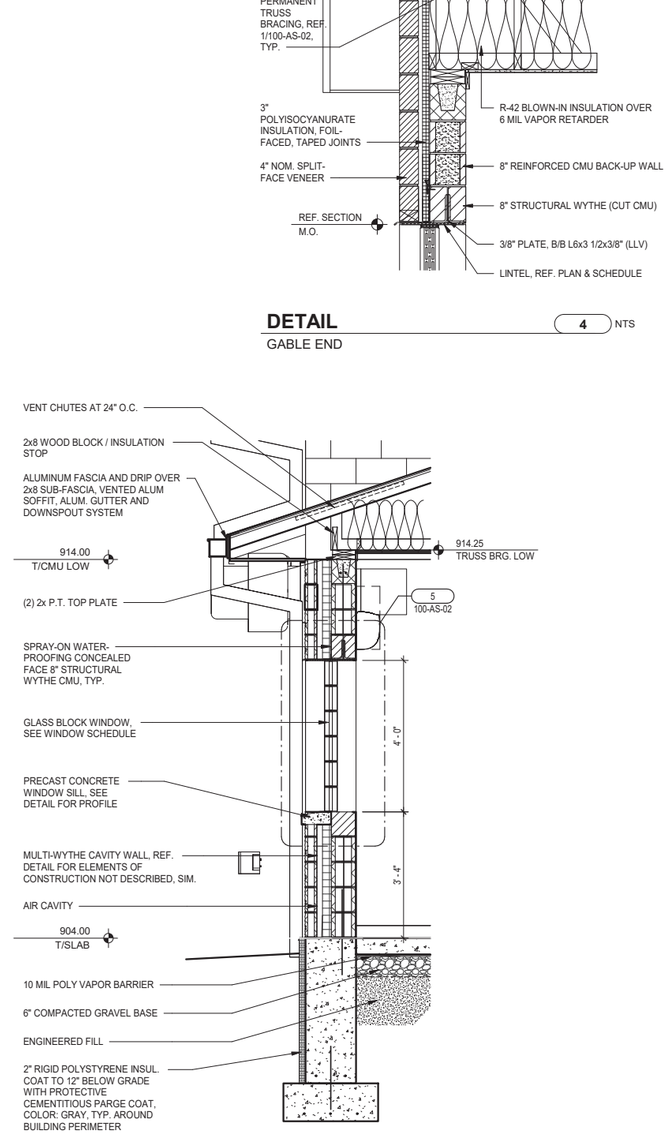
D:\Dropbox\Siebers\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt

1/16/2026 9:34:30 PM



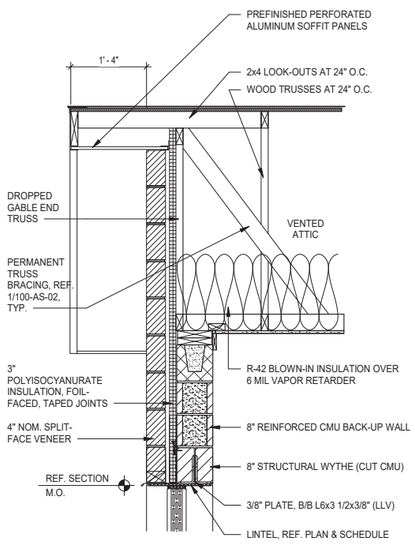
WALL SECTION A

1



WALL SECTION B

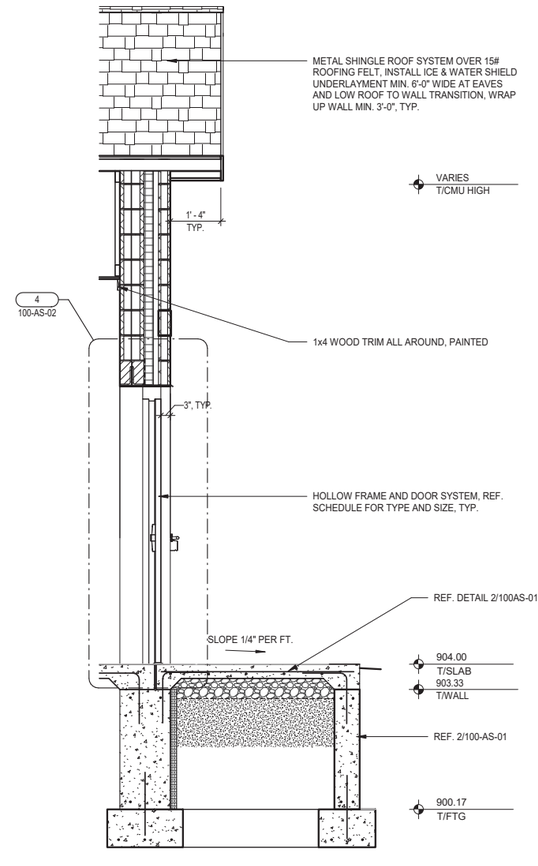
2



DETAIL

GABLE END

4 NTS



WALL SECTION C

3

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

WALL SECTIONS

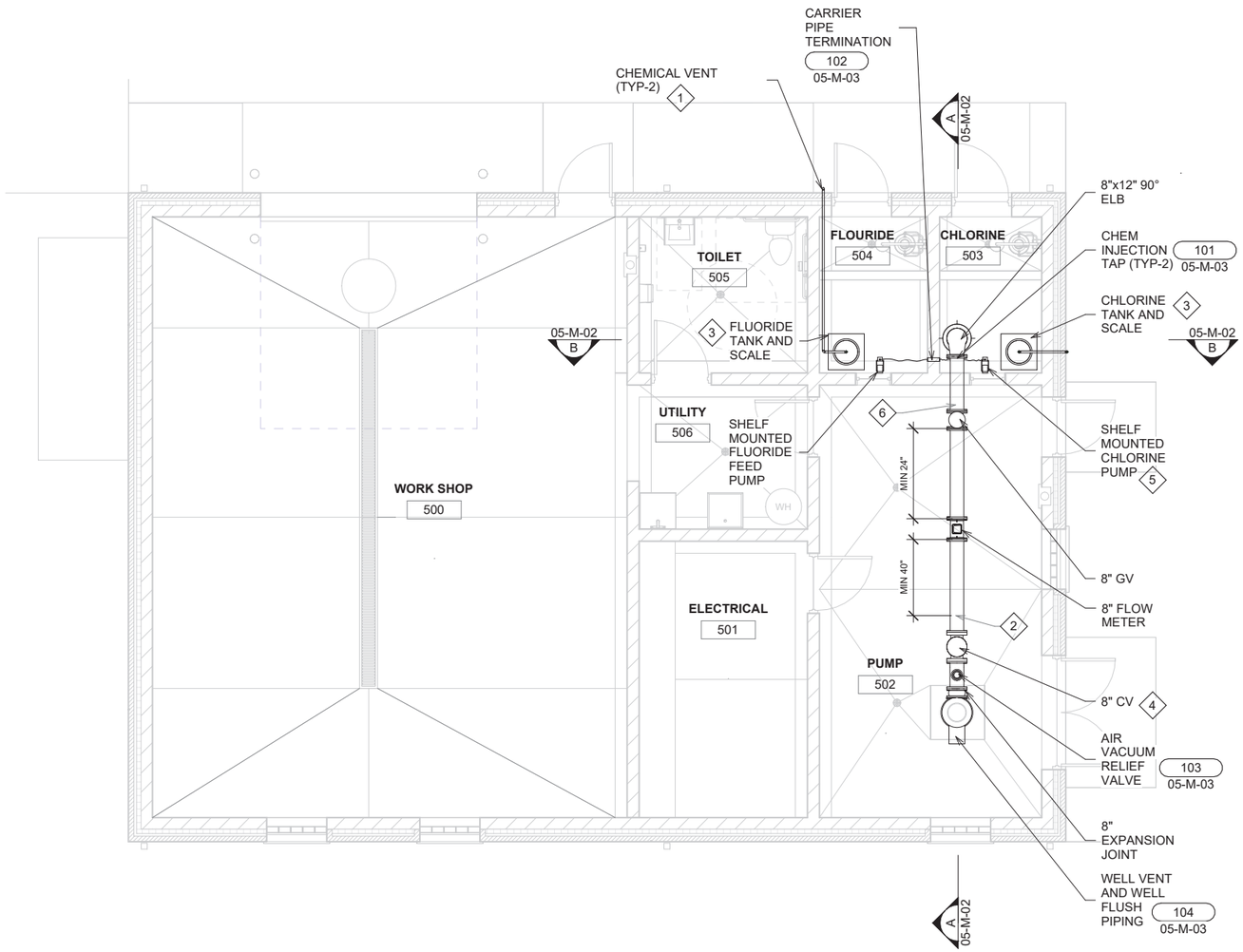
2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:31 PM
REVISIONS:
SCALE:

Sheet: 05-AS-10

D:\Dropbox\Siebers\Well #9\Revit\SBRS McFarland Well #5 v2025.rvt

1/16/2026 9:34:31 PM



GENERAL NOTES

1. CONSTRUCT PUMP BASE PER DETAIL 5 ON 100-AS-03. PROVIDE WELL PUMP AND ANCILLARY EQUIPMENT. PROVIDE ALL PIPING AND VALVES TO WATER MAIN CONNECTION AS SHOWN ON SHEET 05-C-02.
2. VERIFY ALL PIPING CENTERS TO MATCH NEW EQUIPMENT FURNISHED.
3. PROVIDE TWO MEANS OF JOINT RESTRAINT AT EACH ELBOW. FOR UPPER ELBOW USE TIE RODS AND RETAINER GLANDS. FOR LOWER ELBOW USE THRUST BLOCKING AND RETAINER GLANDS. THRUST BLOCKING IS TO BE POURED AGAINST UNDISTURBED SOUL AND SIZED TO ACCOMMODATE EXPECTED FORCES.

X KEY NOTES

1. PROVIDE CHEMICAL STORAGE CPVC VENT TO THE EXTERIOR OF THE WELL HOUSE WITH A DOWNWARD FACING, 24-MESH CORROSION RESISTANT SCREEN TERMINATING AT LEAST 24" ABOVE GRADE. PROVIDE 1" DIA 18" LONG FLEXIBLE TUBING CONNECTION TO CHEMICAL TANK.
2. FLOW SWITCH TAP TO BE MINIMUM OF 40" UPSTREAM OF FLOW METER. CONTRACTOR TO COORDINATE TAP SIZE WITH INSTRUMENTATION.
3. CONTRACTOR TO PROVIDE ALL CARRIER PIPES, PIPING, TUBING, FRP PUMP SHELVES, AND INJECTION TAPS FOR CHEMICAL FEED LINES.
4. 8" CHECK VALVE TO BE SWING ARM STYLE WITH HYDRAULIC ASSIST.
5. PUMP APPURTENANCES TO BE INSTALLED BY THE CONTRACTOR BY ALLOWANCE.
6. 3/4" THREADED TAP, PRESSURE GAUGE, AND BALL VALVE.

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

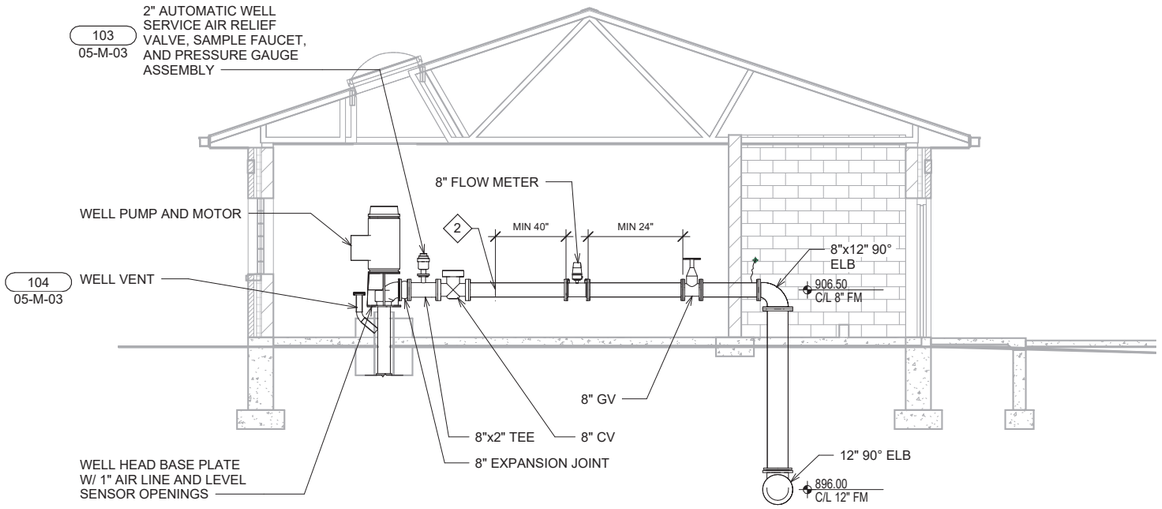
PROCESS PLAN
Well #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

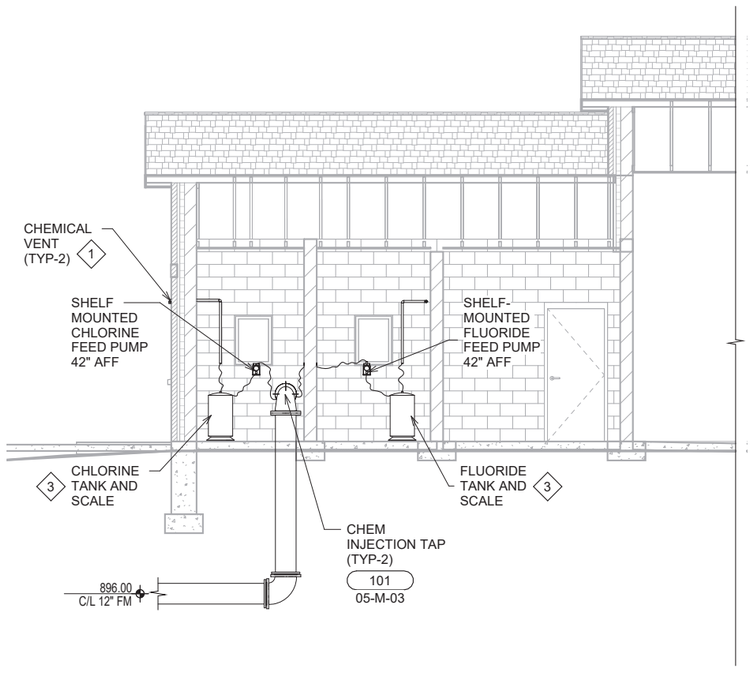
PROJECT NO: MC 220
DRAWN BY: RTG
CHECKED BY: BJH
DATE: 1/22/2026 9:18:57 AM
REVISIONS:
SCALE: 0 1 2 4 FEET
Sheet: 05-M-01

J:\JOBS\Mcfarland\MC-220-D3 Well #5 Preliminary Design\7. Drawings\b. Revit\Well #5- M.rvt

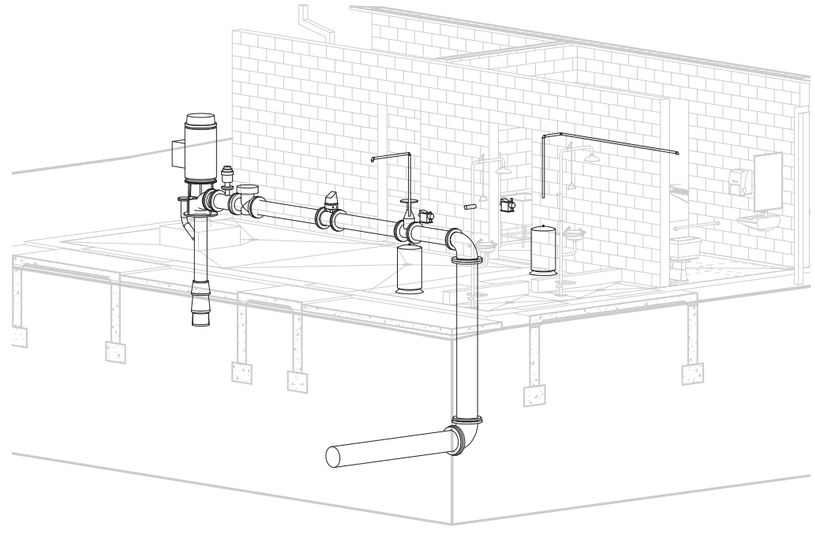
1/22/2026 9:18:57 AM



A Section A
1/4" = 1'-0"



B Section B
1/4" = 1'-0"



2 Well Pump Isometric

GENERAL NOTES

1. CONSTRUCT PUMP BASE PER DETAIL 5 ON 100-AS-03. PROVIDE WELL PUMP AND ANCILLARY EQUIPMENT. PROVIDE ALL PIPING AND VALVES TO WATER MAIN CONNECTION AS SHOWN ON SHEET 05-C-02.
2. VERIFY ALL PIPING CENTERS TO MATCH NEW EQUIPMENT FURNISHED.
3. PROVIDE TWO MEANS OF JOINT RESTRAINT AT EACH ELBOW. FOR UPPER ELBOW USE TIE RODS AND RETAINER GLANDS. FOR LOWER ELBOW USE THRUST BLOCKING AND RETAINER GLANDS. THRUST BLOCKING IS TO BE POURED AGAINST UNDISTURBED SOUL AND SIZED TO ACCOMMODATE EXPECTED FORCES.

X KEY NOTES

1. PROVIDE CHEMICAL STORAGE CPVC VENT TO THE EXTERIOR OF THE WELL HOUSE WITH A DOWNWARD FACING, 24-MESH CORROSION RESISTANT SCREEN TERMINATING AT LEAST 24" ABOVE GRADE. PROVIDE 1"x18" LONG FLEXIBLE TUBING CONNECTION TO CHEMICAL TANK.
2. FLOW SWITCH TAP TO BE MINIMUM OF 40" UPSTREAM OF FLOW METER. CONTRACTOR TO COORDINATE TAP SIZE WITH INSTRUMENTATION.
3. CONTRACTOR TO PROVIDE ALL CARRIER PIPES, PIPING, TUBING, FRP PUMP SHELVES, AND INJECTION TAPS FOR CHEMICAL FEED LINES.

6264 Nesbitt Road
Madison, WI 53719
(608)273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

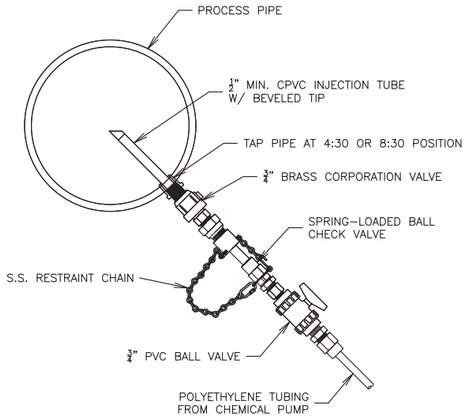
2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

PROJECT NO: MC 220
DRAWN BY: RTG
CHECKED BY: BJH
DATE: 1/22/2026 9:18:57 AM
REVISIONS:
SCALE:
0 1/2 1 2
FEET

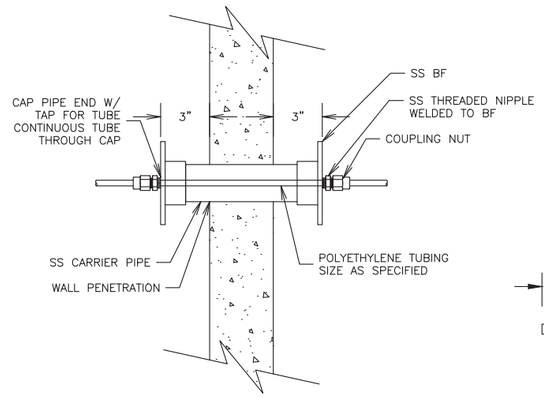
Sheet: 05-M-02

GENERAL NOTES

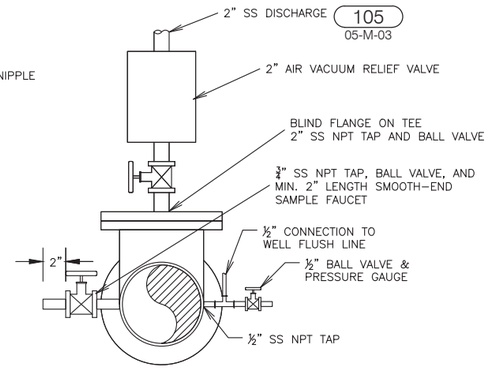
1. INSTALL WELL LEVEL TRANSDUCER WITHIN 1½" PVC OR POLYETHYLENE ENCLOSURE CONDUIT TO THE TOP OF THE PUMP BOWLS AND ATTACH CONDUIT TO COLUMN PIPE. EXTEND PIPE THROUGH PUMP DISCHARGE HEAD BUT DO NOT EXTEND PIPE ABOVE PUMP BASE PLATE. PROVIDE RECESSED TOP COVER.



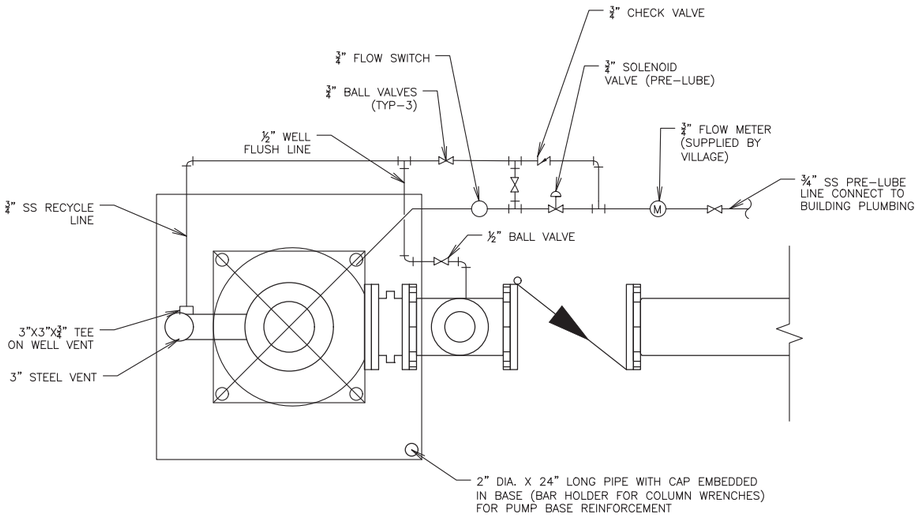
DETAIL 101
CHEMICAL INJECTION TAP



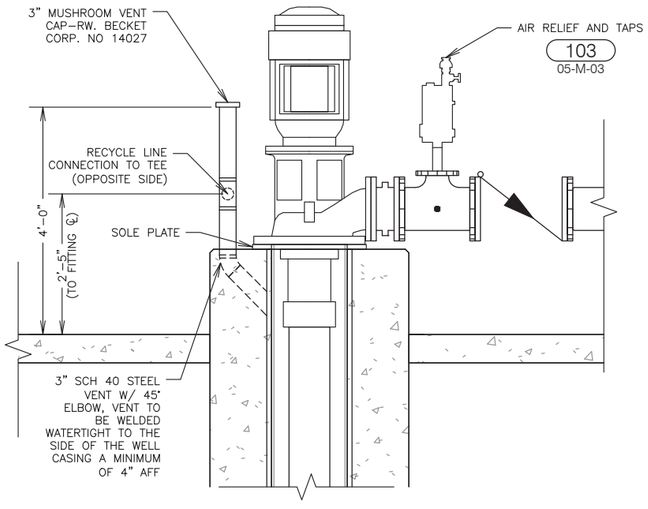
DETAIL 102
CARRIER WALL PENETRATION



DETAIL 103
AIR RELIEF TEE AND TAPS

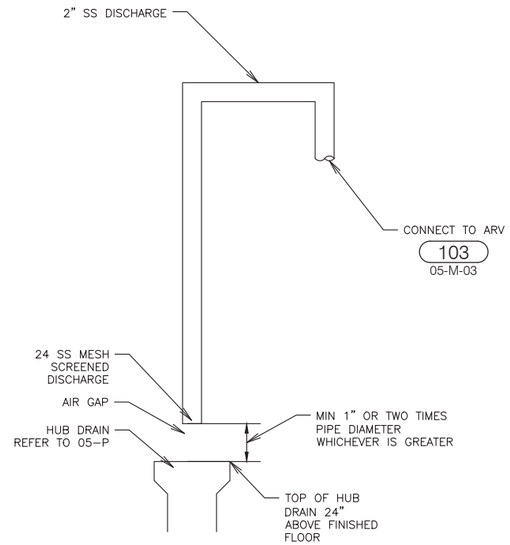


PLAN VIEW



ELEVATION VIEW

DETAIL 104
WELL VENT, PRE-LUBE, & REHAB PIPING



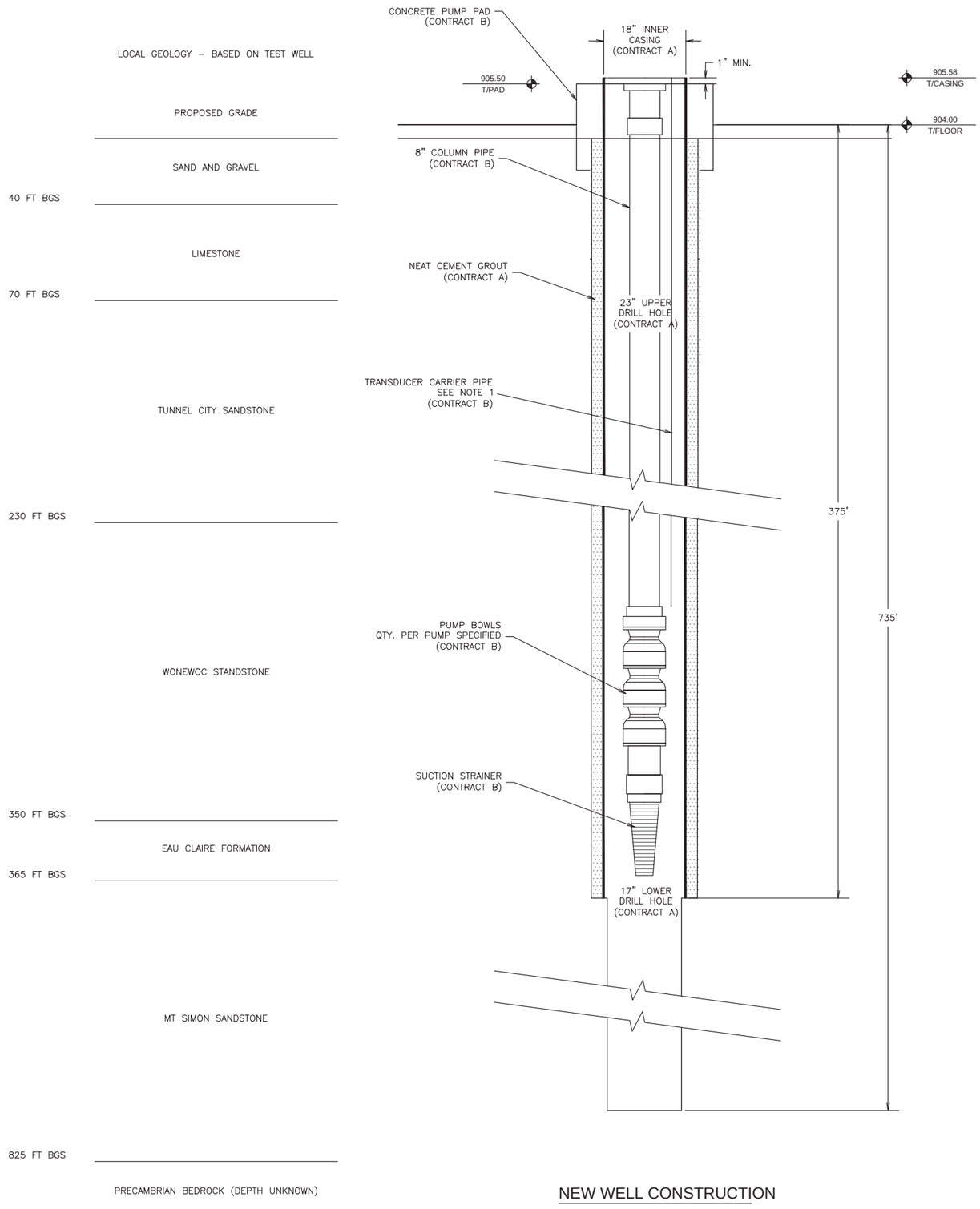
DETAIL 105
AIR RELIEF DISCHARGE

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

PROCESS DETAILS
WELL #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.:	MC-220
DRAWING FILE:	WELL #5-M
DRAWN BY:	R.T.G.
CHECKED BY:	B.J.H.
DATE:	1–19–26
REVISIONS:	
SCALE:	N.T.S.
SHEET:	05-M-03



NEW WELL CONSTRUCTION

GENERAL NOTES

1. INSTALL WELL LEVEL TRANSDUCER WITHIN 1½" PVC OR POLYETHYLENE ENCLOSURE CONDUIT TO THE TOP OF THE PUMP BOWLS AND ATTACH CONDUIT TO COLUMN PIPE. EXTEND PIPE THROUGH PUMP DISCHARGE HEAD BUT DO NOT EXTEND PIPE ABOVE PUMP BASE PLATE. PROVIDE RECESSED TOP COVER.
2. PRE–LUBE, WELL FLUSH, AND PRE–LUBE BYPASS PIPING SHOWN IN DETAIL (104).
3. VERIFY ALL PIPING CENTERS TO MATCH NEW EQUIPMENT FURNISHED.
4. CONTRACT A – WELL DRILLING INCLUDES CONSTRUCTION OF A NEW WATER SUPPLY WELL AND REQUIRES COORDINATION WITH CONTRACT B. CONTRACT A CONSTRUCTION IS COMPLETE. REFERENCE SUMMARY OF WORK FOR COORDINATION REQUIREMENTS.

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

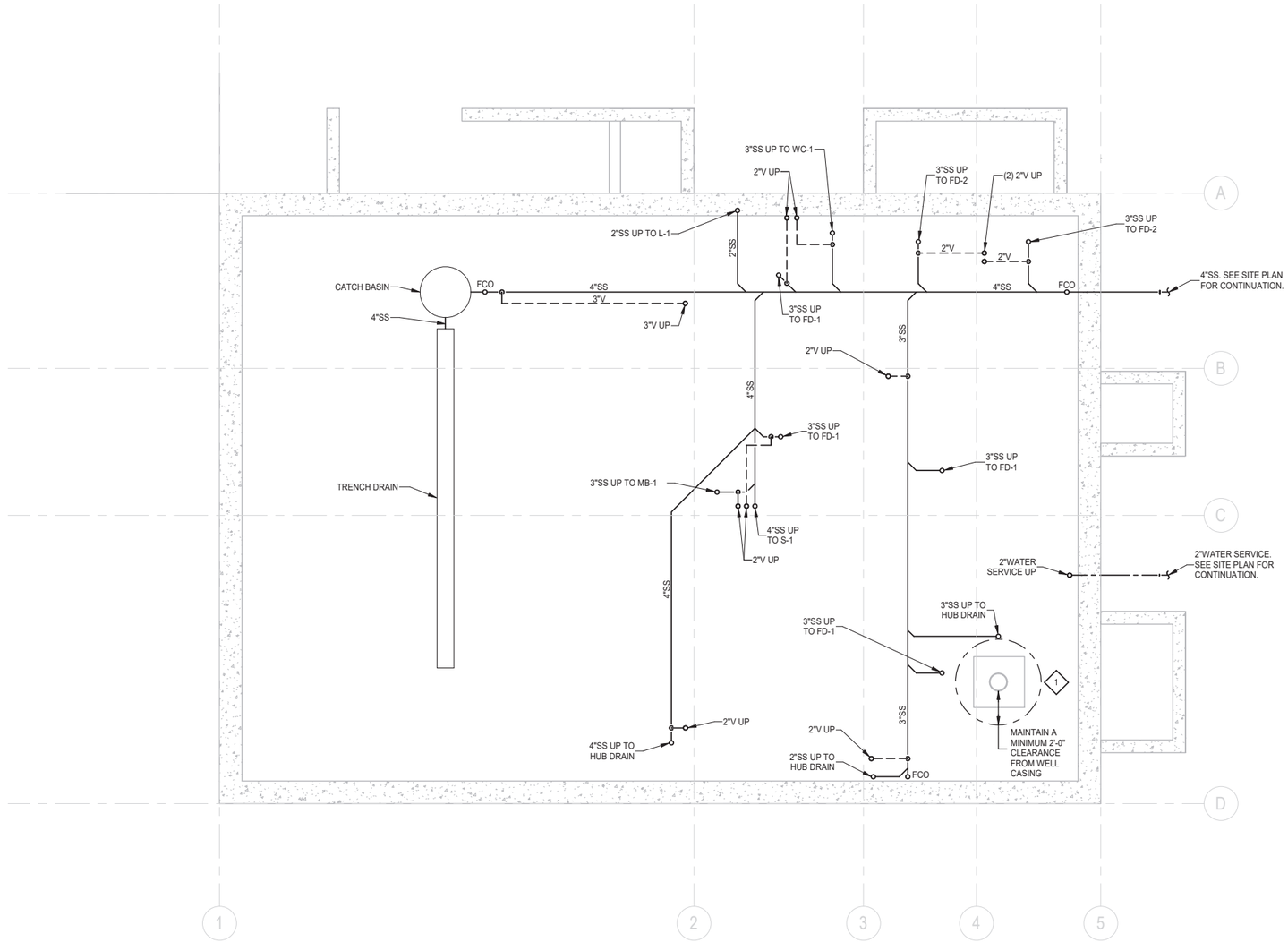
PUMP INSTALLATION
WELL #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.:	MC-220
DRAWING FILE:	WELL #5-M
DRAWN BY:	R.T.G.
CHECKED BY:	B.J.H.
DATE:	1–19–26
REVISIONS:	
SCALE:	N.T.S.
SHEET:	05-M-04

KEY NOTES

1. MAINTAIN A MINIMUM DISTANCE OF 2'-0" FROM WELL CASING TO ANY UNDERFLOOR PIPING.



UNDERFLOOR PLUMBING PLAN (1)

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

UNDERFLOOR PLUMBING PLAN
Well #5

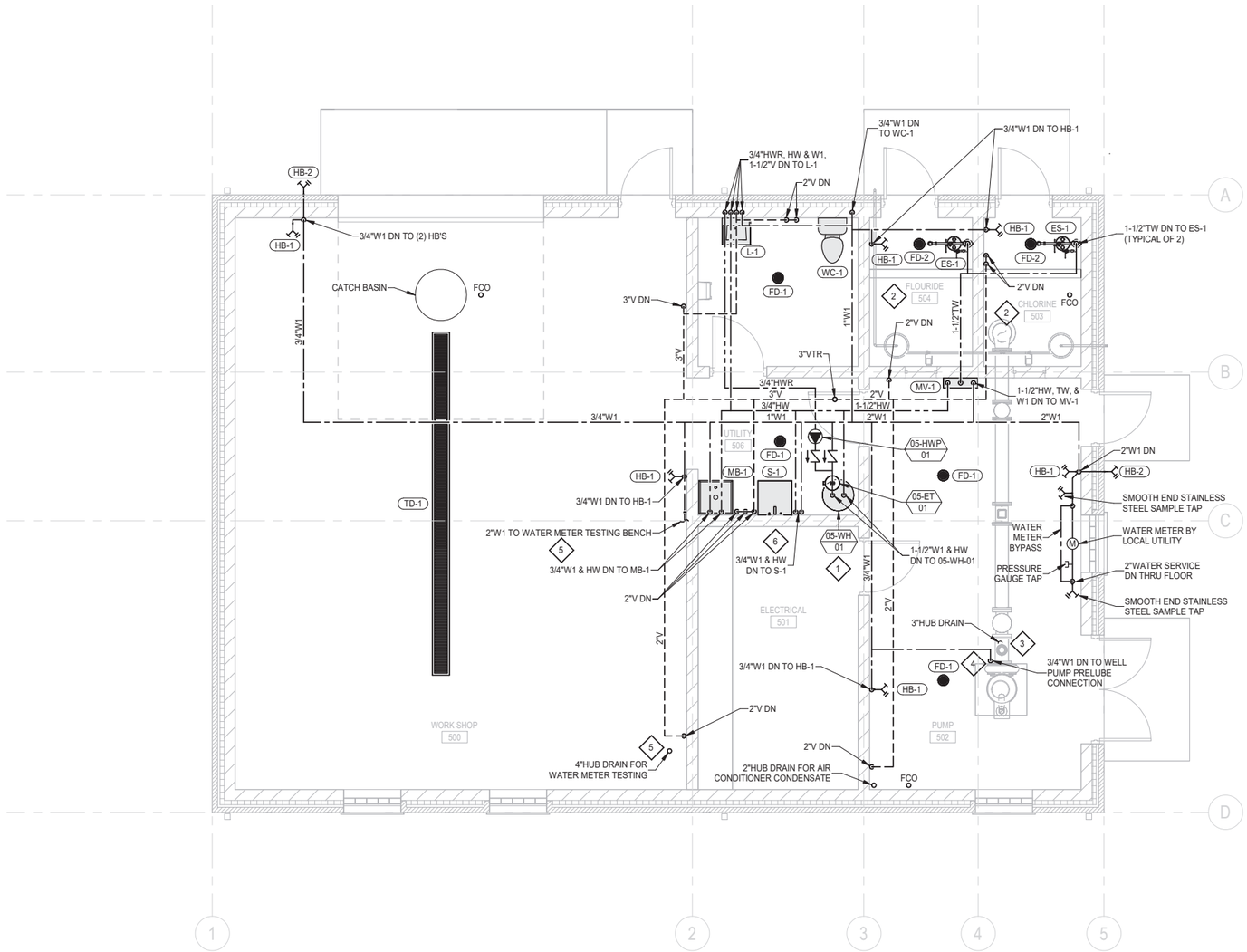
2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

PROJECT NO: MC 220
DRAWN BY: MRB
CHECKED BY: MRR
DATE: 1/15/2026 2:30:02 PM
REVISIONS:
SCALE: 0 1 2 4 FEET
Sheet: 05-P-01

C:\Users\markb\Documents\McFarland Well 5_v25_markb@bcengineering.com.rvt
1/15/2026 2:30:02 PM

KEY NOTES

1. MOUNT WATER HEATER ON CONCRETE HOUSEKEEPING PAD. FIELD VERIFY EXACT SIZE AND LOCATION. SIZE AND INSTALL CAI & VENT PIPING PER MANUFACTURERS RECOMMENDATIONS. TERMINATE WITH CONCENTRIC VENT UP THROUGH ROOF.
2. CORROSIVE LOCATION: ALL EXPOSED WATER PIPING INSIDE CHEMICAL ROOM SHALL BE EITHER SCHEDULE 40 STAINLESS STEEL OR SCHEDULE 80 CPVC. ALL EXPOSED SANITARY AND VENT PIPING SHALL BE SCHEDULE 40 PVC.
3. HUB DRAIN FOR PROCESS EQUIPMENT DRAIN. COORDINATE EXACT LOCATION WITH PROCESS CONTRACTOR. SEE THE HUB DRAIN DETAIL LOCATED ON SHEET 05-P-03.
4. CONNECT 3/4"W1 TO WELL PUMP PRELUBE CONNECTION PER MANUFACTURERS RECOMMENDATIONS. COORDINATE EXACT CONNECTION SIZE AND LOCATION WITH PROCESS CONTRCATOR.
5. 2"W1 & 4"HUB DRAIN FOR WATER METER TESTING. COORDINATE EXACT LOCATION WITH OWNER.
6. PROVIDE SMOOTH END STAINLESS STEEL SAMPLE TAP IN W1 LINE OVER S-1. COORDINATE WITH PROCESS CONTRACTOR.



PLUMBING PLAN 1

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

PLUMBING PLAN
Well #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

PROJECT NO:	MC 220
DRAWN BY:	MRB
CHECKED BY:	MRR
DATE:	1/15/2026 2:30:04 PM
REVISIONS:	
SCALE:	0 1 2 4 FEET
Sheet:	05-P-02

C:\Users\markb\Documents\McFarland Well 5_r25_markb@tcengineering.com.rvt

1/15/2026 2:30:04 PM

WATER CALCULATION WORKSHEET

Information Needed for Water Service Sizing

1 ___46___ Demand in gallons per minute.

2 ___63___ Low pressure at main before meter.

3 ___10___ Difference in elevation from main to meter (or external pressure tank to building control valve).

4 ___2"___ Size of water meter (if applicable).

5 ___50___ Developed length from main to meter (or external pressure tank to building control valve).

First Find Available Pressure After the Water Meter
(or at building control valve)

6 ___1___ Find pressure loss due to friction in ___2___ inch diameter water service.

7 ___4.3___ Find pressure loss due to elevation, main to meter (or external pressure tank to building control valve). Multiply the difference in elevation by .434 psi/ft.

8 ___4___ Find pressure loss due to meter. (from manufacturer or AWWA)

9 ___53.7___ Subtract the loss due to friction (Step 6), loss due to elevation (Step 7), and loss due to meter (Step 8) from the low main pressure (or low pressure at external pressure tank) (Step 2). This calculation is the available pressure after the water meter (or at the building control valve). This answer is entered in Line B, below.

Information Needed for Water Distribution Sizing
Using the following formula, find the pressure available for uniform loss (psi/100' of pipe)

A = [B - (C + D + E)] / F x 100

A ___20.7___ Pressure available for uniform loss (psi/100' of pipe).

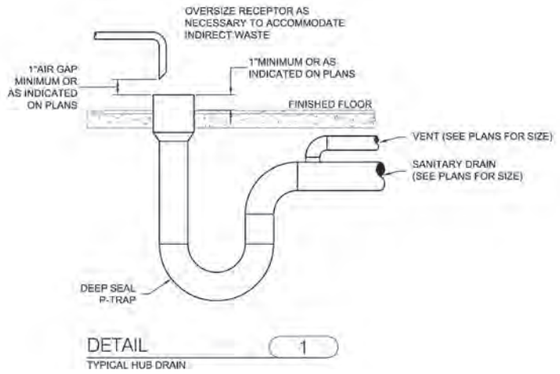
B ___53.7___ Available pressure after water meter (at the building control valve or low pressure at internalpressure tank). (See step 9 above)

C ___35___ Pressure needed at controlling fixture.

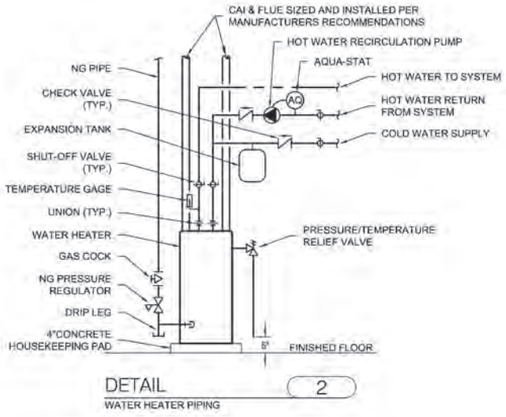
D ___0.0___ Difference in elevation between water meter (building control valve or internal pressure tank) and controlling fixture in feet ___0___ x .434 psi/ft.

E ___0___ Pressure loss due to water softeners, water treatment devices, instantaneous water heaters and backflow preventors which serve the controlling fixture. Conventional water heaters usually do not have a pressure loss.

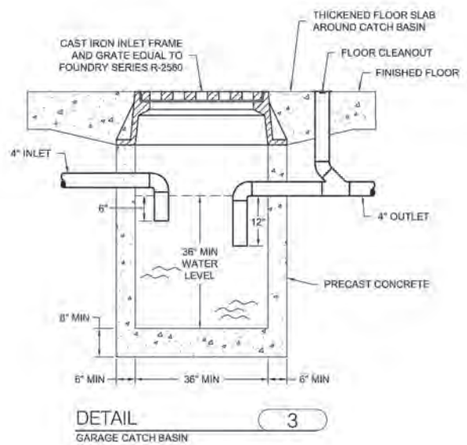
F ___90___ Developed length from water meter (building control valve or internal pressure tank) to controlling fixture in feet ___60___ x 1.5



DETAIL 1
TYPICAL HUB DRAIN



DETAIL 2
WATER HEATER PIPING



DETAIL 3
GARAGE CATCH BASIN

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL	DESCRIPTION	WSFU HW	WSFU CW	WSFU TOTAL	DFU VALUE
ES-1	HAWS	8336	CORROSION RESISTANT PVC PLASTIC COMBINATION EMERGENCY SHOWER AND EYE/FACE WASH STATION. UNIT SHALL INCLUDE AN AXION MSR EYE/FACE WASH HEAD WITH INTEGRAL FLOW CONTROLS AND A 1/2" STAY-OPEN STAINLESS STEEL BALL VALVE ACTIVATED BY PUSH FLAG OPERATOR WITH 11"ABS PLASTIC EYE/FACE WASH BOWL, AN AXION MSR ABS PLASTIC SHOWER HEAD WITH INTEGRAL FLOW CONTROLS AND A 1" STAY-OPEN STAINLESS STEEL BALL VALVE ACTIVATED BY STAINLESS STEEL TRIANGULAR PULL HANDLE, 2.5"SCHEDULE 80 PVC PIPE STANCHION WITH GREEN EPOXY FINISH, 1.25"IPS SUPPLY AND 1.5" SLIP WASTE. EYE/FACE WASH BOWL SHALL BE PIPED TO FLOOR.	NA	NA	NA	NA
FD-1	SIOUX CHIEF	863-43NR	ADJUSTABLE 3" FLOOR DRAIN, PVC ADAPTER BODY, ABS TOP HOUSING AND FLASHING COLLAR WITH ROUND NICKEL-BRONZE RING AND STRAINER, PROVIDE 3"SCHEDULE 40 HUB ADAPTER.	NA	NA	NA	3.0
FD-2	SIOUX CHIEF	863-HP33 & 842-3LP	ADJUSTABLE 3" FLOOR DRAIN, PVC ADAPTER BODY AND FLASHING COLLAR (863-HP33) WITH ABS TOP HOUSING AND ROUND HEAVY DUTY ABS RING AND STRAINER (842-3LP). PROVIDE 3" SCHEDULE 40 HUB ADAPTER.	NA	NA	NA	3.0
HB-1	WOODFORD	24	NON-FREEZE AREA, ANTI-SIPHON VACUUM BREAKER PROTECTED WALL FAUCET, 3/4" MALE HOSE THREAD NOZZLE, BRASS VALVE BODY, ONE PIECE VALVE PLUNGER, HARDENED STAINLESS STEEL OPERATING STEM AND METAL WHEEL HANDLE. PROVIDE WITH POLISHED CHROME FINISH.	NA	4.0	4.0	NA
HB-2	WOODFORD	19	FREEZELESS WALL FAUCET WITH ANTI-SIPHON AND NON-RUPTURE PROTECTION, AUTOMATIC DRAINING, 3/4" MALE HOSE THREAD NOZZLE, BRASS VALVE BODY, ONE PIECE VALVE PLUNGER TO CONTROL BOTH FLOW AND DRAINAGE. HARDENED STAINLESS STEEL OPERATING STEM AND OVAL POWDER COATED DIE CAST ALUMINUM HANDLE.	NA	4.0	4.0	NA
L-1	KOHLER	K-2005 KINGSTON	WALL MOUNT VITREOUS CHINA LAVATORY DRILLED FOR CONCEALED ARM CARRIER, FAUCET OPENINGS 4" ON CENTER WITH OVERFLOW. COORDINATE COLOR WITH ARCHITECT. FAUCET: CHICAGO FAUCETS MODEL 2200-4E2805ABCP, 4" CENTERS, SINGLE METAL LEVER HANDLE, 0.5 GPM. DRAIN: KOHLER K-7131-A-CP, 1-1/4" OFFSET DRAIN WITH GRID STRAINER AND KOHLER K-8999, 1-1/4"x1-1/2" CAST BRASS ADJUSTABLE "P" TRAP WITH C.O. PLUG. SUPPLIES & STOPS: CHICAGO FAUCETS MODEL 1006 ANGLE VALVE WITH LOOSE KEY HANDLE, 1/2" FEMALE INLET, 1/2"ODx12" RISER (QUANTITY OF 2). PROVIDE "HANDY-SHIELD MAXX" PIPE INSULATION ON "P"-TRAP, WATER VALVES AND SUPPLY PIPING.	0.5	0.5	1.0	1.0
MB-1	FIAT	TSB3000	24"x24"x12" PRECAST TERRAZO MOP BASIN WITH 6"DROP FRONT, STAINLESS STEEL CAPS ON ALL CURBS AND STAINLESS STEEL CAST-IN DRAIN BODY FOR 3" PIPE. FAUCET: CHICAGO FAUCETS MODEL 835-369CP, VACUUM BREAKER SPOUT, 3/4" MALE HOSE THREAD OUTLET, WALL BRACE AND PAIL HOOK. PROVIDE WATTS 8B VACUUM BREAKER ON FAUCET. HOSE AND WALL HOOK: FIAT #832-AA, 30" LONG FLEXIBLE HEAVY DUTY 5/8" RUBBER HOSE AND 3/4"COUPLING ON ONE END AND STAINLESS STEEL WALL BRACKET.	2.0	2.0	3.0	3.0
MV-1	LEONARD VALVE	TM-800-LF-STSTL-EXP	THERMOSTATIC MIXING VALVE WITH INTEGRAL STRAINER CHECKSTOPS ON INLETS, ADJUSTABLE SET POINT AND DIAL THERMOMETER IN SURFACE MOUNTED STAINLESS STEEL CABINET.	NA	NA	NA	NA
S-1	MUSTEE	17F	23"x23.5"x16"DEEP, FLOOR MOUNTED, ONE PIECE MOLDED DURASTONE CONSTRUCTION, SINGLE COMPARTMENT UTILITY SINK WITH INTEGRALLY MOLDED DRAIN ASSEMBLY, STOPPER AND HEAVY GAUGE STEEL LEGS WITH BUILT-IN LEVELERS. FAUCET: MUSTEE MODEL 93.600, 4"CENTERS, 7"SWING SPOUT, LEVER HANDLES, POLISHED CHROME FINISH. TRAP: 1-1/2"x1-1/2", 17 GAUGE CAST BRASS "P" TRAP WITH C.O. PLUG. SUPPLIES & STOPS: NIBCO MODEL S-585, 1/2" BALL VALVE (QUANTITY OF 2).	2.0	2.0	3.0	2.0
TD-1	ZURN	ZF812-HDG	12" WIDE PRE-SLOPED TRENCH DRAINAGE SYSTEM, FIBER REINFORCED POLYMER DRAIN CHANNEL BODY WITH 1.04% BOTTOM SLOPE, INTERLOCKING 10'-0" MODULAR SECTIONS, GALVANIZED STEEL FRAME WITH ANCHOR STUDS, EXTRA HEAVY DUTY DUCTILE IRON SLOTTED GRATES WITH STAINLESS STEEL LOCKDOWN HARDWARE AND 4" OUTLET.	NA	NA	NA	4.0
WC-1	KOHLER	K-3493 HIGHLINE	ADA COMPLIANT, FLOOR MOUNT, VITREOUS CHINA, PRESSURE ASSISTED TANK WATER CLOSET WITH ELONGATED BOWL, 17-1/8" RIM HEIGHT AND 1.6 GALLON FLUSH. COORDINATE COLOR WITH ARCHITECT. SEAT: KOHLER K-4650 SOLID PLASTIC, OPEN FRONT WITH COVER. SUPPLIES & STOPS: CHICAGO FAUCETS MODEL 1006 ANGLE VALVE WITH LOOSE KEY HADLE, 1/2" FEMALE INLET, 1/2" ODx12" RISER.	NA	3.0	3.0	6.0

PUMPS

MARK	MANUFACTURER	MODEL	PUMP TYPE	MATERIAL	GPM	HEAD (FT WC)	MOTOR WATTS	MOTOR RPM	MOTOR VOLTS	MOTOR PHASE	REMARKS
05-HWP-01	BELL & GOSSETT	NBF-25	INLINE	BRONZE	1	10	125	2,950	115	1	1, 2
1. PROVIDE WITH PLUG IN POWER CORD. 2. PROVIDE AQUASTAT AND TIMER.											

GAS FIRED WATER HEATER SCHEDULE

MARK	MANUFACTURER	TYPE	MODEL	STORAGE CAPACITY (GAL)	BTUH (INPUT)	GPH RECOVERY @ 90 F	VOLTS/PHASE	DIMENSIONS	REMARKS
05-WH-01	AMERICAN	SEALED COMB.	PDVG62-40S40-NV	40	40,000	45	120V / 1Ø	22"Ø x 50"H	1, 2, 3
1. PROVIDE DISCONNECT 2. PROVIDE CONCENTRIC CAI/VENT 3. PROVIDE SPARE ANODE RODS									

POTABLE WATER EXPANSION TANK

MARK	MANUFACTURER	MODEL	CAPACITY TANK VOLUME (GALLONS)	CAPACITY ACCEPTANCE VOLUME (GALLONS)	SYSTEM CONNECTION (INCHES)	MAXIMUM OPERATING PRESSURE (PSI)	DIMENSIONS DIAMETER (INCHES)	DIMENSIONS HEIGHT (INCHES)	REMARKS
05-ET-01	BELL & GOSSETT	PTA-12	5	3.3	3/4"	150	12"	14"	1
1. TANK SHALL BE ASME RATED.									

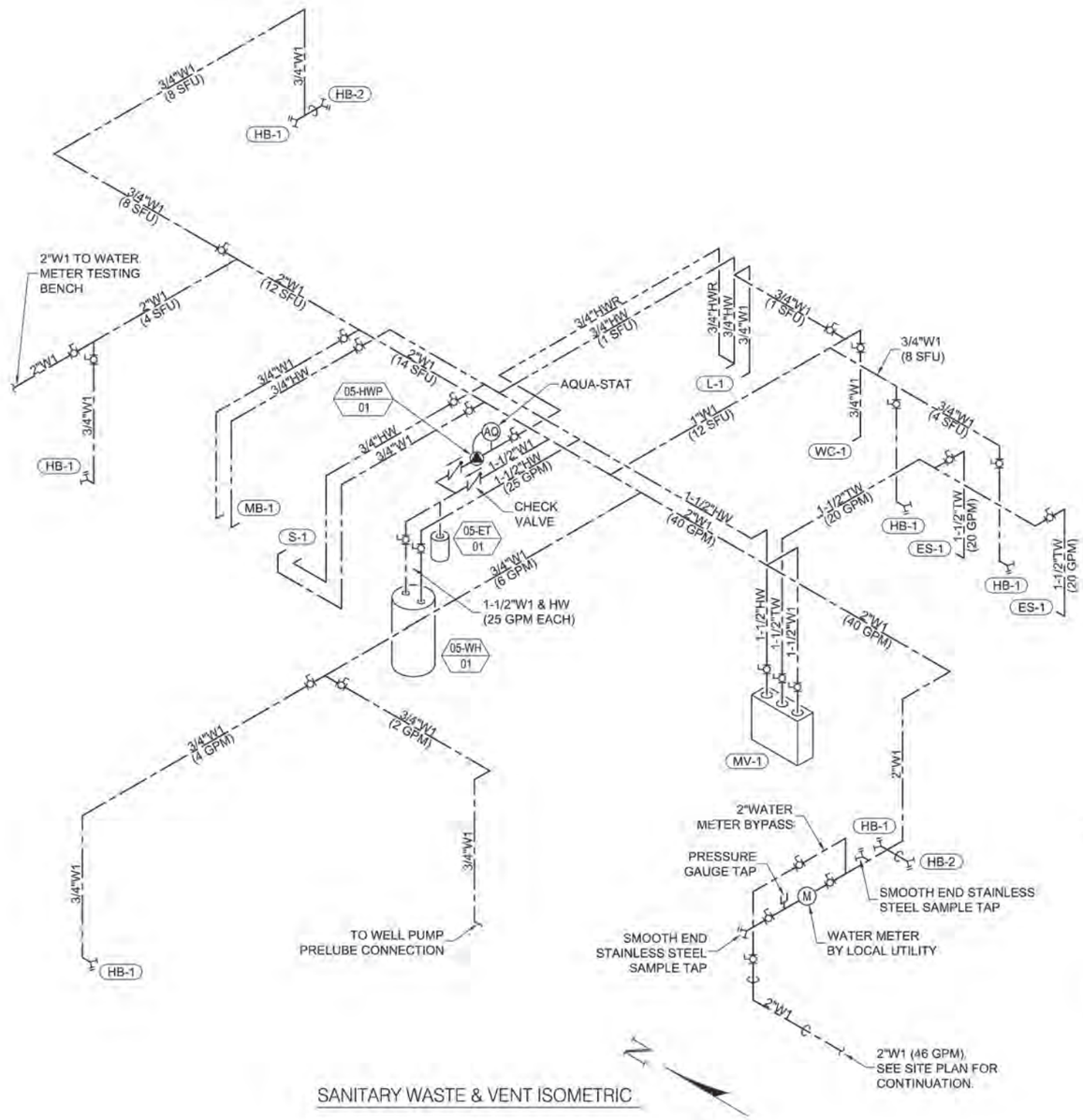
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

PLUMBING SCHEDULES & DETAILS
Well #5

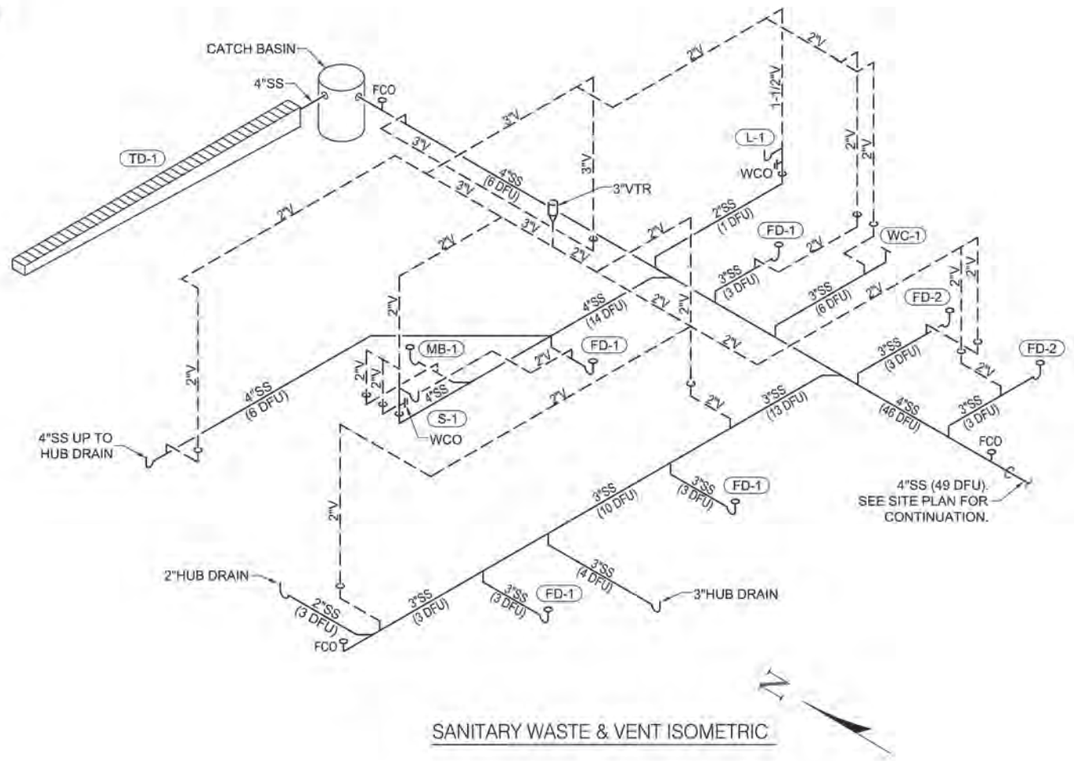
2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

PROJECT NO: MC 220
DRAWN BY: MRB
CHECKED BY: MRR
DATE: 1/16/2026 9:51:06 AM
REVISIONS:
SCALE: 0 1 2 4 FEET
Sheet: 05-P-03

C:\Users\markb\Documents\McFarland Well 5_v25_markb@bcengineering.com.rvt
1/16/2026 9:51:06 AM



SANITARY WASTE & VENT ISOMETRIC



SANITARY WASTE & VENT ISOMETRIC

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

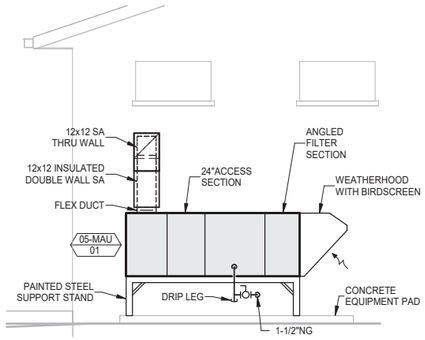
PLUMBING ISOMETRICS
Well #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

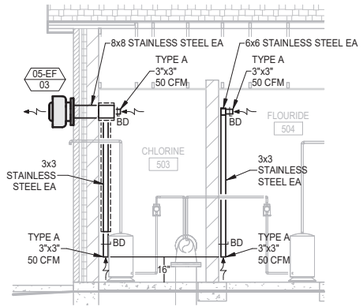
PROJECT NO: MC 220
DRAWN BY: MRB
CHECKED BY: MRR
DATE: 1/15/2026 2:30:17 PM
REVISIONS:
SCALE: 0 1 2 4 FEET
Sheet: 05-P-04

C:\Users\markb\Documents\McFarland Well 5_v25_markb@tcengineering.com.rvt

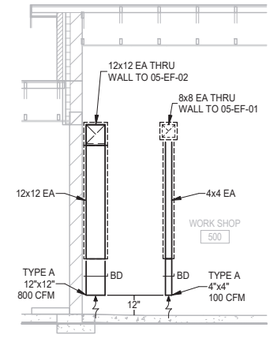
1/15/2026 2:30:17 PM



05-MAU-01 SECTION 2



CHEMICAL ROOM DUCTWORK SECTION 3

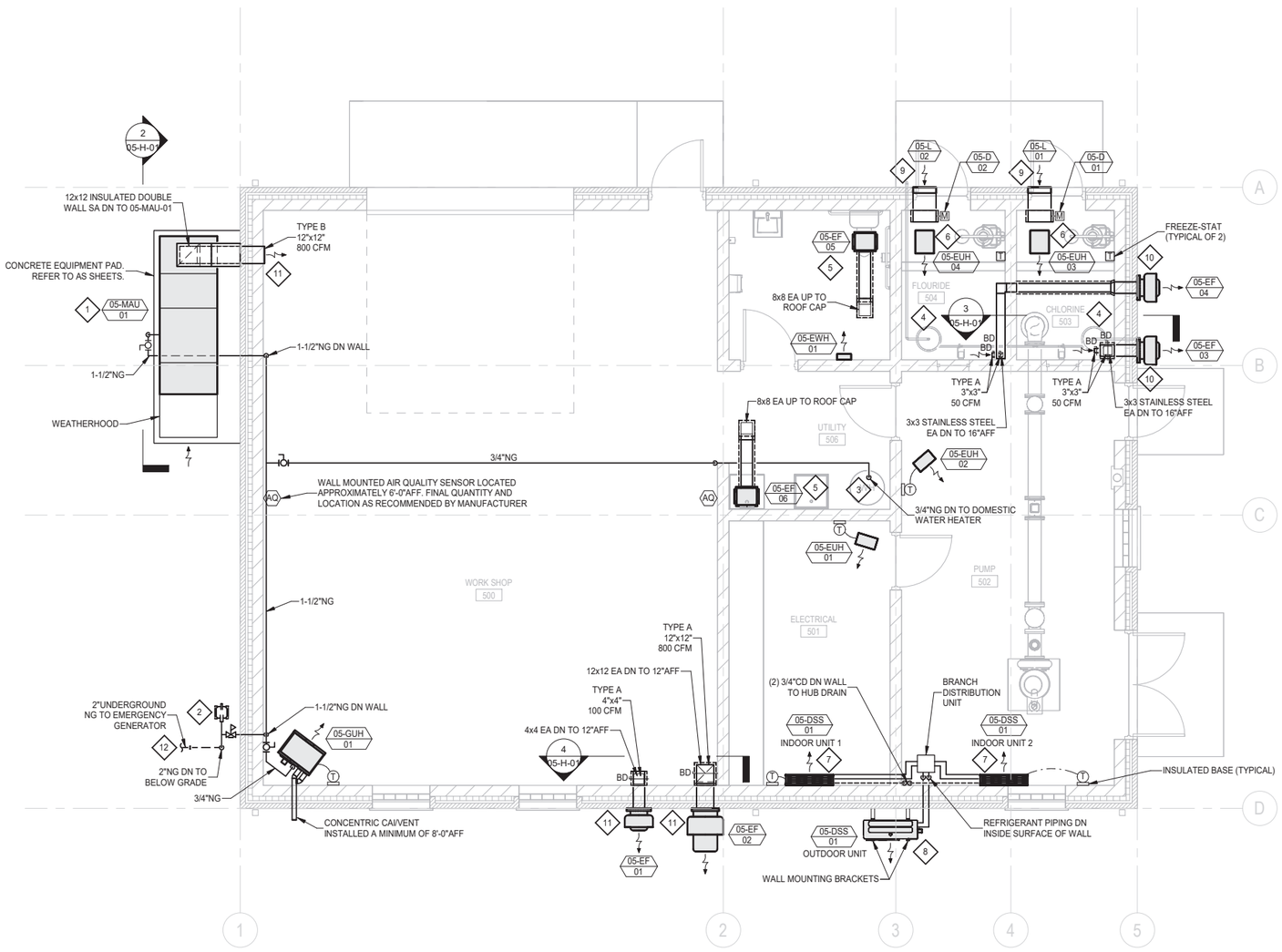


WORKSHOP DUCTWORK SECTION 4

N

KEY NOTES

1. MOUNT MAKE-UP AIR UNIT (05-MAU-01) ON CONTRACTOR FABRICATED PAINTED STEEL SUPPORT STAND ON CONCRETE EQUIPMENT PAD. FIELD VERIFY EXACT LOCATION. ALL EXTERIOR DUCTWORK SHALL BE DOUBLE WALL INSULATED DUCTWORK.
2. NATURAL GAS METER BY LOCAL UTILITY COMPANY. METER SHALL BE CAPABLE OF SUPPLYING 2,615 MBH AT AN INITIAL PRESSURE OF 5 PSI. FIELD VERIFY FINAL LOCATION. PROVIDE NG STEP DOWN PRESSURE REGULATOR TO REDUCE GAS PRESSURE DOWN TO 7"-11"WC BEFORE ENTERING THE BUILDING. EXTEND VENT UP BEYOND ROOF LINE. PROVIDE SHUT-OFF VALVE IN EACH BRANCH. ALL EXTERIOR NG PIPING SHALL BE PAINTED WITH UV RESISTANT PAINT TO MATCH BUILDING COLOR.
3. CONNECT NG TO DOMESTIC WATER HEATER PER MANUFACTURERS RECOMMENDATIONS. COORDINATE EXACT CONNECTION SIZE AND LOCATION WITH PLUMBING CONTRACTOR.
4. CORROSIVE LOCATION: ALL DUCTWORK AND ACCESSORIES LOCATED IN CHEMICAL ROOM SHALL BE STAINLESS STEEL.
5. MOUNT EXHAUST FAN AT A HEIGHT OF 8'-0"AFF PER MANUFACTURERS RECOMMENDATIONS. FIELD VERIFY EXACT LOCATION. INTERLOCK FAN OPERATION WITH ROOM LIGHT SWITCH.
6. MOUNT ELECTRIC UNIT HEATER IN FRONT OF INTAKE LOUVER TO TEMPER THE INCOMING AIR. FIELD VERIFY EXACT LOCATION.
7. MOUNT 05-DSS-01 (INDOOR UNIT) HIGH ON WALL PER MANUFACTURERS RECOMMENDATIONS. FIELD VERIFY EXACT LOCATION. REFRIGERANT PIPING SHALL DROP VERTICALLY ALONG THE INSIDE SURFACE OF THE WALL AND PENETRATE THE WALL AT THE ELEVATION OF THE CONDENSING UNIT. DO NOT RUN PIPING DN THE OUTSIDE SURFACE OF THE WALL. SEE THE DUCTLESS SPLIT SYSTEM DETAIL.
8. MOUNT 05-DSS-01 (OUTDOOR UNIT) TO WALL WITH WALL MOUNTING BRACKETS. BOTTOM OF UNIT SHALL BE AT A HEIGHT OF 2'-0"ABOVE GRADE. FIELD VERIFY EXACT LOCATION. SEE THE DUCTLESS SPLIT SYSTEM DETAIL. SIZE AND INSTALL REFRIGERANT PIPING PER MANUFACTURERS RECOMMENDATIONS. ALL EXTERIOR REFRIGERANT PIPING SHALL BE PAINTED WITH UV RESISTANT PAINT TO MATCH BUILDING COLOR.
9. TOP OF LOUVER SHALL BE AT A HEIGHT OF 9'-4"AFF.
10. TOP OF WALL OPENING SHALL BE AT A HEIGHT OF 9'-4"AFF
11. TOP OF WALL OPENING SHALL BE AT A HEIGHT OF 10'-0"AFF.
12. EXTEND 2"UNDERGROUND NG PIPING TO NEW EMERGENCY GENERATOR AND CONNECT PER GENERATOR MANUFACTURER'S RECOMMENDATIONS. COORDINATE EXACT CONNECTION SIZE AND LOCATION WITH GENERATOR MANUFACTURER. PROVIDE NG STEP DOWN PRESSURE REGULATOR AT UNIT TO REDUCE GAS PRESSURE DOWN TO 7"-11"WC. ALL EXTERIOR NG PIPING SHALL BE PAINTED WITH UV RESISTANT PAINT.



HVAC PLAN 1

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

HVAC PLAN
Well #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

PROJECT NO: MC 220
DRAWN BY: MRB
CHECKED BY: MRR
DATE: 1/16/2026 4:35:38 PM
REVISIONS:
SCALE: 0 1 2 4 FEET
Sheet: 05-H-01

C:\Users\markb\Documents\McFarland Well 5_v25_markb@tcengineering.com.rvt

1/16/2026 4:35:38 PM

DIFFUSERS AND GRILLES

TYPE	MANUFACTURER	MODEL	TYPE	MATERIAL	BLADE SPACING	REMARKS
A	CONTR. FABRICATED	-	-	STAINLESS STEEL	-	1
B	TITUS	132RS	DOUBLE DEFLECTION	ALUMINUM	3"	

1. 1" x 1" STAINLESS STEEL SCREENING WITH STAINLESS STEEL FRAMED BORDER.

GAS FIRED MAKEUP AIR UNITS

MARK	MANUFACTURER	MODEL	SERVICE	SUPPLY FAN					HEATING			FILTERS	UNIT ELECTRICAL			PHYSICAL DATA				REMARKS
				SUPPLY AIR (CFM)	ESP (IN WC)	MOTOR HP	BHP	RPM	INPUT (MBH)	OUTPUT (MBH)	STAGES		MCA	MOP	VOLTS / PH	LENGTH	WIDTH	HEIGHT	WEIGHT (LBS)	
05-MAU-01	GREENHECK	DGX-P116-H12-D1	WORKSHOP	800	0.25	1/2	0.2	1,200	132	121	MODULATING	MERV 8	1.7	15	460 / 3	140"	43"	40"	800	1, 2, 3, 4, 5, 6, 7, 8

1. PROVIDE DISCONNECT SWITCH.
2. UNIT TO BE PROVIDED WITH INTEGRAL STARTER.
3. PROVIDE INLET DAMPER.
4. PROVIDE CONTROLS ON ACCESSIBLE SIDE OF UNIT.
5. MOUNT UNIT ON CONTRACTOR FABRICATED PAINTED STEEL SUPPORT STAND.
6. PROVIDE V-BANK FILTER SECTION
7. PROVIDE 24"ACCESS SECTION AS REQUIRED TO PROVIDE SINGLE SIDED SERVICE ACCESS.
8. PROVIDE WEATHERHOOD WITH BIRDSCREEN.

DUCTLESS SPLIT SYSTEMS

MARK	MANUFACTURER	MODEL		TYPE	LOCATION	COOLING CAPACITY (BTUH)	HEATING CAPACITY (BTUH)	AIR FLOW (CFM)	REFRIG.	UNIT ELECTRICAL				PHYSICAL DATA				REMARKS
		INDOOR UNIT	OUTDOOR UNIT							AMPS	MCA	MOP	VOLTS / PHASE	LENGTH	WIDTH	HEIGHT	WEIGHT	
05-DSS-01	LG	–	KUMXA361A	MULTI ZONE	OUTSIDE	36,000	45,000	4,238	R-32	24.3	32.1	40	208-230 / 1	38"	16"	54"	225 LBS	1, 4, 5
		KNUAB121A	–	HIGH WALL	ELEC ROOM	12,000	13,600	177 / 233 / 282	R-32	0.4	–	–	208-230 / 1	33"	10"	13"	20 LBS	1, 2, 3
		KNMAB241A	–	HIGH WALL	PUMP ROOM	24,000	25,600	367 / 452 / 597	R-32	0.4	–	–	208-230 / 1	40"	10"	14"	26 LBS	1, 2, 3

1. PROVIDE DISCONNECT.
2. INDOOR UNIT IS POWERED FROM OUTDOOR UNIT.
3. PROVIDE WALL MOUNTED WIRED THERMOSTAT.
4. PROVIDE LOW AMBIENT WIND BAFFLE TO PERMIT OPERATION DOWN TO 0°F.
5. PROVIDE WALL MOUNTING BRACKETS FOR OUTDOOR UNIT.

ELECTRIC UNIT HEATERS

MARK	MANUFACTURER	MODEL	KW	CFM	MOTOR		ELECTRICAL		OPERATING WEIGHT	REMARKS
					HP	RPM	AMPS	VOLTS / PH		
05-EUH-01	Q-MARK	MUH03-41	3	350	1/100	1,600	3.6	480 / 3	27 LBS	2, 3, 6
05-EUH-02	Q-MARK	MUH03-41	5	350	1/100	1,600	6.0	480 / 3	27 LBS	2, 3, 6
05-EUH-03	INDEECO	234-U11N-0050U	5	700	1/4	1,750	8.0	480 / 3	56 LBS	1, 2, 3, 4, 5
05-EUH-04	INDEECO	234-U11N-0050U	5	700	1/4	1,750	8.0	480 / 3	56 LBS	1, 2, 3, 4, 5

1. PROVIDE FACTORY MOUNTED AND WIRED INTEGRAL THERMOSTAT.
2. PROVIDE FACTORY MOUNTED AND WIRED INTEGRAL DISCONNECT SWITCH.
3. MOUNT HEATER SUCH THAT THE BOTTOM OF THE UNIT IS AT A HEIGHT OF 8'-0"AFF.
4. PROVIDE STAINLESS STEEL MOUNTING BRACKET WITH EPOXY COATING.
5. UNIT HEATER SHALL BE CORROSION RESISTANT (316 STAINLESS STEEL CONSTRUCTION).
6. PROVIDE REMOTE WALL MOUNTED THERMOSTAT.

FANS

MARK	MANUFACTURER	MODEL	SERVICE	LOCATION	CONSTRUCTION			AIR			ELECTRICAL			WEIGHT (LBS)	SONES	REMARKS
					TYPE	FAN MATERIAL	DRIVE	AIRFLOW (CFM)	ESP (IN WC)	RPM	HP	BHP	VOLTS / PH			
05-EF-01	GREENHECK	CUE-070-VG	WORKSHOP	EXT. WALL	SIDEWALL	ALUMINUM	DIRECT	100	0.25	1,401	1/15	0.01	115 / 1	25	2.7	1, 2, 3, 4
05-EF-02	GREENHECK	CUE-100-VG	WORKSHOP	EXT. WALL	SIDEWALL	ALUMINUM	DIRECT	800	0.25	1,244	1/4	0.11	115 / 1	60	6.7	1, 2, 3, 4
05-EF-03	GREENHECK	CUE-070-VG	CHLORINE	EXT. WALL	SIDEWALL	ALUMINUM	DIRECT	100	0.25	1,401	1/15	0.01	115 / 1	25	2.7	1, 2, 3, 4
05-EF-04	GREENHECK	CUE-070-VG	FLUORIDE	EXT. WALL	SIDEWALL	ALUMINUM	DIRECT	100	0.25	1,401	1/15	0.01	115 / 1	25	2.7	1, 2, 3, 4
05-EF-05	GREENHECK	SP-A200	TOILET ROOM	TOILET ROOM	CEILING	ALUMINUM	DIRECT	75	0.5	778	29 WATTS	–	115 / 1	15	2.5	1, 2, 5, 6, 7
05-EF-06	GREENHECK	SP-A200	UTILITY	UTILITY	CEILING	ALUMINUM	DIRECT	75	0.5	778	29 WATTS	–	115 / 1	15	2.5	1, 2, 5, 6, 7

1. PROVIDE GRAVITY BACKDRAFT DAMPER.
2. PROVIDE FACTORY MOUNTED AND WIRED DISCONNECT SWITCH.
3. PROVIDE HI-PRO POLYESTER COATING ON ALL PARTS INCLUDING DAMPER. COLOR TO BE EITHER GREY OR IVORY. FINAL SELECTION BY ARCHITECT.
4. PROVIDE VARI-GREEN EC MOTOR WITH DIAL SPEED CONTROL MOUNTED ON MOTOR FOR BALANCING PURPOSES.
5. PROVIDE WHITE ALUMINUM GRILLE AND SPEED CONTROL MOUNTED ON FAN FOR BALANCING PURPOSES.
6. PROVIDE NEOPRENE VIBRATION ISOLATION HANGERS.
7. PROVIDE ALUMINUM PITCHED ROOF CAP EQUAL TO GREENHECK MODEL RJ-6x9.

GAS FIRED UNIT HEATERS

MARK	MANUFACTURER	MODEL	NATURAL GAS INPUT (MBH)	MINIMUM EFFICIENCY	CFM	MOTOR		ELECTRICAL		OPERATING WEIGHT	REMARKS
						HP	RPM	AMPS	VOLTS / PH		
05-GUH-01	MODINE	HDS SIZE 45	45	82%	720	1/15	1,550	3.8	115 / 1	60 LBS	1, 2, 3

1. PROVIDE DISCONNECT.
2. PROVIDE CONCENTRIC COMBUSTION AIR INTAKE/VENT KIT.
3. MOUNT HEATER SUCH THAT THE BOTTOM OF THE UNIT ISAT A HEIGHT OF 8'-0"AFF.

LOUVERS

MARK	MANUFACTURER	MODEL	SERVICE	CFM	CONSTRUCTION		SIZE			MAX FREE AREA VELOCITY (FPM)	MAX PRESSURE DROP (IN WC)	FINISH	REMARKS
					TYPE	MATERIAL	WIDTH	HEIGHT	DEPTH				
05-L-01	GREENHECK	ESJ-401	CHLORINE	100	INTAKE	ALUMINUM	16"	16"	4"	691	0.08	70% KYNAR	1, 2
05-L-02	GREENHECK	ESJ-401	FLUORIDE	100	INTAKE	ALUMINUM	16"	16"	4"	691	0.08	70% KYNAR	1, 2

1. COLOR SELECTION BY ARCHITECT.
2. PROVIDE WITH BIRD SCREEN.

ELECTRIC WALL HEATERS

MARK	MANUFACTURER	MODEL	LOCATION	MOUNTING	CFM	ELECTRICAL			DIMENSIONS	REMARKS
						WATTS	AMPS	VOLTS / PH		
05-EWH-01	Q-MARK	CWH1101DSAF	TOILET	SURFACE	65	1,000	8.4	120 / 1	10" x 11" x 4"	1, 2

1. PROVICE FACTORY MOUNTED AND WIRED INTEGRAL THERMOSTAT AND DISCONNECT SWITCH.
2. PROVICE SURFACE MOUNTING FRAME.

ELECTRIC CONTROL DAMPERS

MARK	MANUFACTURER	MODEL	BLADE CONFIGURATION	SIZE	LOCATION	VOLTS/ PHASE	REMARKS
05-D-01	TAMCO	SERIES 1000	PARALLEL	16" x 16"	05-L-01	115 / 1	1, 2, 3
05-D-02	TAMCO	SERIES 1000	PARALLEL	16" x 16"	05-L-02	115 / 1	1, 2, 3

1. PROVIDE WITH BELIMO ACTUATOR.
2. PROVIDE WITH 3 COAT BAKED PHENOLIC COATING.
3. PROVIDE WITH CORROSION RESISTANT ACTUATOR HOUSING.

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

HVAC SCHEDULES
Well #5

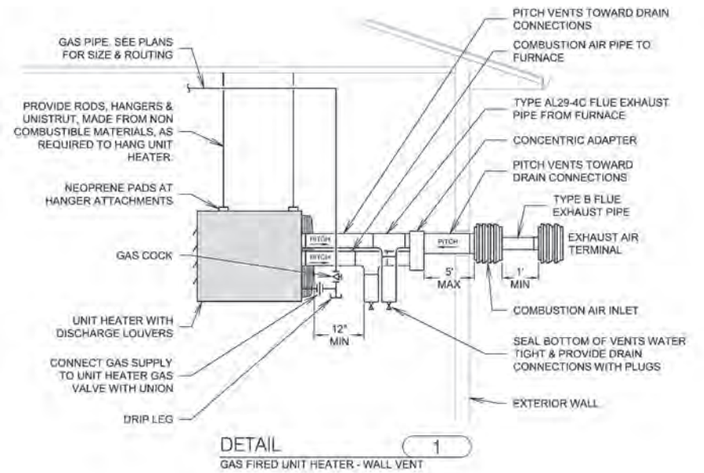
2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

PROJECT NO: MC 220
DRAWN BY: MRB
CHECKED BY: MRR
DATE: 1/15/2026 2:30:00 PM
REVISIONS:
SCALE: 0 1 2 4 FEET

Sheet: 05-H-02

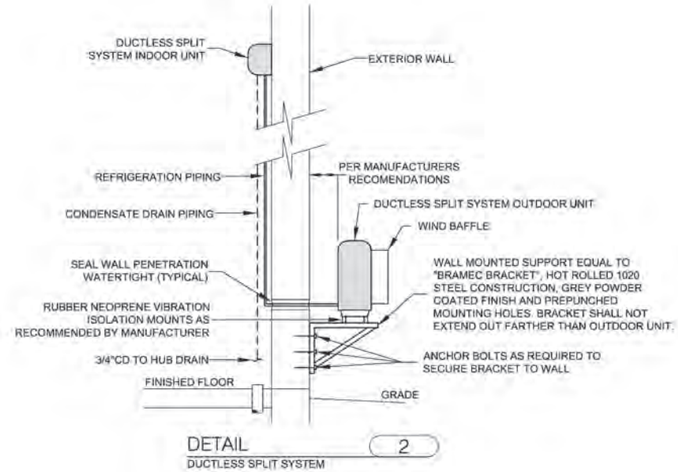
C:\Users\markb\Documents\McFarland Well 5_v25_markb@tcengineering.com.rvt

1/15/2026 2:30:00 PM



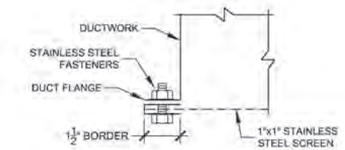
DETAIL 1

GAS FIRED UNIT HEATER - WALL VENT



DETAIL 2

DUCTLESS SPLIT SYSTEM



DETAIL 3

CONTRACTOR FABRICATED TYPE "A" GRILLE

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

HVAC DETAILS
Well #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of Mcfarland, Wisconsin

PROJECT NO: MC 220
DRAWN BY: MRB
CHECKED BY: MRR
DATE: 1/15/2026 2:30:02 PM
REVISIONS:
SCALE:
0 1 2 4
FEET

Sheet: 05-H-03

C:\Users\markb\Documents\McFarland Well 5_v25_markb@bcengineering.com.rvt

1/15/2026 2:30:02 PM

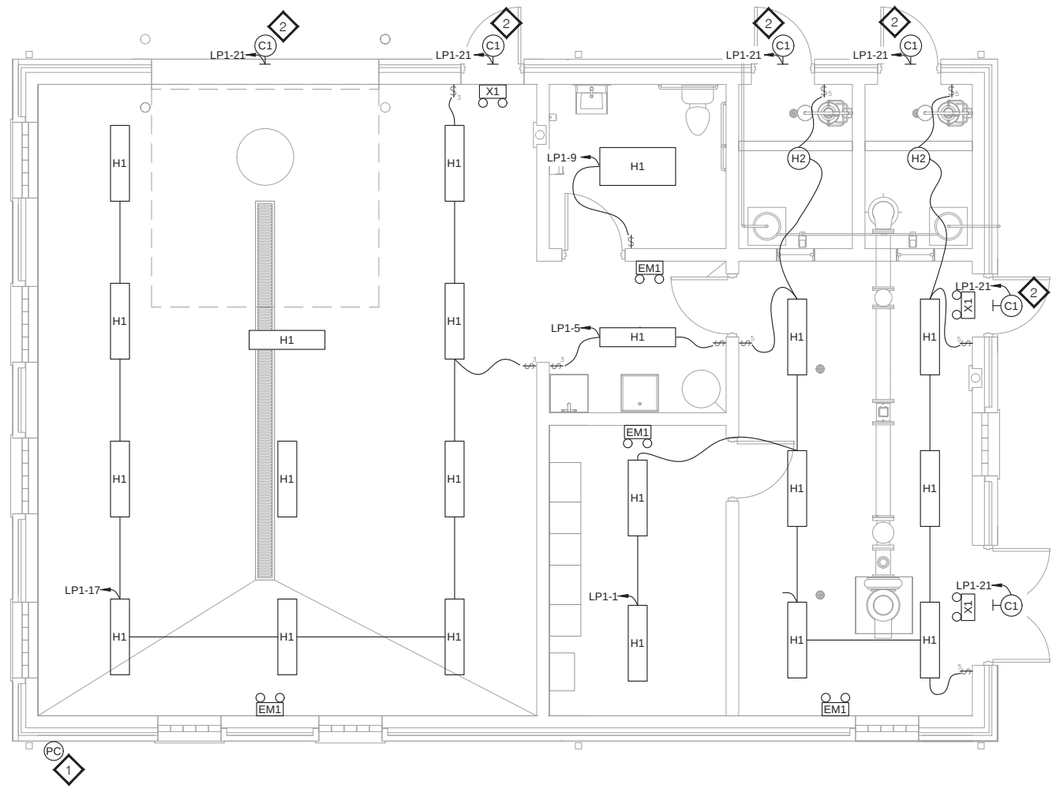
N

GENERAL NOTES

1. DO NOT SCALE DRAWINGS TO DETERMINE EXACT LOCATION OF ELECTRICAL EQUIPMENT AND CONNECTIONS.
2. 120 HOMERUN WIRING SHALL BE A MINIMUM OF (2) #12 & #12G IN 3/4"C UNLESS OTHERWISE NOTED. SIZE FOR VOLTAGE DROP.
3. SEE ONE-LINE DIAGRAM, PANEL SCHEDULE, AND FIELD DEVICE WIRING SCHEDULE FOR WIRING OF ALL PROCESS AND INSTRUMENTATION.
4. PROVIDE RACEWAY FOR ALL HVAC EQUIPMENT. PROVIDE WIRING FOR LINE VOLTAGE AND ABOVE POWER AND CONTROL WIRING.
5. INSTALL FIELD INSTRUMENTS PER DETAIL WHEN PROVIDED.
6. ALL CONDUIT STUBBED UP THROUGH CONCRETE SHALL BE PVC COATED GRS.
7. SEE SCADA OVERVIEW FOR COMMUNICATIONS CABLING REQUIREMENTS.
8. CHEMICAL ROOMS 503 AND 504 ARE DESIGNATED AS DAMP OR CORROSIVE. USE SCHEDULE 80 PVC SURFACE MOUNTED CONDUIT. COVER PLATES SHALL BE WEATHERPROOF TYPE.

KEY NOTES

1. PROVIDE PHOTOCELL, TORK MODEL #2001 OR EQUAL, TO CONTROL EXTERIOR FIXTURES. EACH FIXTURE SHALL BE PROVIDED WITH BI-LEVEL LIGHTING CAPABILITY. WHEN A FIXTURES SWITCH IS "OFF" THE FIXTURE IS OFF, WHEN ON IT IS SWITCHED ON/OFF AT LOW-LEVEL INTENSITY BY PHOTOCELL, AND SWITCHED ON/OFF AT FULL INTENSITY BY INTEGRAL MOTION SENSOR.
2. WIRE EXTERIOR MOUNTED "C1" FIXTURE TO BE DUSK TO DAWN CONTROLLED FROM THE PHOTOCELL AND THROUGH SWITCH ON MCC.



ELECTRICAL LIGHTING PLAN

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

LIGHTING PLAN
WELL #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland. Wisconsin

PROJECT NO.: MC-220
DRAWING FILE: E SHEETS
DRAWN BY: S.H.G.
CHECKED BY: B.W.G.
DATE: 1-23-26
REVISIONS:
SCALE: 0 ½ 1 2 FEET
SHEET: 05-E-01

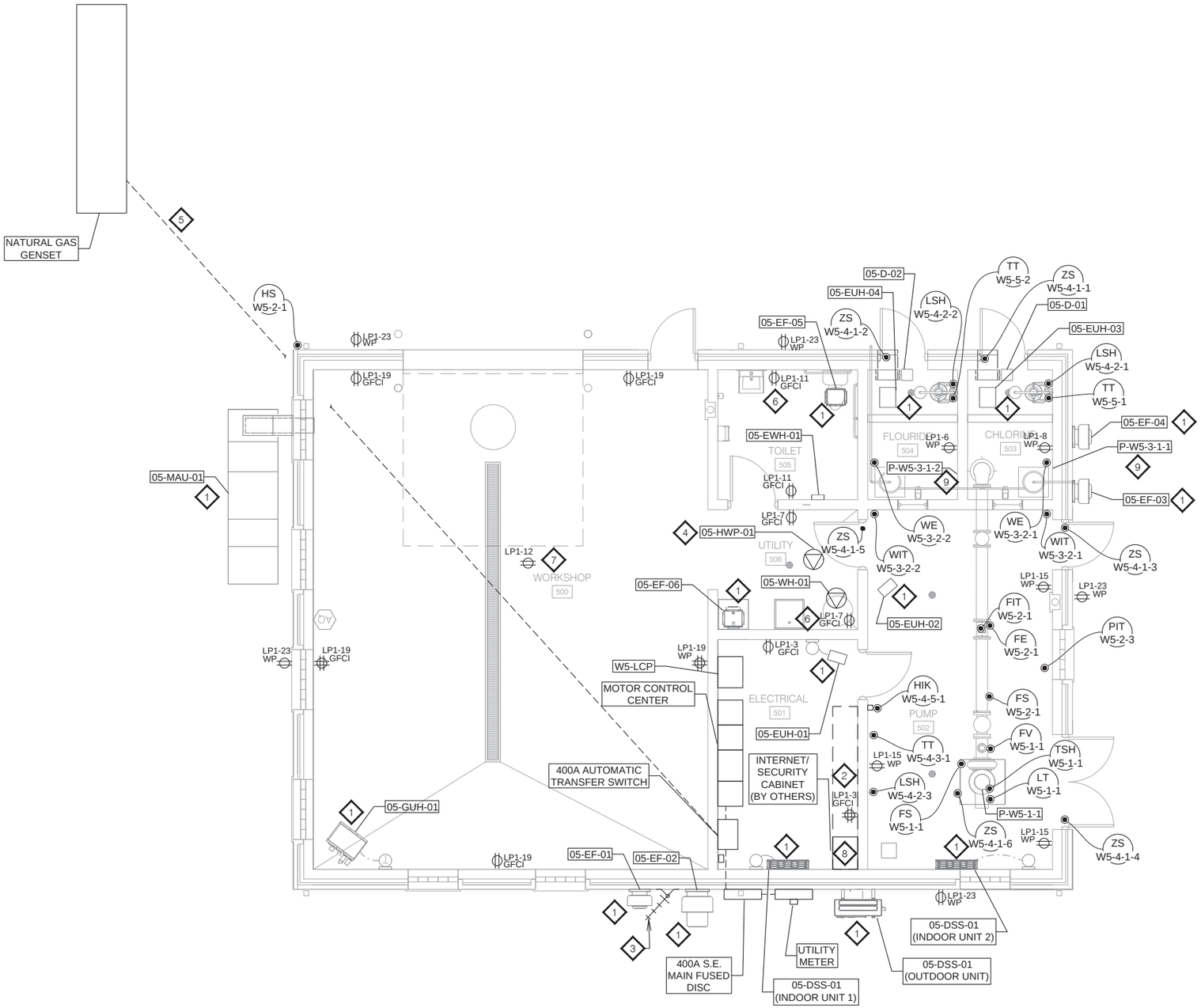
GENERAL NOTES

1. INSTALL ALL RECEPTACLES AT 18" AFF UNLESS SPECIFICALLY NOTED OTHERWISE OR IF A DEDICATED EQUIPMENT RECEPTACLE (THEN MOUNT NEAR EQUIPMENT FOR CONVENIENCE).

N

KEY NOTES

1. SEE HVAC FOR ADDITIONAL INFORMATION.
2. SPACE DEDICATED FOR FUTURE SOLAR EQUIPMENT. INSTALL (4) 4" RMC RACEWAYS FOR FUTURE USE FROM INSIDE DEDICATED SPACE AT FLOOR ROUTED THROUGH FLOOR TO OUTSIDE OF BUILDING, CAP BOTH ENDS OF RACEWAYS.
3. COORDINATE ANTENNA AND MAST REQUIREMENTS WITH SI.
4. PROVIDE 120V/1PH 15A RECEPTACLE IN THE CEILING NEAR THE EQUIPMENT.
5. PROVIDE SEPARATE RACEWAYS AND CIRCUITS FOR GENERATOR OUTPUT TO ATS, GENERATOR ACCESSORY FEED, LOW VOLTAGE MONITORING CIRCUITS, AND GENERATOR START SIGNAL FROM ATS. REFER TO APPROVED GENERATOR SUBMITTAL FOR REQUIREMENTS AND REFER TO 05-C-02 FOR LOCATION.
6. MOUNT GFCI RECEPTACLE AT 44" AFF NEAR SINK.
7. RECEPTACLE FOR OVERHEAD DOOR MOTOR, MOUNT ON CEILING NEAR OVERHEAD DOOR OPERATOR.
8. PROVIDE 2"CONDUIT FROM EXTERIOR OF BUILDING INTO INTERNET/ SECURITY CABINET. PROVIDE 1" CONDUITS FROM THE INTERNET SECURITY CABINET TO EACH EXTERIOR CORNER OF BUILDING (TYP 4) TERMINATING IN THE SOFFET. PROVIDE 1" CONDUITS FROM INTERNET SECURITY CABINET TO DOORS 500.1, 502.1, 503, AND 504 TERMINATE ABOVE DOOR AT LINTEL. COORDINATE WITH THE VILLAGES INTERNET/ SECURITY PROVIDER.
9. PROVIDE 1" CONDUITS BETWEEN W5-LCP AND THE CHLORINE PUMP AND FLUORIDE PUMP. PROVIDE AND INSTALL A SINGLE RECEPTACLE NEAR LOCATION OF CHEMICAL PUMP.



ELECTRICAL POWER AND INSTRUMENTATION PLAN

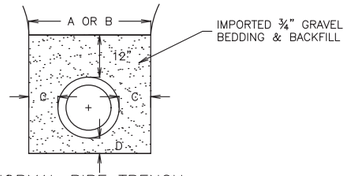
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

POWER AND INSTRUMENTATION PLAN
WELL #5

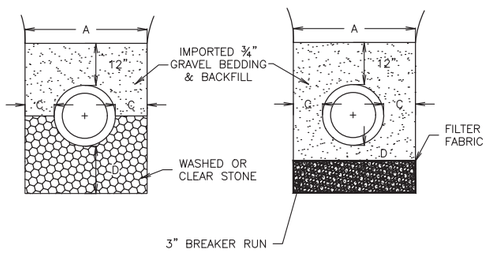
2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.:	MC-220
DRAWING FILE:	E SHEETS
DRAWN BY:	S.H.G.
CHECKED BY:	B.W.G.
DATE:	1-23-26
REVISIONS:	
SCALE:	0 ½ 1 2 FEET
SHEET:	05-E-02

DIMENSIONS:
- A: OUTSIDE DIAMETER OF PIPE PLUS 24" (MAXIMUM)
- B: FOR ROCK, OUTSIDE DIAMETER OF PIPE PLUS 18" (MAXIMUM)
- C: MINIMUM – 6"
- D: 4" BELOW BARREL AND 3" BELOW BELL; IN ROCK, 6" BELOW BARREL



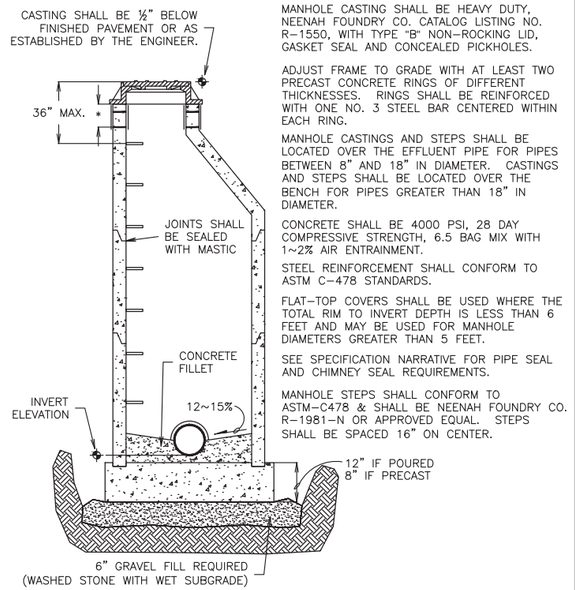
NORMAL PIPE TRENCH



WET TRENCH

UNSTABLE TRENCH

DETAIL 100
TRENCH WIDTH AND BEDDING



NOTES:

MANHOLE CASTING SHALL BE HEAVY DUTY, NEENAH FOUNDRY CO. CATALOG LISTING NO. R–1550, WITH TYPE "B" NON–ROCKING LID, GASKET SEAL AND CONCEALED PICKHOLES.

ADJUST FRAME TO GRADE WITH AT LEAST TWO PRECAST CONCRETE RINGS OF DIFFERENT THICKNESSES. RINGS SHALL BE REINFORCED WITH ONE NO. 3 STEEL BAR CENTERED WITHIN EACH RING.

MANHOLE CASTINGS AND STEPS SHALL BE LOCATED OVER THE EFFLUENT PIPE FOR PIPES BETWEEN 8" AND 18" IN DIAMETER. CASTINGS AND STEPS SHALL BE LOCATED OVER THE BENCH FOR PIPES GREATER THAN 18" IN DIAMETER.

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.

STEEL REINFORCEMENT SHALL CONFORM TO ASTM C–478 STANDARDS.

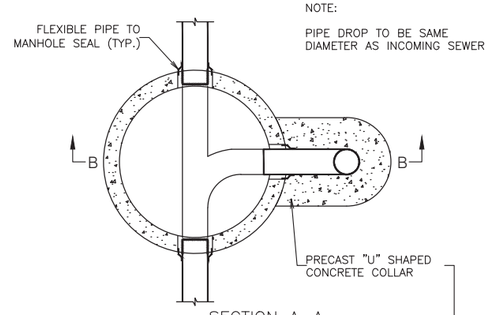
FLAT–TOP COVERS SHALL BE USED WHERE THE TOTAL RIM TO INVERT DEPTH IS LESS THAN 6 FEET AND MAY BE USED FOR MANHOLE DIAMETERS GREATER THAN 5 FEET.

SEE SPECIFICATION NARRATIVE FOR PIPE SEAL AND CHIMNEY SEAL REQUIREMENTS.

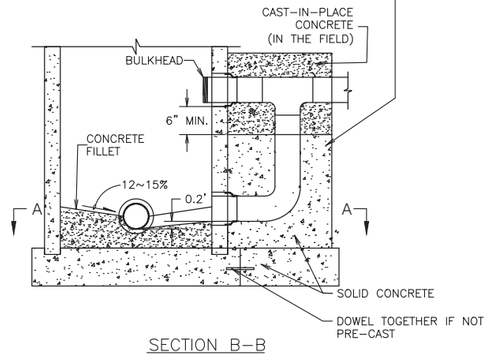
MANHOLE STEPS SHALL CONFORM TO ASTM–C478 & SHALL BE NEENAH FOUNDRY CO. R–1981–N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.

* A MINIMUM OF 3" TO A MAXIMUM OF 9" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

DETAIL 102
MANHOLE



SECTION A–A

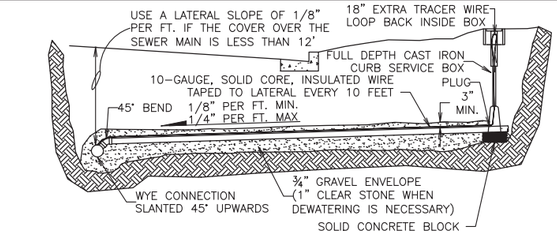


SECTION B–B

NOTE:

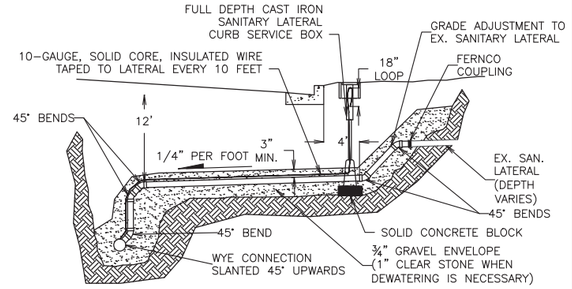
PIPE DROP TO BE SAME DIAMETER AS INCOMING SEWER

DETAIL 103
DROP MANHOLE ENTRANCE



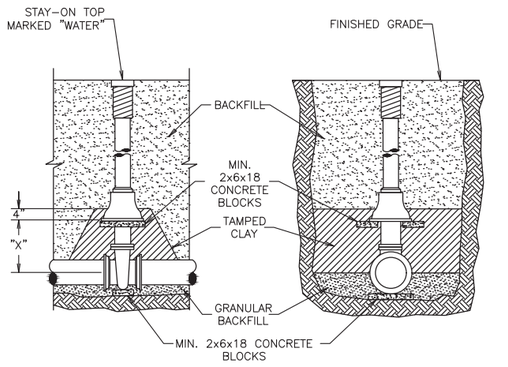
STANDARD INSTALLATION

NOTES:
1. CONSTRUCT LATERALS IN CONFORMANCE WITH CHAPTER SPS 382 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. LATERAL SLOPE SHALL BE ¼" PER FOOT WHERE SUFFICIENT COVER EXISTS
3. CONTRACTOR SHALL VERIFY SIZE, DEPTH, AND LOCATION OF EXISTING LATERALS.



INSTALLATION WITH VERTICAL RISER

DETAIL 104
SANITARY SEWER LATERAL



VIEW ALONG PIPELINE

SECTION VIEW

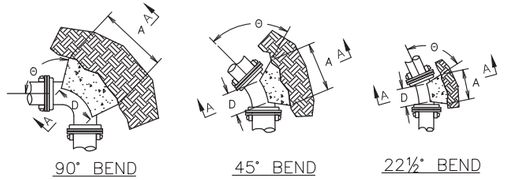
PIPE DIA., INCHES	6	8	10	12	14	16
"X" DIMENSION, INCHES	12	13	17	21	25	30

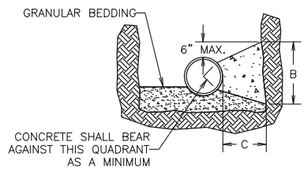
NOTES:

– SOLID CONCRETE BLOCKS MUST BE USED.

– VALVES SHALL BE SECURED WITH RODDING OR MEGALUGS TO THE NEAREST "TEE" FITTING OR TO THE FIRST JOINT CONNECTING A FULL SECTION OF WATER MAIN PIPE. SEE RODDING DETAIL "OFFSET AND RODDING".

DETAIL 105
VALVE BOX SETTING





SECTION A–A

WOOD BLOCKING MAY NOT BE USED. ONLY SOLID CONCRETE BLOCKS ARE ALLOWED.

DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Θ" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

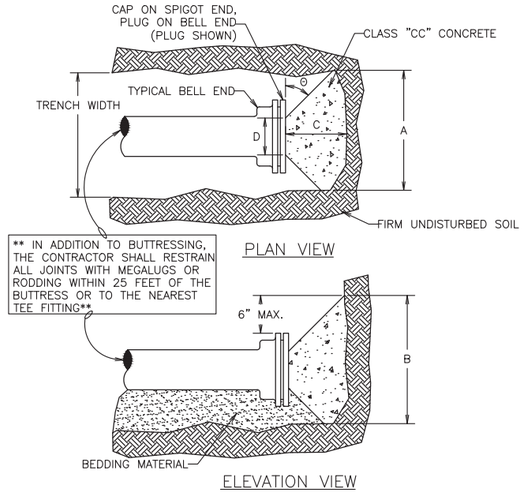
CONCRETE SHALL BE CLASS "CC". SEE SECTION 03301.

BUTTRESS DIMENSIONS									
PIPE SIZE *	TEES		22.5° BEND		45° BEND		90° BEND	
	A	B	A	B	A	B	A	B
6	1'–3"	1'–0"	1'–0"	1'–0"	1'–0"	1'–0"	1'–4"	1'–2"
8	1'–6"	1'–4"	1'–0"	1'–0"	1'–4"	1'–2"	1'–10"	1'–6"
10/12	2'–3"	2'–0"	1'–4"	1'–4"	1'–10"	1'–10"	2'–8"	2'–3"
14/16	3'–2"	2'–6"	1'–10"	1'–8"	2'–6"	2'–4"	3'–10"	2'–10"
18/20	4'–0"	3'–0"	2'–4"	2'–0"	3'–3"	2'–10"	5'–0"	3'–4"
22/24	5'–3"	3'–4"	2'–10"	2'–4"	4'–0"	3'–3"	6'–4"	3'–10"
30	6'–3"	4'–3"	3'–6"	3'–0"	5'–4"	3'–10"	8'–0"	4'–8"

* = FOR TEE THIS WILL BE THE BRANCH PIPE

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS./SQ.FT.

DETAIL 106
BUTTRESS



ELEVATION VIEW

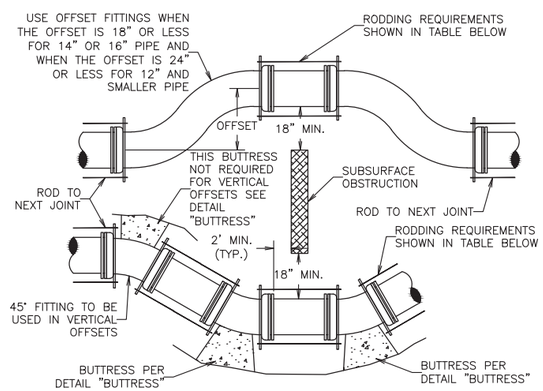
BUTTRESS DIMENSIONS				
DIA.	A	B	C	D
6"	1'–3"	1'–0"	SEE NOTES ABOVE	SEE NOTES ABOVE
8"	1'–8"	1'–6"		
10"	2'–0"	1'–8"		
12"	2'–5"	1'–10"		
16"	3'–4"	2'–4"		
20"	4'–3"	2'–10"		
24"	5'–2"	3'–4"		
30"	6'–9"	4'–0"		

NOTES:
– DIMENSION "C" SHALL BE LARGE ENOUGH TO MAKE ANGLE Θ EQUAL TO OR GREATER THAN 45°.

– DIMENSION "D" EQUALS APPROX. I.D. OF PIPE, LESS 2 INCHES. CONTRACTOR SHALL PROTECT THE MECH. JOINT BOLTS FROM THE CONCRETE BUTTRESS.

– BUTTRESS DIMENSIONS ARE BASED UPON A SOIL RESISTANCE OF 2 TONS PER SQ. FT. AND A WATER PRESSURE OF 150 P.S.I.

DETAIL 107
BUTTRESS FOR DEAD ENDS



NOMINAL PIPE SIZE	RODS NO.	RODS DIA.	STRAP SIZE	BOLT DIA.	WASHER SIZE
6	3	⅝	½ x 2	⅝	½ x 3 x 5
8	4	⅝	½ x 2	⅝	½ x 3 x 5
10	4	⅝	½ x 2½	1	½ x 3 x 5
12	4	⅝	½ x 2½	1	½ x 3 x 5
14	4	⅝	½ x 2½	1	½ x 3 x 5

ALL DIMENSIONS IN THIS TABLE ARE IN INCHES

NOTES:
– RODS AND WASHERS TO BE ASTM A–575 MERCHANT QUALITY 0.17–0.24 CARBON. NUTS TO BE AMERICAN STANDARD HEAVY, NOT PRESSED.

– TIE RODS, BOLTS, NUTS, BANDS AND WASHERS TO BE FURNISHED AND ASSEMBLED BY THE CONTRACTOR.

– ALL STEEL MATERIAL TO BE GALVANIZED OR THOROUGHLY COATED WITH ENGINEER APPROVED COATING.

– OFFSET FITTINGS REQUIRE CONTINUOUS RODDING IN ALL POSITIONS.

– VERTICAL OFFSETS SHALL NOT CREATE A HIGH POINT IN THE WATER MAIN. VERTICAL OFFSETS REQUIRE THE SAME RODDING AND BUTTRESSING AS SHOWN ABOVE.

– MEGALUG RESTRAINTS MAY BE USED IN LIEU OF RODDING.

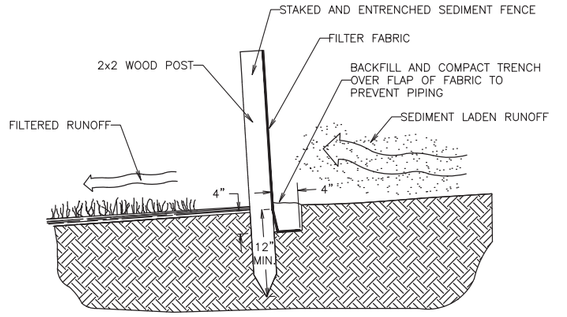
DETAIL 108
OFFSET AND RODDING

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

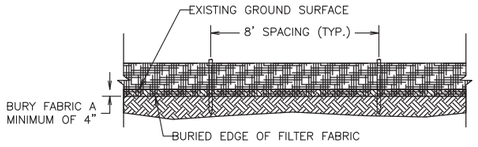
SITE DETAILS

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.: MC-220
DRAWING FILE: 100-C.DWG
DRAWN BY: R.T.G.
CHECKED BY: B.J.H.
DATE: 1–19–26
REVISIONS:
SCALE: N.T.S.
SHEET: 100-C-01

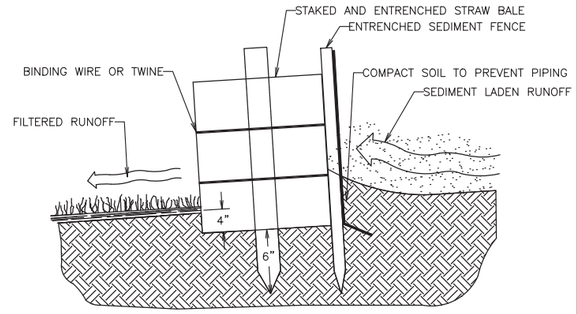


CROSS–SECTION OF A PROPERLY INSTALLED SEDIMENT FENCE

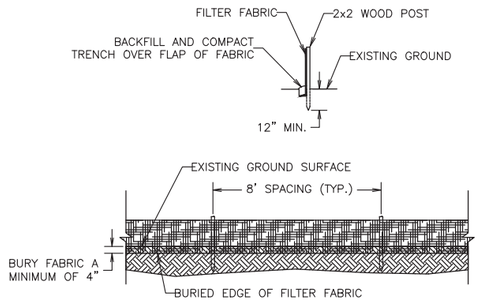


SEDIMENT FENCE DETAIL

DETAIL (109)
SEDIMENT FENCE

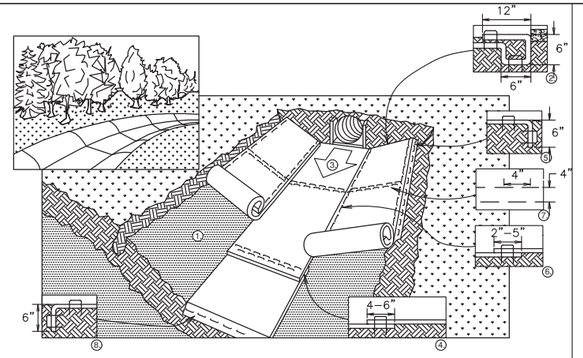


CROSS–SECTION OF A PROPERLY INSTALLED DOUBLE BARRIER



SEDIMENT FENCE DETAIL

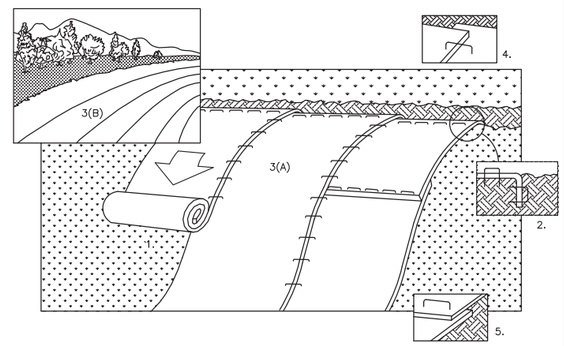
DETAIL (110)
DOUBLE BARRIER EROSION CONTROL



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4–6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

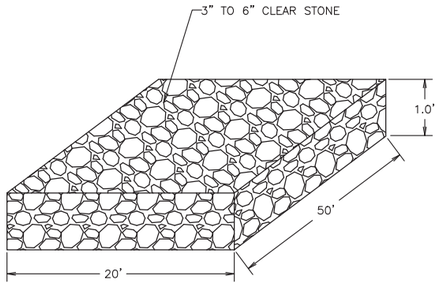
DETAIL (111)
EROSION CONTROL MAT - CHANNEL INSTALLATION



NOTE:
REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL–O–SEED DO NOT SEED PREPARED AREA. CELL–O–SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

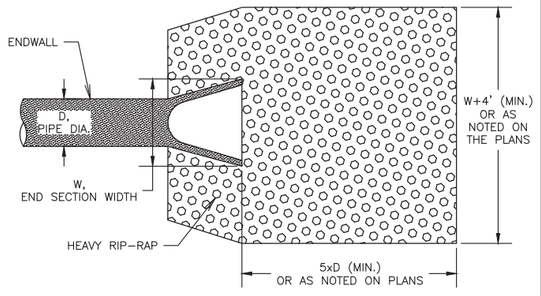
DETAIL (112)
EROSION CONTROL MAT - SLOPE INSTALLATION

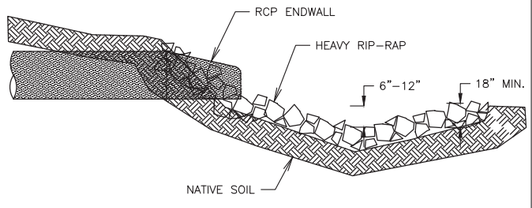


NOTE:

– ON STREET SURFACES CRUSHED AGGREGATE BASE STONE SERVES AS TRACKING PAD.

DETAIL (113)
CLEAR STONE TRACKING PAD

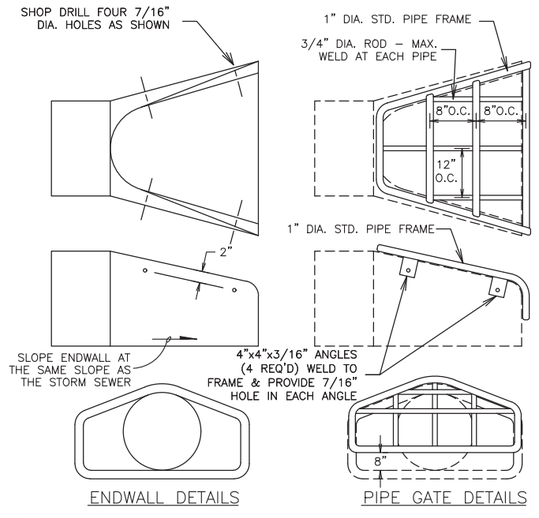




NOTE:

RIP–RAP SHALL BE A MINIMUM OF 2 C.Y. PER ENDWALL.

DETAIL (114)
ENDWALL AND RIP-RAP



ENDWALL DETAILS

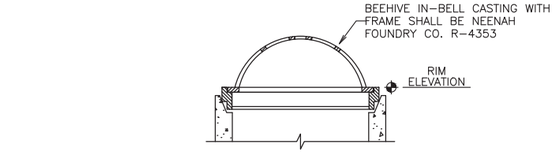
PIPE GATE DETAILS

NOTES:
– THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.

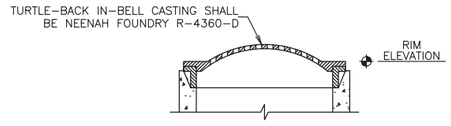
PAINTING SPECIFICATIONS:
– THE PIPE GATE SHALL RECEIVER THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS–OLEUM X–60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUST–OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS–OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

PREPARATION STEPS:
1. BARE METAL SURFACES – TREAT WITH THE THREE–COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24–48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

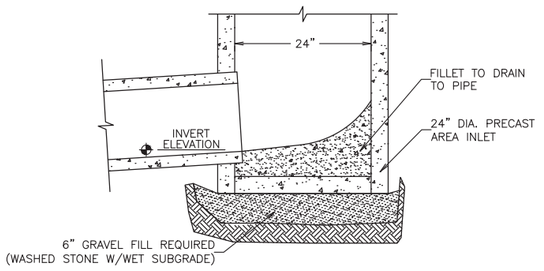
DETAIL (115)
ENDWALLS



AREA INLET WITH BEEHIVE CASTING



AREA INLET WITH TURTLE–BACK CASTING



AREA INLET BOTTOM SECTION

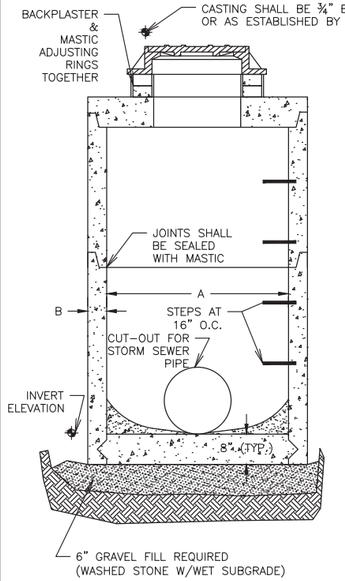
DETAIL (116)
AREA INLET

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

SITE DETAILS

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.: MC-220
DRAWING FILE: 100-C.DWG
DRAWN BY: R.T.G.
CHECKED BY: B.J.H.
DATE: 1–19–26
REVISIONS:
SCALE: N.T.S.
SHEET: 100-C-02



STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

NOTES:

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.

MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE NEENAH FOUNDRY R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.

ADJUST FRAME TO GRADE WITH AT LEAST TWO PRECAST CONCRETE RINGS OF DIFFERENT THICKNESSES. RINGS SHALL BE REINFORCED WITH ONE NO.3 STEEL BAR CENTERED WITHIN EACH RING.

A MINIMUM OF 3" TO A MAXIMUM OF 9" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

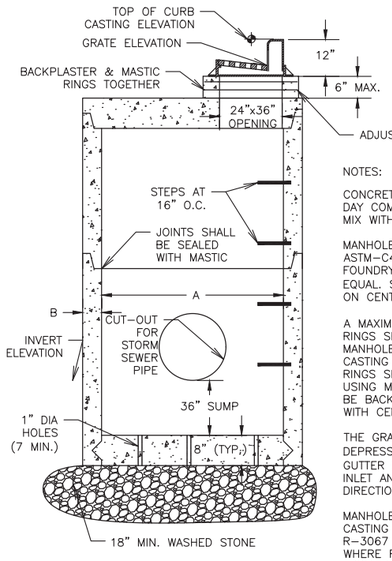
MANHOLE CASTING SHALL BE HEAVY DUTY, NEENAH FOUNDRY R-1550-A, WITH TYPE "B" NON-ROCKING LID, GASKET SEAL AND CONCEALED PICK HOLES.

MANHOLE INLET CASTING SHALL BE NEENAH FOUNDRY R-2050 WITH TYPE "C" NON-ROCKING GRATE.

MANHOLE-TYPE CURB INLET CASTING SHALL BE NEENAH FOUNDRY R-3067 WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE CURB INLET.

A 2x3 LID OPENING IS REQUIRED FOR MANHOLE-TYPE CURB INLETS. ADJUSTING RINGS SHOULD THEN BE LIMITED TO 6" MAX.

DETAIL 117
STORM SEWER MANHOLE AND INLET



STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

NOTES:

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.

MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE NEENAH FOUNDRY R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.

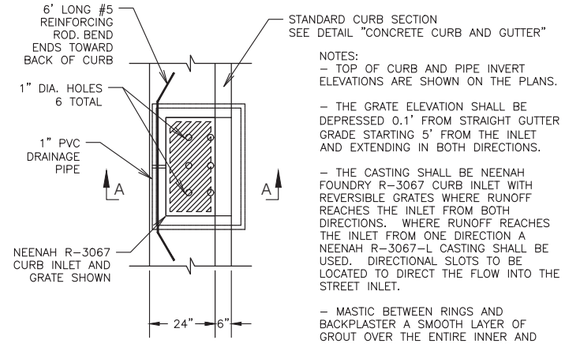
A MAXIMUM OF 6" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE-TYPE CURB CATCH BASIN CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.

MANHOLE-TYPE CURB CATCH BASIN CASTING SHALL BE NEENAH FOUNDRY R-3067 WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE STREET INLET.

A 2x3 LID OPENING IS REQUIRED FOR MANHOLE-TYPE CURB CATCH BASINS.

DETAIL 118
STORM SEWER MANHOLE CATCH BASIN



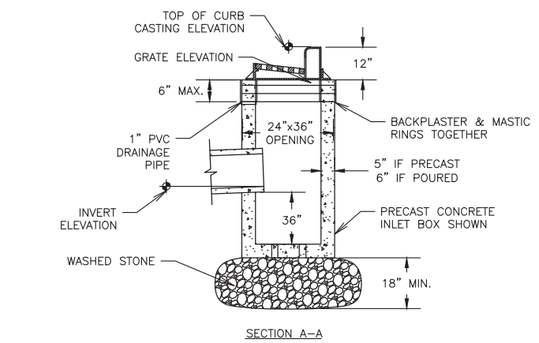
STANDARD CURB SECTION
SEE DETAIL "CONCRETE CURB AND GUTTER"

NOTES:
- TOP OF CURB AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.

- THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.

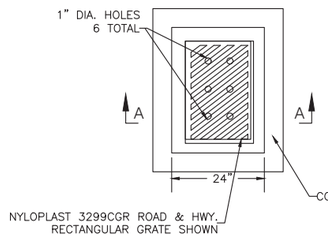
- THE CASTING SHALL BE NEENAH FOUNDRY R-3067 CURB INLET WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE STREET INLET.

- MASTIC BETWEEN RINGS AND BACKPLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.



SECTION A-A

DETAIL 119
RECTANGULAR CATCH BASIN



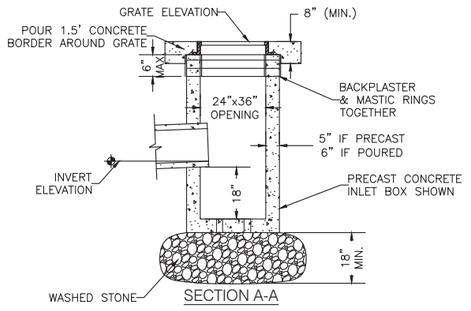
NOTES:
- TOP OF CASTING AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.

- THE CASTING SHALL BE NYLOPLAST 3299CGR (2'x3' RECTANGULAR GRATE)

- MASTIC BETWEEN RINGS AND BACKPLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.

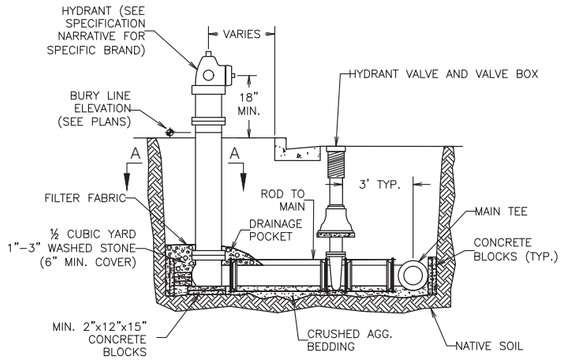
CONCRETE BORDER

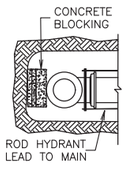
PLAN VIEW



SECTION A-A

DETAIL 120
CONCRETE FIELD INLET (PAVEMENT INSTALLATION)





SECTION A-A

NOTES:

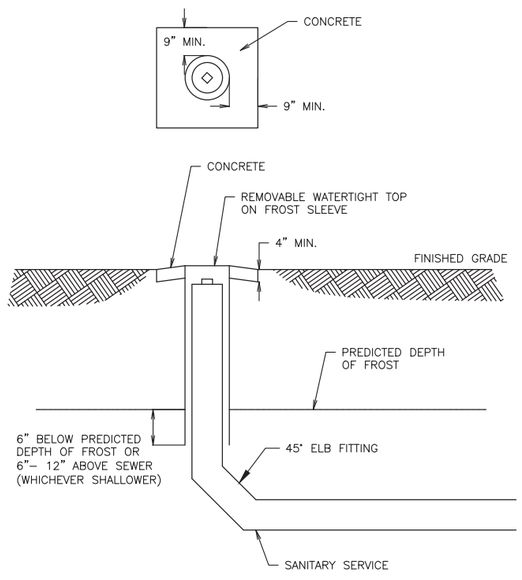
- WOOD BLOCKING MAY NOT BE USED. ONLY SOLID CONCRETE BLOCKS ARE ALLOWED.

- THE HYDRANT AND HYDRANT VALVE SHALL BE CONNECTED TO THE MAIN TEE BY RODDING IN ACCORDANCE WITH DETAIL "OFFSET AND RODDING", OR BY MEGALUGS.

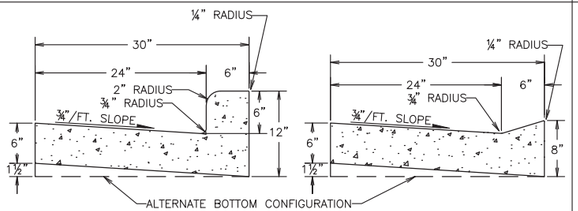
- THE DISTANCE BETWEEN THE HYDRANT AND THE MAIN WILL VARY. OFFSET DISTANCES ARE MARKED ON THE PLANS.

-WHERE THE HYDRANT IS INSTALLED AT THE HIGH POINT OF THE WATER MAIN ON MAINS 10 INCHES IN DIAMETER AND LARGER, THE CONTRACTOR SHALL TIP THE MAIN TEE UPWARDS 45 DEGREES AND USE A 45 DEGREE FITTING TO ALLOW AIR TO ESCAPE FROM THE MAIN.

DETAIL 121
HYDRANT SETTING

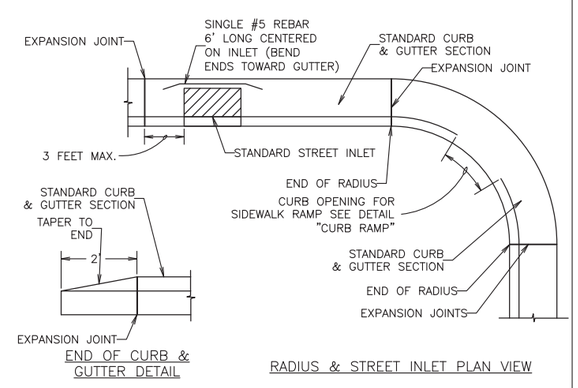


DETAIL 122
CLEANOUT EXTENSION TO GRADE



STANDARD CURB & GUTTER CROSS SECTION DIMENSIONS

DRIVE-OVER CURB & GUTTER CROSS SECTION DIMENSIONS

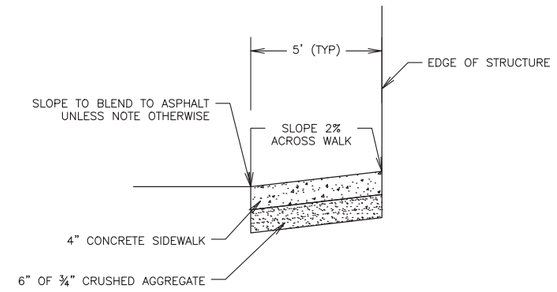


END OF CURB & GUTTER DETAIL

RADIUS & STREET INLET PLAN VIEW

NOTES:
1.) CONTRACTION JOINTS SHALL BE PLACED EVERY 6 TO 12 FEET AND AT LOCATIONS SHOWN IN THE CURB RAMP AND DRIVEWAY DETAILS.
2.) EXPANSION JOINTS SHALL BE PLACED AT EVERY END OF RADIUS, 3 FEET ON ONE SIDE OF EACH STREET INLET AND AT INTERVALS NOT TO EXCEED 300 FEET.

DETAIL 123
CONCRETE CURB AND GUTTER



DETAIL 124
CONCRETE SIDEWALK

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

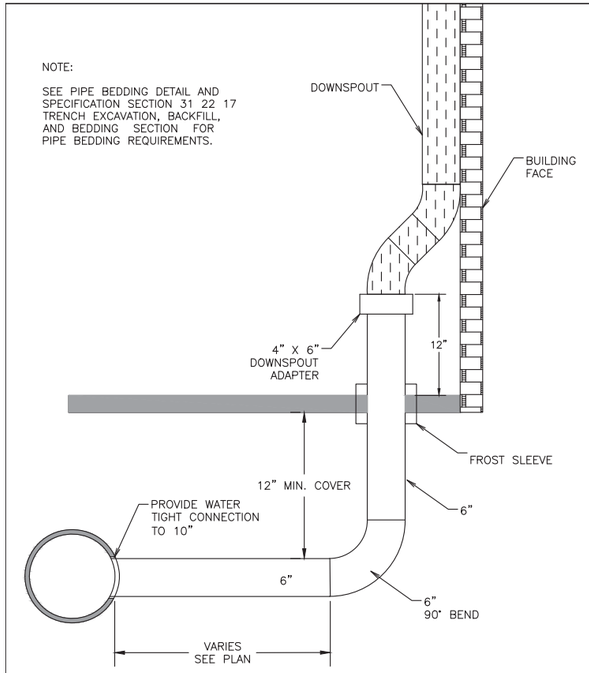
SITE DETAILS

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

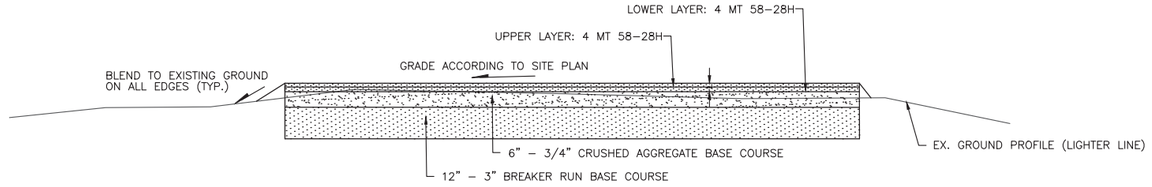
PROJECT NO.: MC-220
DRAWING FILE: 100-C.DWG
DRAWN BY: R.T.G.
CHECKED BY: B.J.H.
DATE: 1-19-26
REVISIONS:
SCALE: N.T.S.
SHEET: 100-C-03

NOTE:

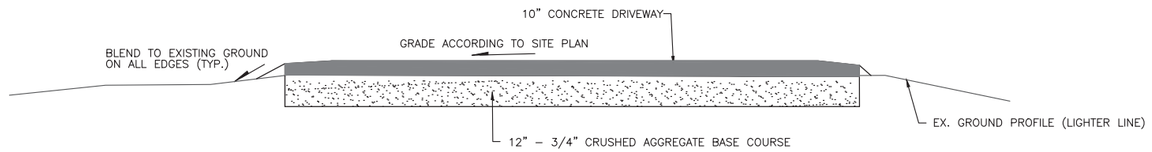
SEE PIPE BEDDING DETAIL AND SPECIFICATION SECTION 31 22 17 TRENCH EXCAVATION, BACKFILL, AND BEDDING SECTION FOR PIPE BEDDING REQUIREMENTS.



DETAIL 125
DOWNSPOUT CONNECTION



DETAIL 126
TYPICAL PAVEMENT CROSS SECTION



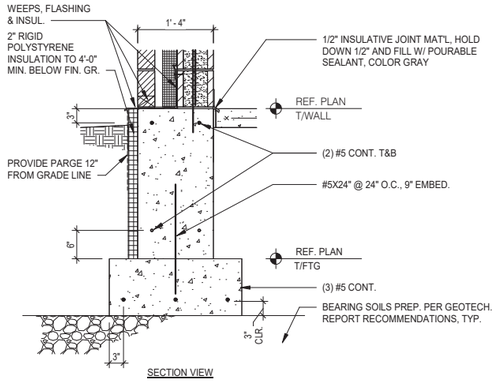
DETAIL 127
TYPICAL CONCRETE CROSS SECTION

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

SITE DETAILS

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

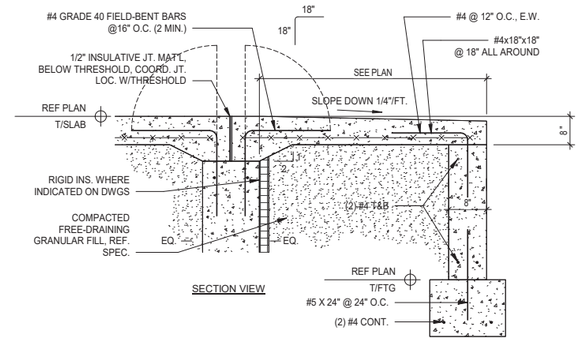
PROJECT NO.: MC-220
DRAWING FILE: 100-C.DWG
DRAWN BY: R.T.G.
CHECKED BY: B.J.H.
DATE: 1-19-26
REVISIONS:
SCALE: N.T.S.
SHEET: 100-C-04



SECTION VIEW

DETAIL 1 NTS

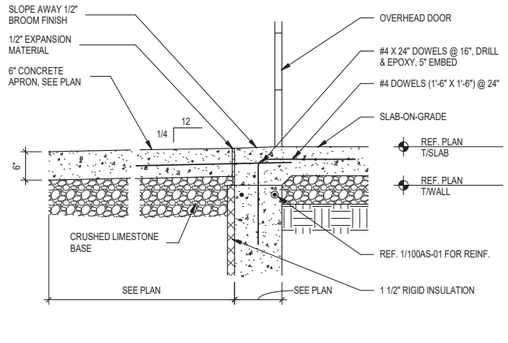
TYPICAL FROST-WALL FOUNDATION



SECTION VIEW

DETAIL 2 NTS

STRUCTURAL STOOP

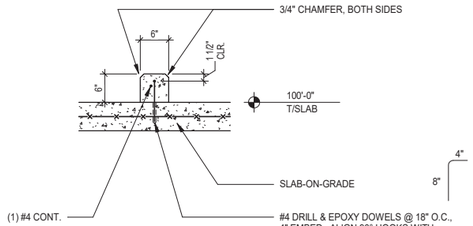


DETAIL 3 NTS

CONCRETE APRON AT OVERHEAD DOOR

DETAIL 4 NTS

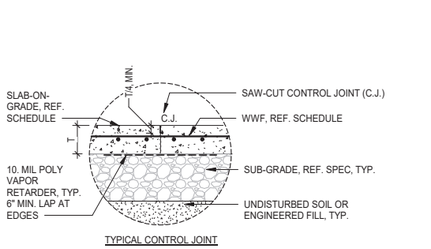
NOT USED



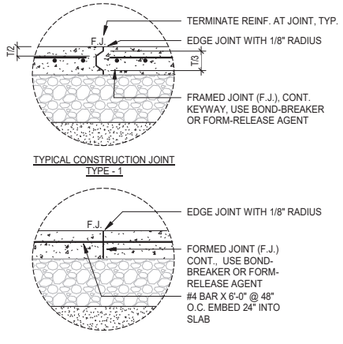
SECTION VIEW

DETAIL 5 NTS

LIQUID CONTAINMENT CURB



TYPICAL CONTROL JOINT



TYPICAL CONSTRUCTION JOINT TYPE - 1

TYPICAL DOWELED CONSTRUCTION JOINT TYPE - 2

DETAIL 6 NTS

CLASS-B TENSION LAP SPLICE SCHEDULE

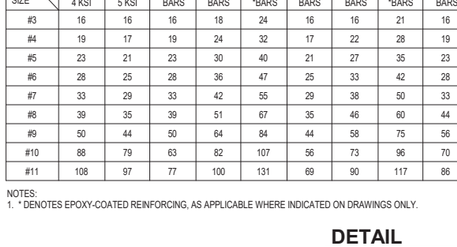
CLASS-B TENSION LAP SPLICE SCHEDULE

CLASS / BAR SIZE	COL. (N/A)		FOUNDATIONS & WALLS						SLABS & BEAMS					
			f'c = 4 KSI			f'c = 5 KSI			f'c = 4 KSI			f'c = 5 KSI		
	f'c = 4 KSI	f'c = 5 KSI	BOT. BARS	TOP BARS	TOP *BARS	BOT. BARS	TOP BARS	TOP *BARS	BOT. BARS	TOP BARS	TOP *BARS	BOT. BARS	TOP BARS	TOP *BARS
#3	16	16	16	18	24	16	16	21	16	18	24	16	16	21
#4	19	17	19	24	32	17	22	28	19	24	32	17	22	28
#5	23	21	23	30	40	21	27	35	23	30	40	21	27	35
#6	28	25	28	36	47	25	33	42	28	36	47	25	33	42
#7	33	29	33	42	55	29	38	50	33	43	57	30	39	51
#8	39	35	39	51	67	35	46	60	44	57	75	39	51	67
#9	50	44	50	64	84	44	58	75	56	72	94	50	65	84
#10	88	79	63	82	107	56	73	96	70	92	120	63	82	107
#11	108	97	77	100	131	69	90	117	86	112	147	77	101	131

NOTES:
1. * DENOTES EPOXY-COATED REINFORCING, AS APPLICABLE WHERE INDICATED ON DRAWINGS ONLY.

CONCRETE REINFORCING SHALL HAVE THE FOLLOWING MINIMUM COVER, TYPICAL UNLESS DETAILED OTHERWISE:

- CONCRETE IN CONTACT AND/OR PLACED AGAINST EARTH (3")
- CONCRETE EXPOSED TO WEATHER: #5 & SMALLER (2")
- CONCRETE WITH INTERIOR EXPOSURE (1 1/2")



CORNER INTERSECTION PLAN

TEE INTERSECTION PLAN

DETAIL 8 NTS

WALL FTG INTERSECTION REINFORCING

TYPICAL WALL REINFORCING & CONTROL JOINT PLAN

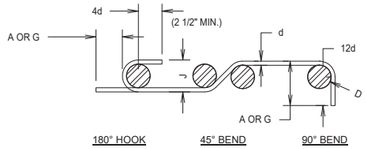
DETAIL 9 NTS

CMU WALL DETAILS

BAR SIZE	D	180°		90°
		A OR G	J	A OR G
#3	2 1/4"	5"	3"	6"
#4	3"	6"	4"	8"
#5	3 3/4"	7"	5"	10"
#6	4 1/2"	8"	6"	12"
#7	5 1/4"	10"	7"	14"
#8	6"	11"	8"	6"
#9	9 1/2"	15"	11 3/4"	16"

6d (#3 - #8), 8d (#9)

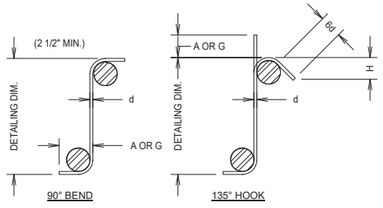
NOTE: "D" DENOTES FINISHED BAR BEND DIAMETER.



180° HOOK 45° BEND 90° BEND

BAR SIZE	D	90° HOOK	135° HOOK	
		A OR G	A OR G	H
#3	1 1/2"	4"	4 1/4"	3"
#4	2"	4 1/2"	4 1/2"	3"
#5	2 1/2"	6"	5 1/2"	3 3/4"

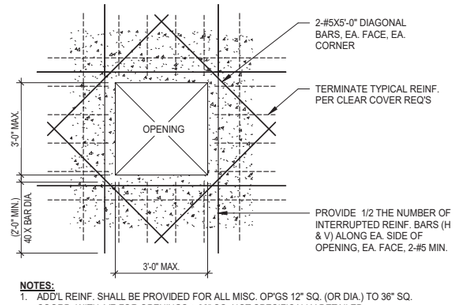
NOTE: "D" DENOTES FINISHED BAR BEND DIAMETER.



90° BEND 135° HOOK

DETAIL 10 NTS

MILD REINFORCING BENDS



TYPICAL CONTROL JOINT

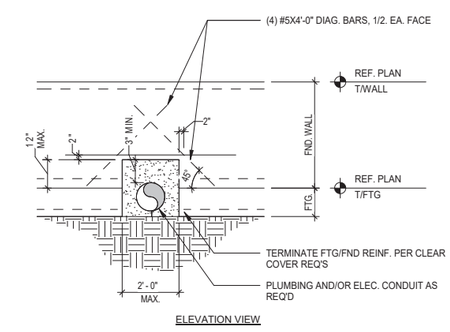
DETAIL 7 NTS

SLAB-ON-GRADE JOINTS

NOTES:
1. ADD'L REINF. SHALL BE PROVIDED FOR ALL MISC. OP'GS 12" SQ. (OR DIA.) TO 36" SQ. COORD. WITH A/E FOR OPENINGS > 36" SQ. NOT SPECIFICALLY DETAILED.
2. VERIFY SIZE/LOC. OF ALL OP'GS REQ'D W/ TRADES.

DETAIL 11 NTS

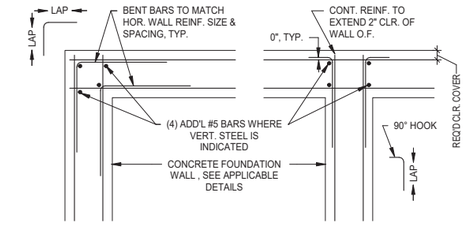
ADDITIONAL REINF. AT SLAB OPENINGS



ELEVATION VIEW

DETAIL 12 NTS

UTILITY TYP. BOX-OUT AT FROST WALL FND



CORNER INTERSECTION PLAN

TEE INTERSECTION PLAN

DETAIL 13 NTS

CONCRETE WALL REINFORCING

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

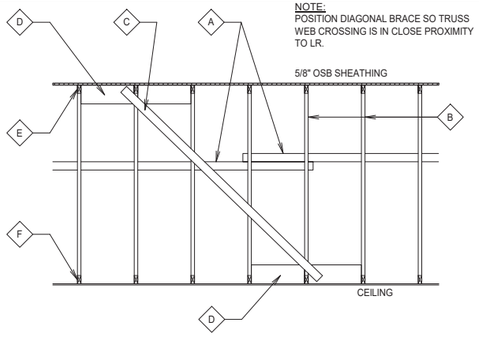
STANDARD DETAILS

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

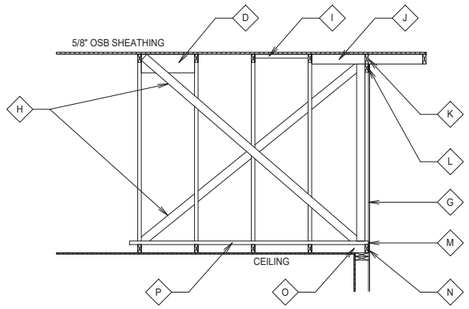
PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:32 PM
REVISIONS:
SCALE:
Sheet: 100-AS-01

D:\Dropbox\Siebers\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt

1/16/2026 9:34:32 PM



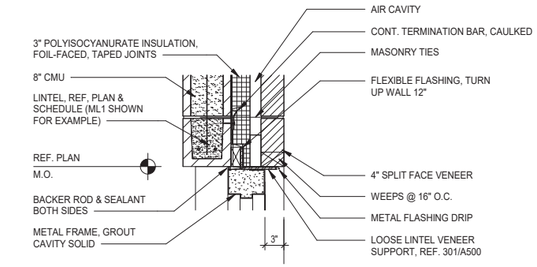
PERMANENT DIAGONAL TRUSS BRACING



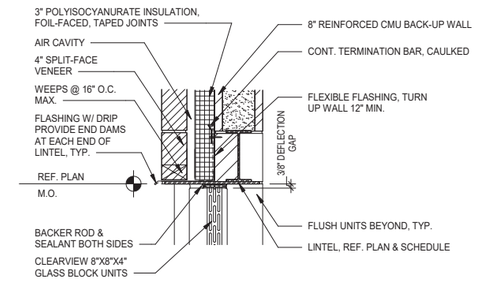
GABLE END PERMANENT BRACING

KEY NOTES

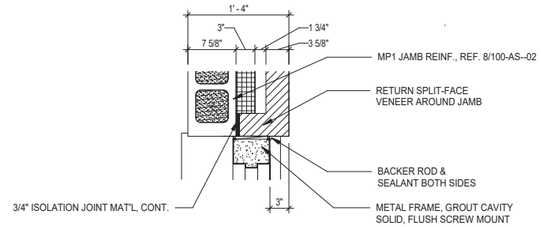
- A. 2X4 MIN. STRESS-GRADED LUMBER CONT. LATERAL RESTRAINT (LR), MIN. (1) TRUSS OVERLAP, ATTACH TO EA. TRUSS W/(2) 10d NAILS
- B. 2X WOOD TRUSSES @ 24" O.C.
- C. 2X4 MIN. STRESS-GRADED LUMBER DIAGONAL BRACE @ 16'-0" O.C., ATTACH TO EACH TRUSS W/(2) 10d NAILS
- D. BLOCKING EITHER SIDE DIAGONAL LOCATION
- E. TRUSS TOP CHORD
- F. TRUSS BOTTOM CHORD
- G. GABLE END TRUSS
- H. 2X4 NO.2 SPF X-BRACING AT MIDSPAN AND AT 48" O.C., EXTEND BACK 8'-0" FROM GABLE, ATTACH TO GABLE AND TRUSS VERTICALS W/(3) 16d NAILS
- I. BLOCK SHEATHING EDGES WITHIN 4'-0" OF GABLE TRUSS
- J. 2X4 SPF OUTRIGGER AT 24" O.C., CLIP TO GABLE TOP CHORD W/SIMPSON HB, (2) 8D NAILS
- K. BLOCK BETWEEN OUTLOOKERS, FASTEN TO GABLE TOP CHORD W/10d TOENAILS AT 8" O.C.
- L. DROPPED GABLE END TRUSS TOP CHORD
- M. CLIP END OF LATERAL RESTRAINT TO GABLE BOTTOM CHORD W/SIMPSON H2.5 W/(8) 8d
- N. GABLE BOTTOM CHORD, FASTEN TO TOP PLATE W/10d TOENAILS AT 8" O.C.
- O. STRAP GABLE TRUSS TO STUD WALL W/SIMPSON MSTA12 W/(8) 10d, SPACING 48" O.C., AS APPLICABLE
- P. 2X4X8' SPF LATERAL RESTRAINT AT 48" O.C., FASTEN TO EACH TRUSS W/(2) 16d COMMON NAILS



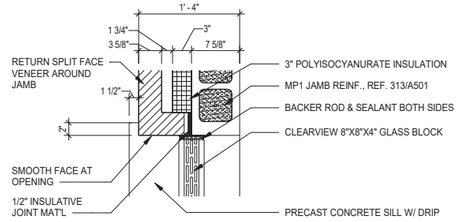
DOOR HEAD



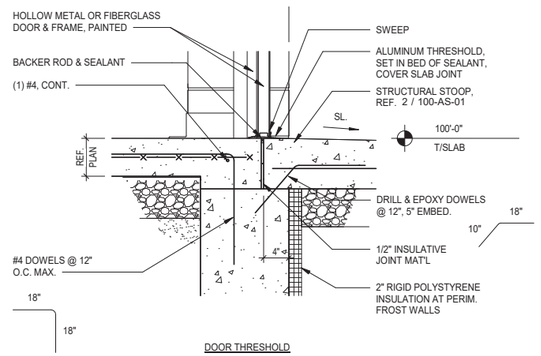
WINDOW HEAD



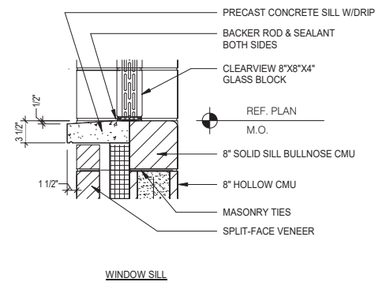
DOOR JAMB



WINDOW JAMB



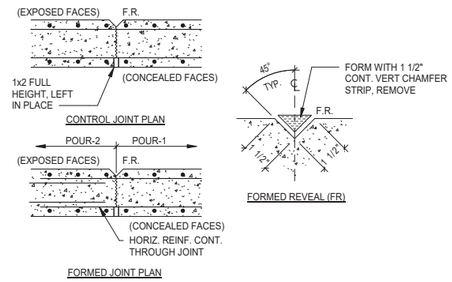
DOOR THRESHOLD



WINDOW SILL

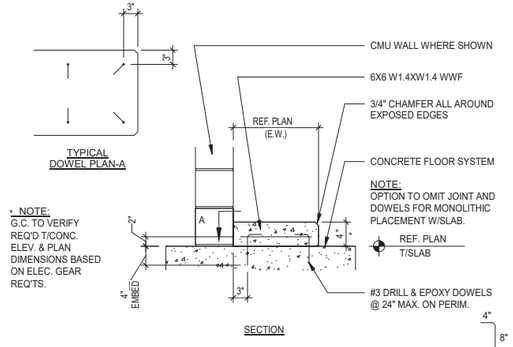
DETAIL 1 NTS

PERMANENT LATERAL TRUSS BRACING



DETAIL 2 NTS

FROST WALL FND CONTROL JOINT



DETAIL 3 NTS

ELECTRICAL EQUIP. PAD

DETAIL 4 NTS

DOOR HEAD, JAMB, & THRESHOLD

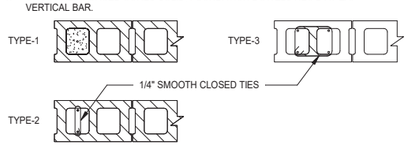
DETAIL 5 NTS

WINDOW HEAD, JAMB, & SILL

MASONRY PIER SCHEDULE

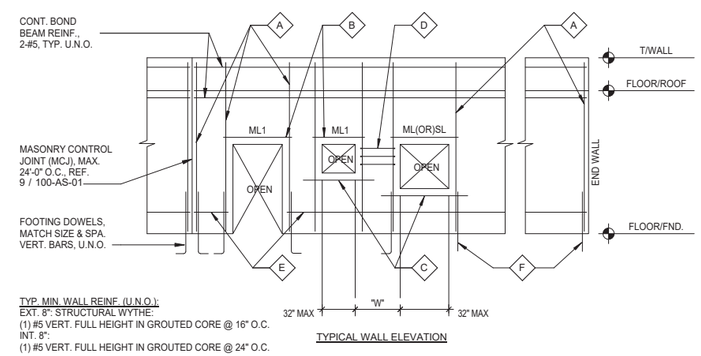
MARK	TYPE	VERT. REINF.	HORIZ. TIES	REMARKS
MP1	1	1-#5	N/A	-
MP2	2	2-#5	8" O.C.	-
MP3	3	4-#5	8" O.C.	-
-	-	-	-	-

NOTES:
1. GROUT REINFORCED CORES SOLID, FOUNDATION DOWELS REQ'D AT EA. VERTICAL BAR.



DETAIL 6 NTS

CMU PIER SCHEDULE



TYPICAL WALL ELEVATION

KEY NOTES

- A. MP1, U.N.O., REF. 6 / 100-AS-02 FOR SIZE / REINF.
- B. LINTEL REINF. AS SCHEDULED / DETAILED
- C. 1-#5 SILL BAR, EXTEND HOR. 24" MIN. IN BOND BEAM BEYOND OPENING.
- D. WHEN "W" < 24" AT 8" WALL, (OR) WHEN "W" < 36" AT 12" WALL, ADD 1/4" CLOSED TIES AT 8" O.C., SEE MP SCHEDULE
- E. HORIZ. JOINT REINF., DUR-O-WALL 9 GA. "LADUR MJR", EVERY OTHER COURSE, U.N.O.
- F. SUBSTITUTE DRILL & EPOXY DOWELS FOR HOOKED DOWELS SHOWN, TYP. AT EXISTING FOUNDATION AREAS (OR) AS OTHERWISE APPROVED, #5 X 30" W/6" EMBED.

DETAIL 7 NTS

TYPICAL CMU WALL REINFORCING

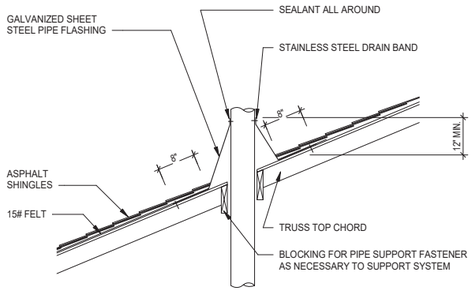
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

STANDARD DETAILS

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

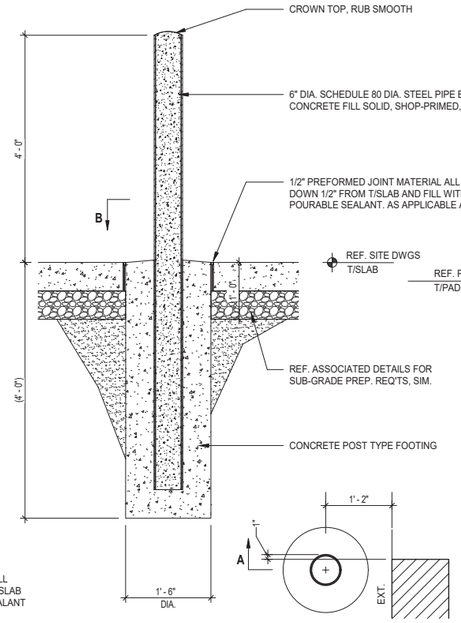
PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:33 PM
REVISIONS:
SCALE:
Sheet: 100-AS-02

D:\Dropbox\Siebers\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt
1/16/2026 9:34:33 PM



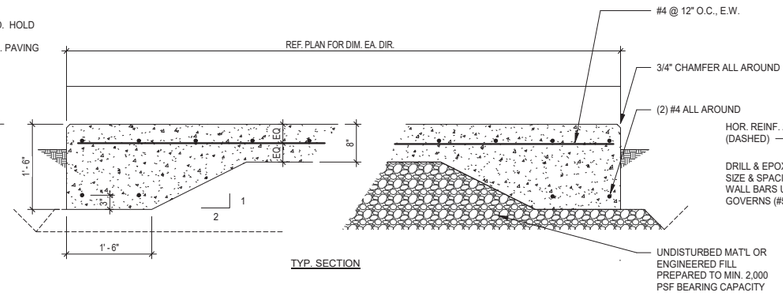
DETAIL 1 NTS

HVAC/PLUMBING ROOF PENETRATION



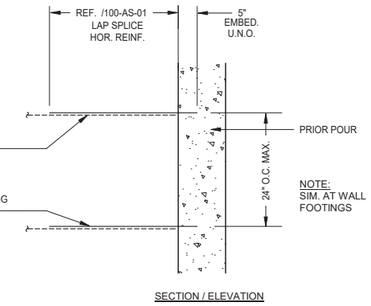
DETAIL 2 NTS

PIPE BOLLARD



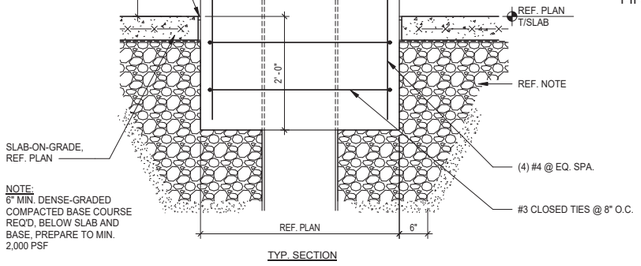
DETAIL 3 NTS

SITE STRUCTURAL EQUIPMENT PAD



DETAIL 4 NTS

SEQUENCED CONCRETE PLACEMENT



DETAIL 5 NTS

ISOLATED PUMP EQUIP. BASE

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

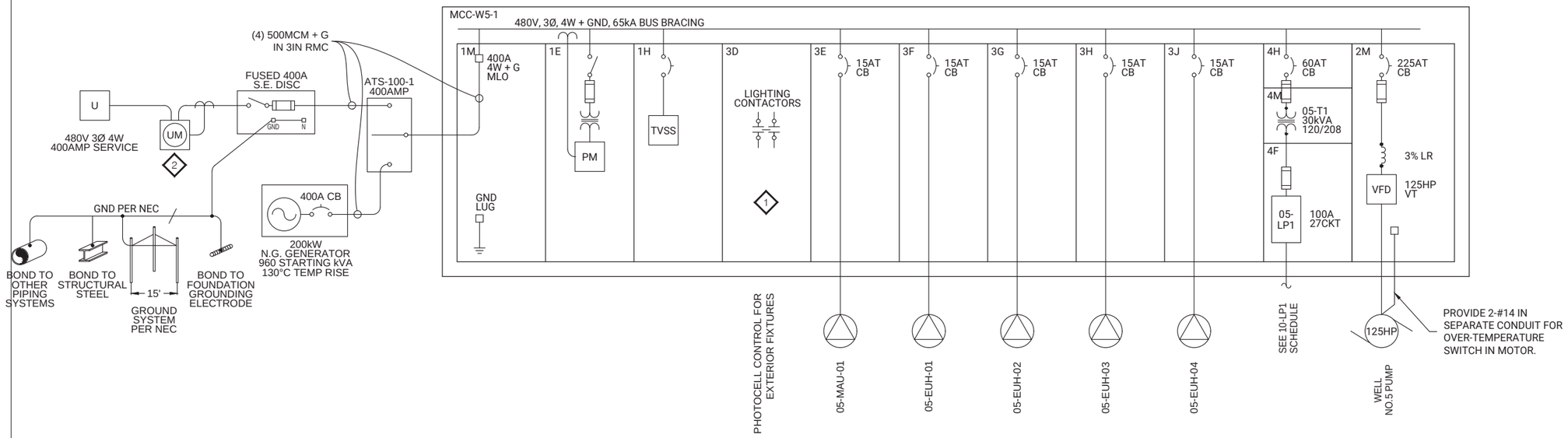
STANDARD DETAILS

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

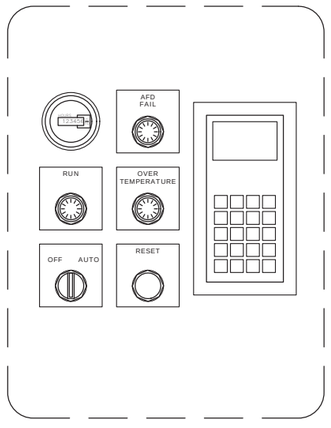
PROJECT NO: MC-220
DRAWN BY: TB
CHECKED BY: WTS
DATE: 1/16/2026 9:34:33 PM
REVISIONS:
SCALE:
Sheet: 100-AS-03

D:\Dropbox\Siebens\Well #5\Revit\SBRS McFarland Well #5 v2025.rvt

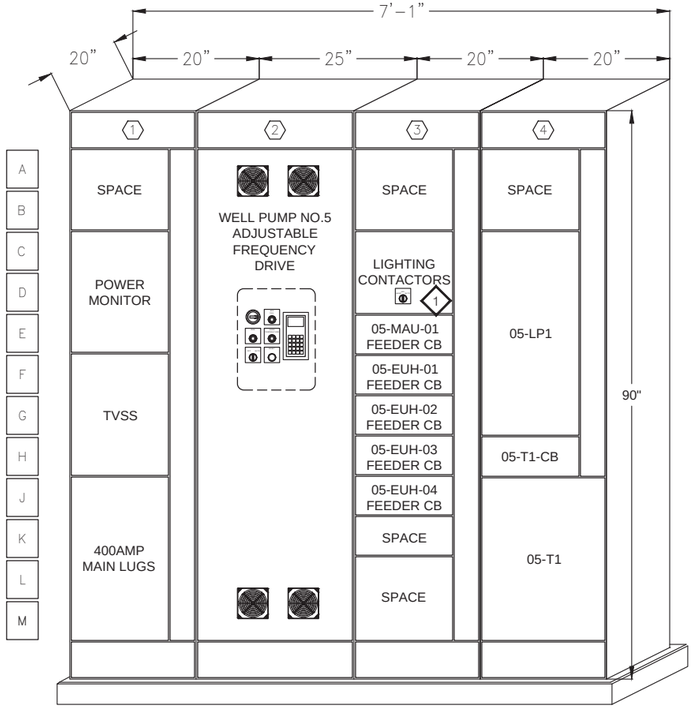
1/16/2026 9:34:33 PM



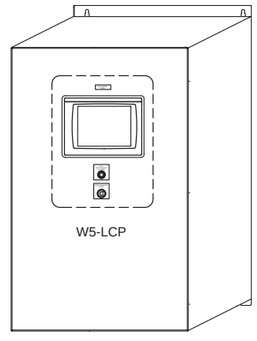
W5-MCC
MOTOR CONTROL CENTER ONE-LINE
NTS

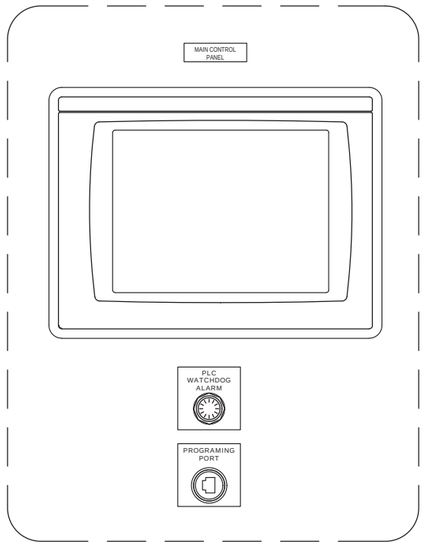


W5-AFD
PILOT DEVICE LAYOUT
NTS



W5-MCC
MOTOR CONTROL CENTER ELEVATION
NTS





W5-LCP
PILOT DEVICE LAYOUT
NTS

GENERAL NOTES

1. SEE HVAC FOR ADDITIONAL INFORMATION AND REQUIREMENTS. ALL HVAC EQUIPMENT SHALL HAVE INTEGRAL OR EXTERNAL DISCONNECTS.

KEY NOTES

1. PROVIDE AND INSTALL LIGHTING CONTACTORS WHICH SHALL BE MECHANICAL HELD CLOSED, AND CONTROLLED VIA THE PHOTOCELL AND HOA. USE THE LIGHTING CONTACTORS TO SWITCH POWER ON/OFF TO THE EXTERIOR LIGHT FIXTURES.
2. REFER TO LOCAL UTILITY MANUAL FOR REQUIREMENTS AND PROVIDE ALL 'CUSTOMER REQUIRED' REQUIREMENTS.

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

ONE-LINE

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.: MC-220
DRAWING FILE: E SHEETS
DRAWN BY: S.H.G.
CHECKED BY: B.W.G.
DATE: 1-23-26
REVISIONS:
SCALE: N.T.S.
SHEET: 100-E-01

MOTOR SCHEDULE

TAG	DESCRIPTION	VOLTAGE	H.P.	F.L.A.	STARTER	DISCONNECT	NOTES
P-W5-1-1	WELL PUMP NO.5	480/3	125	156 (NEC)	AFD IN MCC	IN MCC	1

Notes:
1. MOTOR HAS OVERTEMP MONITORING CIRCUIT. WIRE TO AFD IN SEPARATE CONDUIT.

CONTROL DEVICE SCHEDULE

TAG	DESCRIPTION	VOLTAGE	WIRE	TO	SECTION	NOTES
FV-W5-1-1	FLOW CONTROL VALVE	120VAC	2-#14	W5-LCP		
FS-W5-1-1	FLOW SWITCH (PRE-LUBE)	24VDC	1-TSP	W5-LCP	26 90 71.79 FLOW SWITCHES	
LT-W5-1-1	LEVEL TRANSDUCER	24VDC	1-TSP	W5-LCP		
TSH-W5-1-1	MOTOR OVERTEMPERATURE	24VDC	1-TSP	AFD		
FS-W5-2-1	FLOW SWITCH (WELL PUMP)	24VDC	1-TSP	W5-LCP	26 90 71.79 FLOW SWITCHES	
FE/FIT-W5-2-1	MAGNETIC FLOW METER	120VAC	2-#14 & 2-TSP	05-LP1/W5-LCP	26 90 71.13 MAG FLOW METERS	
PIT-W5-2-1	PRESSURE TRANSDUCER, UTILITY WATER METER	24VDC	1-TSP	W5-LCP	26 90 73.26 GAUGE-PRESSURE TRANSMITTERS	
WE-W5-3-2-1	WEIGHT SCALE (FLUORIDE)	24VDC	MFR CABLES	WIT-W5-3-2-1		
WIT-W5-3-2-1		24VDC	1-TSP	W5-LCP		
W5-3-1-1	FLUORIDE CHEMICAL PUMP	120VAC	4-#14 & 2-TSP	W5-LCP		
WE-W5-3-2-2	WEIGHT SCALE (CHLORINE)	24VDC	MFR CABLES	WIT-W5-3-2-2		
WIT-W5-3-2-2		24VDC	1-TSP	W5-LCP		
W5-3-1-2	CHLORINE CHEMICAL PUMP	120VAC	4-#14 & 2-TSP	W5-LCP		
HIK-W5-4-5-1	INTRUSION CONTROL STATION (RM 502)	24VDC	4-#14	W5-LCP	26 90 06 ELEC CONTROL COMP	
ZS-W5-4-1-1	DOOR INTRUSION SWITCH (RM 503)	24VDC	1-TSP	W5-LCP		
ZS-W5-4-1-2	DOOR INTRUSION SWITCH (RM 504)	24VDC	1-TSP	W5-LCP		
ZS-W5-4-1-3	DOOR INTRUSION SWITCH (RM 502)	24VDC	1-TSP	W5-LCP		
ZS-W5-4-1-4	DOOR INTRUSION SWITCH (RM 502)	24VDC	1-TSP	W5-LCP		
ZS-W5-4-1-5	DOOR INTRUSION SWITCH (RM 506)	24VDC	1-TSP	W5-LCP		
ZS-W5-4-1-6	SKYLIGHT INTRUSION SWITCH (RM 502)	24VDC	1-TSP	W5-LCP		
LSH-W5-4-2-1	FLOOD SWITCH (RM 503)	24VDC	1-TSP	W5-LCP	26 90 72.76 LEVEL SWITCHES	
LSH-W5-4-2-2	FLOOD SWITCH (RM 504)	24VDC	1-TSP	W5-LCP		
LSH-W5-4-2-3	FLOOD SWITCH (RM 502)	24VDC	1-TSP	W5-LCP		
TT-W5-4-3-1	TEMPERATURE TRANSMITTER (RM 502)	24VDC	1-TSP	W5-LCP	26 90 06 ELEC CONTROL COMP	
TT-W5-5-1	TEMPERATURE TRANSMITTER (RM 503)	24VDC	1-TSP	W5-LCP		
TT-W5-5-2	TEMPERATURE TRANSMITTER (RM 504)	24VDC	1-TSP	W5-LCP		
XS-W5-5-1	CONTROL STATION, CHEMICAL ROOM EXHAUST	120VAC	8-#14	W5-LCP / HVAC		
XS-W5-5-2	CONTROL STATION, CHEMICAL ROOM EXHAUST	120VAC	8-#14	W5-LCP / HVAC		
JT-W5-6-1	POWER MONITOR (IN MCC)	24VDC	E-NET	W5-LCP	26 24 19 MOTOR CONTROL CENTER	
JT-W5-6-2	POWER MONITOR	24VDC	E-NET	W5-LCP	26 32 13 ENGINE GENERATOR SET	
HS-W5-2-1	GENERATOR EMERGENCY STOP PUSHBUTTON	24VDC	1-TSP	LCP-W5-6-2-1		
F-100-1	SMOKE DETECTOR	24VDC	1-TSP	W5-LCP	26 90 06 ELEC CONTROL COMP	
H-100-1	HEAT DETECTOR	24VDC	1-TSP	W5-LCP		
PC	PHOTOCELL	120VAC	2-#14	05-LP1/W5-MCC	(SEE LIGHTING PLAN)	

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	BASIS MFR	SERIES	VOLTAGE	LUMENS	TEMP/COLOR	DIFFUSER	DISTRIBUTION	MTG HEIGHT	NOTES
EM1	EMERGENCY LIGHTING UNIT	HOLOPHANE	DSL4b	120VAC	1,100	-	-	-	SFT AFF	4
H1	LED 48" ENCLOSED-AND-GASKETED GENERAL PURPOSE	HOLOPHANE	EMS	120VAC	6,000	40,000K	IMAFL	MEDIUM	SEE NOTE	1
C1	WALLPACK LED	CURRENT	LNC2-48L	120-277V	4,500	3000K, 70 CRI	-	TYPE 4 WIDE	SEE NOTE	2,3
H2	LED LOW BAY	HOLOPHANE	PXLW	120VAC	8,000	40,000K	-	MDO	SEE NOTE	1,5
X1	WET LOCATION LED EXIT SIGN - SINGLE FACE - BATTERY	HOLOPHANE	ELA QM	120VAC					SEE NOTE	2,6

Notes:
* SUBMIT ALL FIXTURE STANDARD COLOR OPTIONS FOR ARCHITECT APPROVAL.
* SUPPLY ALL WITH MOUNTING ACCESSORIES REQUIRED FOR INSTALLATION TYPE.
1. SURFACE MOUNT ON CEILING.
2. MOUNT ABOVE DOOR FRAME (OR SAME HEIGHT AS THOSE MOUNTED ABOVE DOOR FRAME).
3. PROVIDE WITH OPTIONS: SCP-20F PROGRAMMABLE OCCUPANCY SENSOR, DBT DARK BRONZE COLOR
4. PROVIDE WITH MFR SORT OPTION.
5. PROVIDE WITH OPTIONS: UNM, UNIVERSAL MOUNT, AO (ADJUSTABLE OUTPUT), CR CORROSION RESISTANT PAINT.
6. PROVIDE WITH TWO LED HEADS, FOR WET LOCATION.

SPECIAL OUTLET SCHEDULE

TAG	DESCRIPTION	VOLTAGE	WIRE	TO	NOTES
GBH-2	GENERATOR ENGINE BLOCK HEATER	208VAC	2-#12	05-LP1	
GAH-2	GENERATOR ALTERNATOR HEATER	208VAC	2-#12	05-LP1	
GBC-2	GENERATOR BATTERY CHARGER	120VAC	2-#12	05-LP1	1
05-MAU-01	GAS FIRED MAKEUP AIR UNITS (1/2 HP)	460/3	3-#14	MCC	
05-DSS-01	DUCTLESS SPLIT SYSTEM	208/1	2-#8	05-LP1	
05-EUH-01	ELECTRIC UNIT HEATER	460/3	3-#14	MCC	
05-EUH-02	ELECTRIC UNIT HEATER	460/3	3-#14	MCC	
05-EUH-03	ELECTRIC UNIT HEATER	460/3	3-#14	MCC	
05-EUH-04	ELECTRIC UNIT HEATER	460/3	3-#14	MCC	
05-EF-01	EXHAUST FAN	115/1	2-#14	05-LP1	
05-EF-02	EXHAUST FAN	115/1	2-#14	05-LP1	
05-EF-03	EXHAUST FAN	115/1	2-#14	05-LP1	
05-EF-04	EXHAUST FAN	115/1	2-#14	05-LP1	
05-EF-05	EXHAUST FAN	115/1	2-#14	05-LP1	
05-EF-06	EXHAUST FAN	115/1	2-#14	05-LP1	
05-GUH-01	GAS FIRED UNIT HEATER	115/1	2-#14	05-LP1	
05-EWH-01	ELECTRIC WALL HEATER	120/1	2-#12	05-LP1	
05-D-01	ELECTRIC CONTROL DAMPERS	115/1	2-#14	05-LP1	
05-D-02	ELECTRIC CONTROL DAMPERS	115/1	2-#14	05-LP1	
05-HWP-01	HOT WATER PUMP	115/1	2-#14	RECPT	2
05-WH-01	GAS FIRED WATER HEATER	120/1	2-#14	RECPT	2

Notes:
1. ALSO DC WIRING FROM BATTERY CHARGER TO BATTERIES, IN SEPRATE CONDUIT.
2. PROVIDE DEDICATED OUTLET.

LIGHTING PANEL SCHEDULE

PANEL ID: LP1 | **TYPE:** BOLT-ON | **VOLTAGE:** 120/208 | **MAIN:** MLO (FUSED T1 SEC)
MOUNT: IN MCC | | **PH/WIRE:** 3PH 4WIRE | **BUS:** 225 AMPS

CKT	AMPS	POLES	LOAD SERVED	A	B	C	LOAD SERVED	POLES	AMPS	CKT
1	20	1	ELEC, PUMP, AND CHEM RM LIGHTS	●			W5-LCP CONTROL PANEL POWER	1	20	2
3	20	1	ELEC RM OUTLETS		●		FLUORIDE PUMP	1	20	4
5	20	1	UTILITY RM LIGHTS			●	FLUORIDE RM OUTLETS	1	20	6
7	20	1	UTILITY RM OUTLETS	●			CHLORINE RM OUTLETS	1	20	8
9	20	1	TOILET LIGHTS/EF		●		CHLORINE PUMP	1	20	10
11	20	1	TOILET OUTLETS			●	OVERHEAD DOOR	1	20	12
13	20	1	FLOW METER	●			GEN BATT CHARGE	1	20	14
15	20	1	PUMP RM OUTLETS		●		GEN BLOCK AND ALT HEATERS	1	20	16
17	20	1	WORKSHOP LIGHTS			●	05-WH-01 & 05-HWP-01	1	20	18
19	20	1	WORKSHOP OUTLETS	●			EBR-01	1	15	20
21	20	1	EXTERIOR LIGHTS		●		EBR-02	1	15	22
23	20	1	EXTERIOR OUTLETS			●	05-EWH-01	1	15	24
25	20	1	05-GUH-01	●			WORKSHOP VENTILATION	1	15	26
27	40	2	DSS-01		●		CHLORINE RM VENTILATION	1	20	28
29						●	FLOURIDE RM VENTILATION	1	15	30
31	15	1	UTILITY RM VENTILATION	●			INTERNET/ SECURTY CABINET	1	20	32
33					●					34
35						●				36
37				●			BACK FED AS MAIN	1	100	38
39					●					40
41						●				42

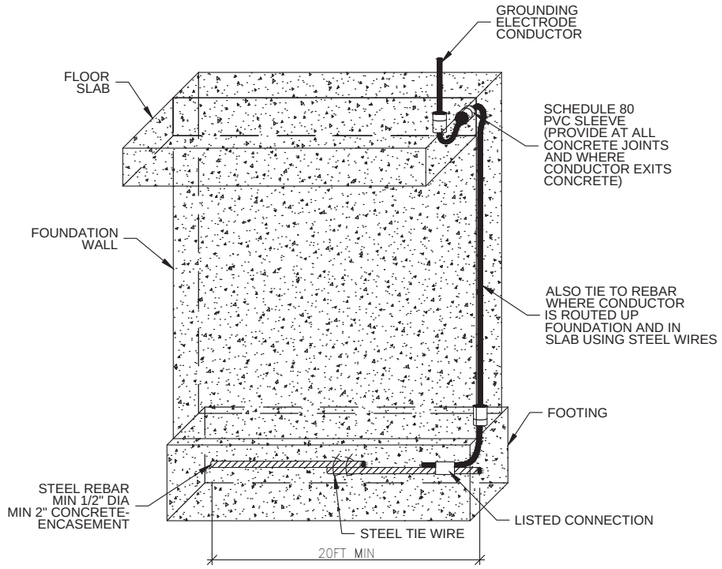
Notes:
1. FILL UNUSED WITH 20/1 SPARES

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

SCHEDULES

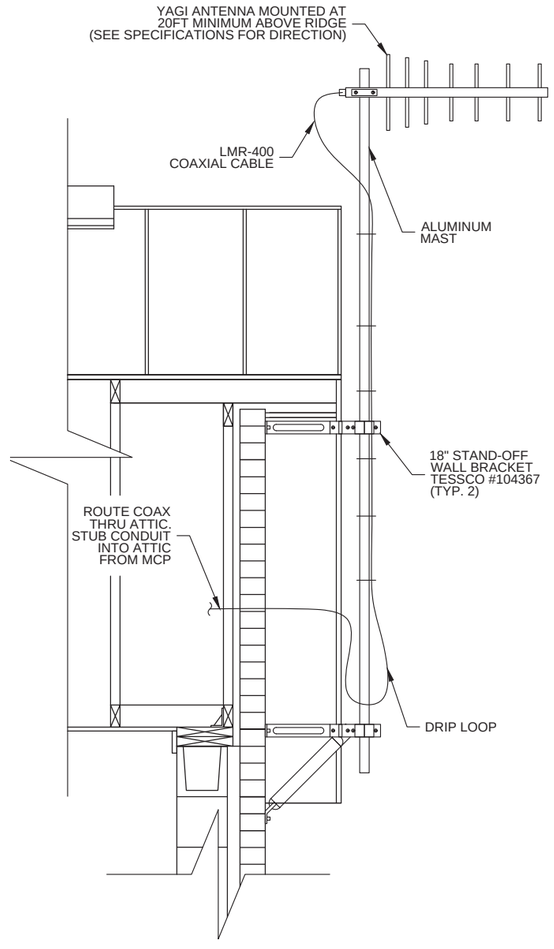
2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland. Wisconsin

PROJECT NO.: MC-220
DRAWING FILE: E SHEETS
DRAWN BY: S.H.G.
CHECKED BY: B.W.G.
DATE: 1-23-26
REVISIONS:
SCALE: N.T.S.
SHEET: 100-E-02



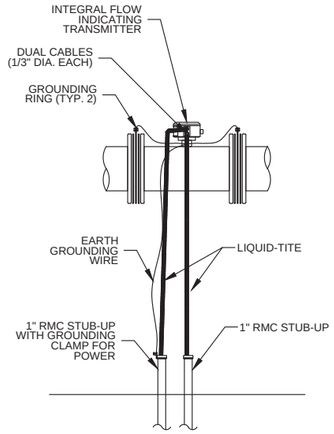
CONCRETE-ENCASED ELECTRODE ("UFER" TYPE) DETAIL 01

NTS



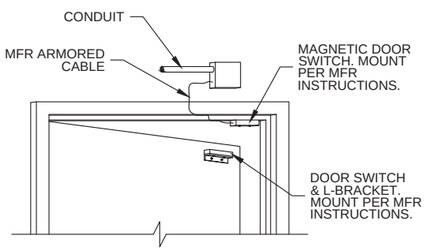
ANTENNA MOUNTING DETAIL 02

NTS



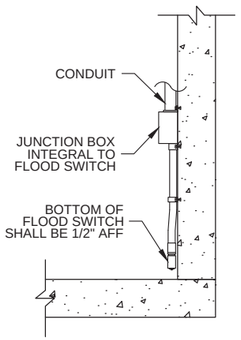
MAGNETIC FLOW METER TYP. INSTALL DETAIL 03

NTS



INTRUSTION SWITCH TYP. INSTALL DETAIL 05

NTS



FLOOD SWITCH TYP. INSTALL DETAIL 04

NTS

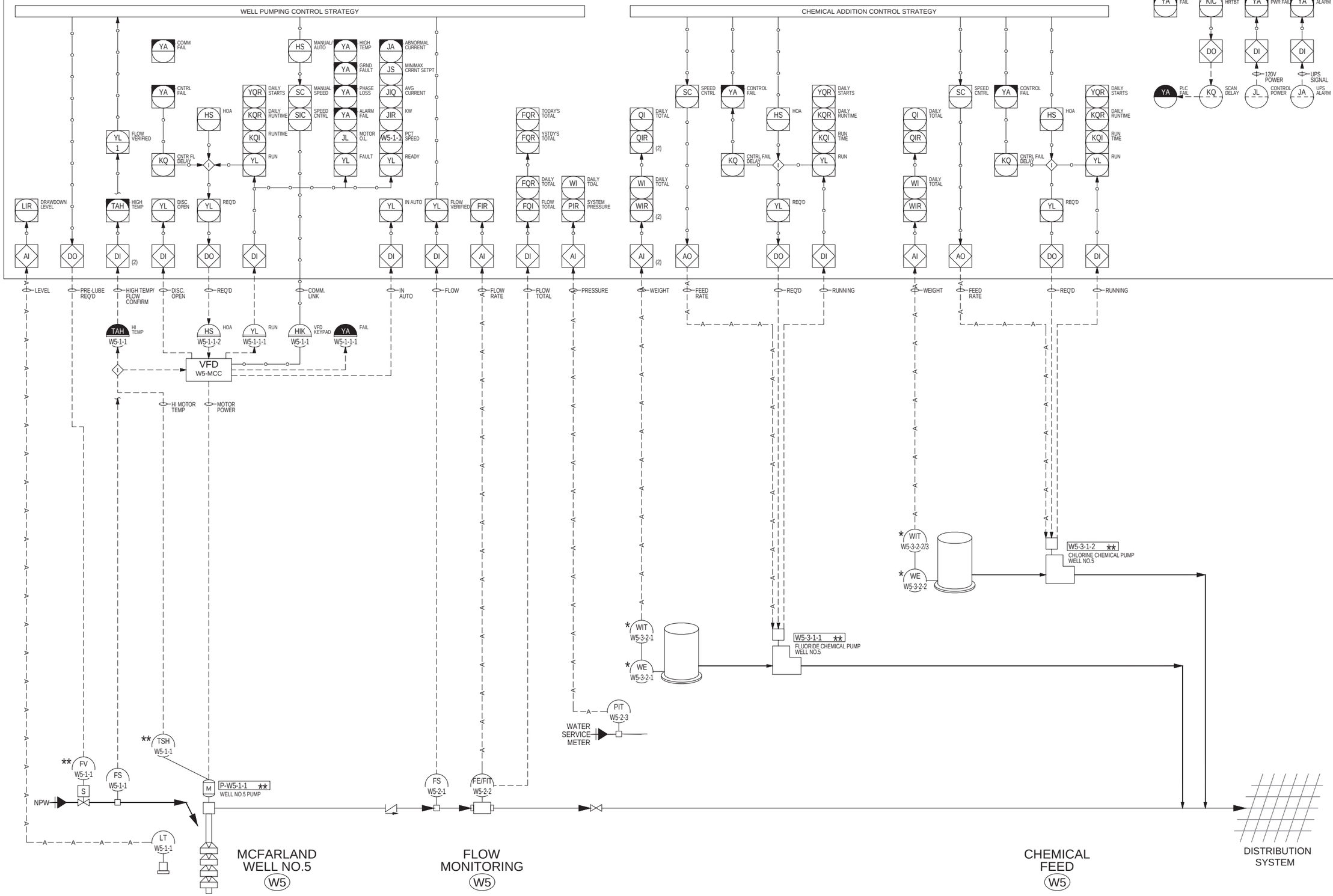
TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

DETAILS

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.: MC-220
DRAWING FILE: E SHEETS
DRAWN BY: S.H.G.
CHECKED BY: B.W.G.
DATE: 1-23-26
REVISIONS:
SCALE: N.T.S.
SHEET: 100-E-03

W5-LCP
WELL NO.5 LOCAL CONTROL PANEL



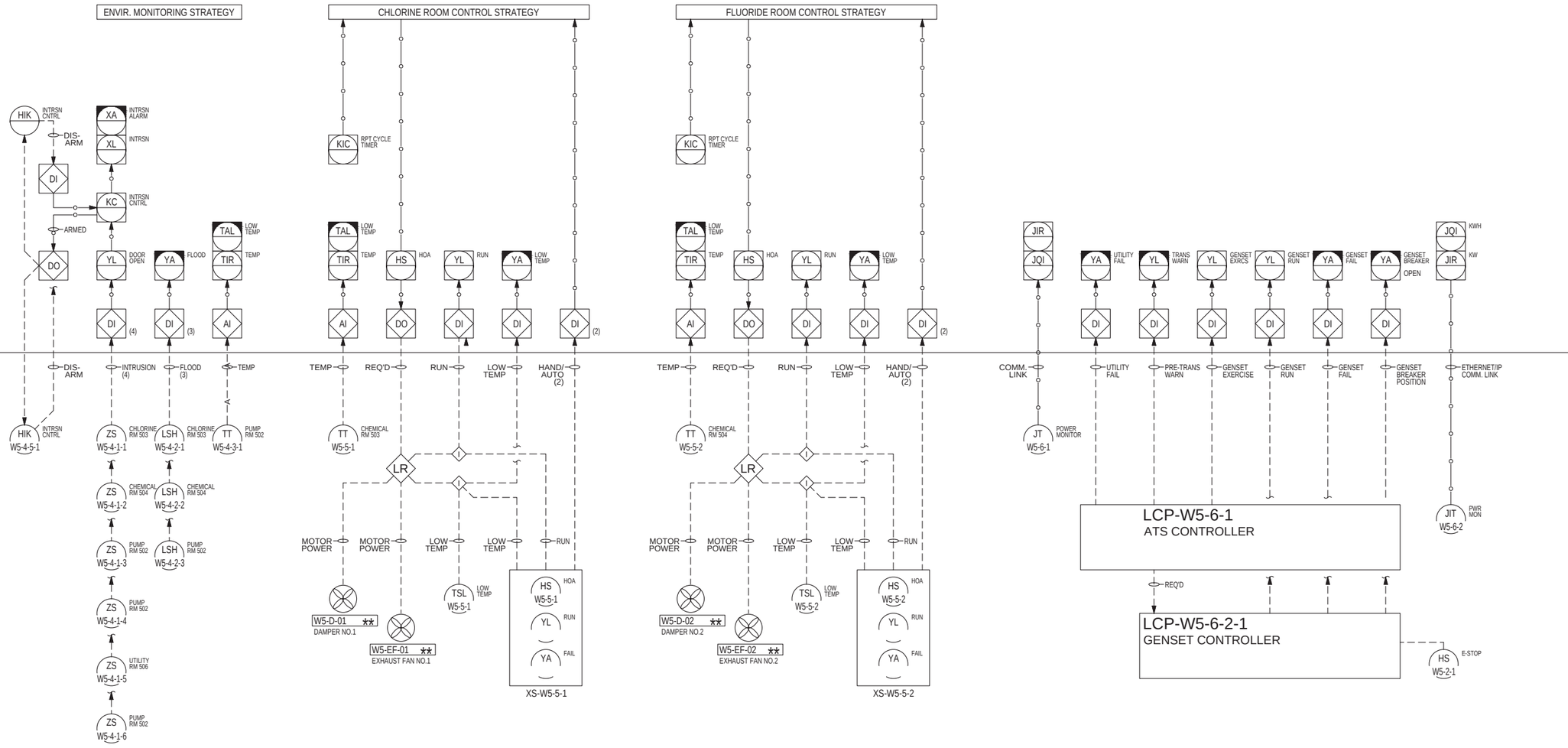
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

P&ID NO.1
WELL #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.:	MC-220
DRAWING FILE:	E SHEETS
DRAWN BY:	S.H.G.
CHECKED BY:	B.W.G.
DATE:	1-23-26
REVISIONS:	
SCALE:	N.T.S.
SHEET:	100-W-01

W5-LCP
(CONTINUED)



SECURITY AND ENVIRONMENTAL MONITORING
W5

CHEMICAL ROOM VENTILATION
W5

POWER MONITORING
W5

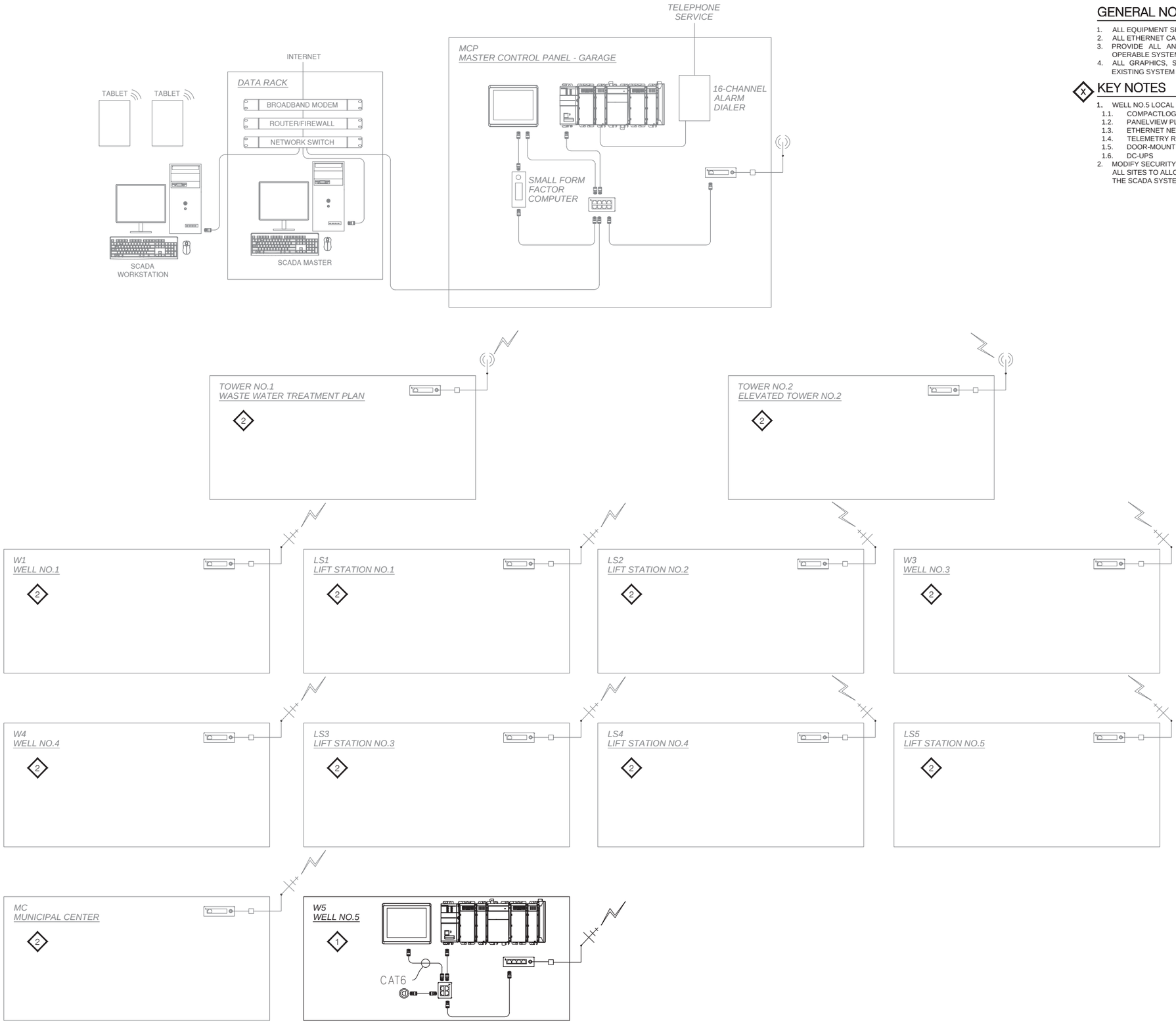
STANDBY POWER
W5

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

P&ID NO.2
WELL #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.:	MC-220
DRAWING FILE:	E SHEETS
DRAWN BY:	S.H.G.
CHECKED BY:	B.W.G.
DATE:	1-23-26
REVISIONS:	
SCALE:	N.T.S.
SHEET:	100-W-02



GENERAL NOTES

1. ALL EQUIPMENT SHOWN OTHER THAN THAT AT WELL NO.5 IS EXISTING.
2. ALL ETHERNET CABLES SHALL BE CAT 6.
3. PROVIDE ALL ANICILLARY EQUIPMENT NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM.
4. ALL GRAPHICS, SOFTWARE, AND HARDWARE SHALL CONFORM TO OWNER'S EXISTING SYSTEM STANDARDS.

KEY NOTES

1. WELL NO.5 LOCAL CONTROL PANEL
- 1.1. COMPACTLOGIX PLC
- 1.2. PANELVIEW PLUS TOUCHSCREEN
- 1.3. ETHERNET NETWORK SWITCH
- 1.4. TELEMETRY RADIO
- 1.5. DOOR-MOUNT RJ45 PROGRAMMING PORT
- 1.6. DC-UPS

2. MODIFY SECURITY PROGRAMING AND WIRING AND CONTACTS AS REQUIRED AT ALL SITES TO ALLOW REMOTE ARMING AND DISARMING OF EACH SITE THROUGH THE SCADA SYSTEM.

TOWN & COUNTRY ENGINEERING, INC.
6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net

SCADA ARCHITECTURE

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO.:	MC-220
DRAWING FILE:	E SHEETS
DRAWN BY:	S.H.G.
CHECKED BY:	B.W.G.
DATE:	1-23-26
REVISIONS:	
SCALE:	N.T.S.
SHEET:	100-W-03

VILLAGE OF McFarland Fire & Rescue
www.mcfarland.wi.us | 6001 Broadhead Street, McFarland, WI 53558 | 608.838.3278

February 27, 2026

Re: Site Design Review of 6016 Prairie Wood Drive

We have completed our review of the site design application submitted by Well #5 at 6016 Prairie Wood Drive in the Village. The application appears to be complete and complies with the applicable building and fire codes for the Department's review.

Sincerely,

Christopher C. Dennis, Chief

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 17, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and recommendation to the Village Board to approve Resolution 2026-05 a resolution approving adjustments to water and sewer utility easements for the Humble Oaks development, 4703 Terminal Drive.**

PREVIOUS ACTION:
January 27, 2026. Village Board unanimously approved 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.

ISSUE SUMMARY:
In 2019, the Village approved the Planned Development General Plan and Phase 1 Detailed Plan for the Humble Oaks development at 4703 Terminal Drive. This included approval of Certified Survey Map 15176 which divided the property into four lots. In order to provide future water and sanitary sewer service to Lots 1 and 2 the Village required utility easements across Lots 3 and 4. On January 27, 2026 the Village Board approved an amendment to the Planned Development General Plan and Detailed Plans for Phases 2 and 3 of Humble Oaks, Lots 3 and 4. The Detailed Plans for Phases 2 and 3 required a slight relocation in the planned route for the water and sanitary sewer mains to serve the future apartment buildings that was outside the existing easement areas. Resolution 2026-05 serves to release the prior water and sanitary sewer utility easements and grant new easements along the planned utility routes for Phases 2 and 3.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended motion:

Motion, second, to recommend to the Village Board approval of Resolution 2026-05 a resolution approving adjustments to water and sewer utility easements for the Humble Oaks development, 4703 Terminal Drive.

ATTACHMENTS:
1. 2026-05 Approving Ezra Properties Easement Adjustments

VILLAGE OF
McFarland

RESOLUTION 2026-05

A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT AND CLERK-TREASURER TO EXECUTE AN EASEMENT RELEASE AND GRANT OF ALTERNATIVE EASEMENTS TO ADJUST UTILITY EASEMENT LOCATIONS WITHIN THE HUMBLE OAKS DEVELOPMENT.

WHEREAS, the Village Board previously approved Certified Survey Map No. 15176 by which the Village accepted certain watermain and sanitary sewer easements on land then proposed for the Humble Oaks development; and

WHEREAS, the utility improvements installed by the developer of Humble Oaks are located partially outside the dedicated easements; and

WHEREAS, in order to assure the Village's right to continue to maintain those improvements, it is necessary to revise the easement to align with the utility facilities as constructed; and

WHEREAS, the Village staff have proposed the release of the existing easements and replacement thereof with new easements reflecting the current location of the utilities in the form of the easement document attached as Exhibit A; and

WHEREAS, the Village Board has determined that approving the easement releases and grants as reflected in Exhibit A will protect the interests of the Village's utilities and promote the public interest;

NOW, THEREFORE, BE IT RESOLVED, that the Easement Release and Grant of Alternative Easements attached hereto as Exhibit A is approved, and the Village President and Clerk-Treasurer are authorized to execute that document on behalf of the Village.

Adopted at a regular meeting of the Village Board this _____ day of March, 2026.

APPROVED:

_____
Stephanie Brassington
Village President

ATTEST:

_____
Cassandra Suettinger
Deputy Administrator/Clerk

RESOLUTION 2026 - 05	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Annen –	Boyd –
Brassington –	Fessler –
Leamy –	Peña –
Prill –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

EASEMENT RELEASE AND GRANT OF ALTERNATIVE EASEMENTS

WHEREAS, Ezra Properties, LLC, a Wisconsin limited liability company ("Grantor") is the owner of the following described property:

Lots 1,2, 3 and 4, Certified Survey Map No. 15176, recorded in the office of the Register of Deeds for Dane County in Vol. 107 of Certified Survey Maps on Pages 314 through 318 as Document No. 5501928, in the Village of McFarland, Dane County, Wisconsin.

WHEREAS, Certified Survey Map No. 15176 dedicated a certain watermain easement, as legally described in Exhibit A and depicted in Exhibit B and a certain sanitary sewer easement, as legally described in Exhibit E and depicted in Exhibit F to the Village of McFarland, a Wisconsin municipal corporation ("Grantee");

WHEREAS, the location of the watermain and sanitary sewer facilities as installed by Grantor and owned by Grantee varies in certain locations from the respective easements as granted;

WHEREAS, Grantor and Grantee agree to revise said easements to correspond to the as-built location of the water and sanitary sewer facilities;

Return to:
Andrew Bremer
Community & Economic Development Director
Village of McFarland
5915 Milwaukee St.
P.O. Box 110
McFarland, WI 53558

Tax Parcel Nos.: 154/0710-342-8215-1
154/0710-342-8245-1
154/0710-342-8275-1
154/0710-342-8305-1

Now, therefore, for good and valuable consideration, the receipt and sufficiency are hereby acknowledged, Grantor and Grantee agree as follows:

1. Release of Sanitary Sewer Easement. Grantee hereby releases all right, title and interest it has in and to the sanitary sewer easement granted by CSM 15176 and described in Exhibit A and depicted in Exhibit B;

2. Grant of Sanitary Sewer Easement. Grantor hereby grants to Grantee, and Grantee accepts, a perpetual easement on, over, under and upon the property described in Exhibit C and depicted in Exhibit D, with the right (i) to survey, construct, erect, install, maintain, inspect, operate, repair, move, remove, replace and reconstruct sanitary sewer mains and associated facilities, accessories and appurtenances, and (ii) for ingress and egress over and upon Grantor's adjacent lands as reasonably necessary, for the purpose of exercising the rights granted herein.

3. Release of Watermain Easement. Grantee hereby releases all right, title and interest it has in and to the sanitary sewer easement granted by CSM 15176 and described in Exhibit E and depicted in Exhibit F.

4. Grant of Water Main Easement. Grantor hereby grants, and Grantee accepts, a perpetual easement on, over, under and upon the property described in Exhibit G and depicted in Exhibit H with the right (i) to survey, construct, erect, install, maintain, inspect, operate, repair, move, remove, replace and reconstruct water mains, hydrants, valves and related services and associated facilities, accessories and appurtenances, and (ii) for ingress and egress over and upon Grantor's adjacent lands as reasonably necessary, for the purpose of exercising the rights granted herein.

5. Binding Effect. The Easements and covenants granted by this Agreement shall run with the land and be binding upon the heirs, successors and assigns of the Grantor and shall benefit Grantee, and its successors and assigns. Grantee shall have the right to assign the easements granted hereunder, without the consent of the Grantor, but only to its successor or assigns and only in connection with the specific easement rights granted hereunder.

6. Restrictions on Grantor. Grantor agrees that it will not construct or install within the easements any building, fence or structure of any kind which would interfere with the operation or maintenance of the utility facilities therein, or other associated facilities and appurtenances, or which will in any other manner materially interfere with the rights granted hereby.

This is a release and grant of easements and is not a conveyance, and is therefore exempt from transfer fees and returns per Wis. Stats. §77.21(1).

IN WITNESS WHEREOF, the parties have executed this instrument the days and year indicated below.

GRANTOR: EZRA PROPERTIES, LLC

By: _____
Ryan Quam, Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this _____day of March, 2026, the above-named Ryan Quam, to me known to be a Member of Ezra Properties, LLC and the person who executed the foregoing instrument and acknowledged the same.

_____
*
Notary Public, Wisconsin
My Commission: _____

GRANTEE: VILLAGE OF MCFARLAND

By: _____
Stephanie Brassington, Village President

By: _____
Cassandra Suettinger, Clerk-Treasurer

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this _____day of March, 2026, the above-named Stephanie Brassington and Cassandra Suettinger, to me known to be the President and Clerk-Treasurer of the Village of McFarland and the persons who executed the foregoing instrument and acknowledged the same.

_____
*
Notary Public, Wisconsin
My Commission: _____

THIS INSTRUMENT WAS DRAFTED BY

Attorney Allen D. Reuter
Madison, Wisconsin

*Names must be printed or typed below all signatures.

CONSENT OF MORTGAGEES

The undersigned, as Grantor's mortgagees, hereby consents to the granting of the within easements and agrees that its lien is subject and subordinate to the within easements.

MORTAGEE: STATE BANK OF CROSS PLAINS

By:_____
*

By:_____
*

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of March, 2026 the above-named _____, the _____ of State Bank of Cross Plains, to me known to be such officers of the above-named corporation who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation.

_____
*
NOTARY PUBLIC, STATE OF WISCONSIN
My Commission expires: _____

ADDITIONAL MORTGAGEE: PACIFIC COAST BANKERS' BANK
d/b/a Borrower's Loan Protection

By: _____
*

By: _____
*

STATE OF _____)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of March, 2026 the above-named _____, the _____ of Pacific Coast Bankers' Bank d/b/a Borrower's Loan Protection, to me known to be such officers of the above-named corporation who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation.

_____
*
NOTARY PUBLIC, STATE OF WISCONSIN
My Commission expires: _____

***Names must be printed or typed below signatures.**

Exhibit A

Legal Description
for
Release of Easement for Sanitary Sewer Purposes

A part of Lots 1, 3 and 4 of Certified Survey Map (CSM) No. 15176, recorded in Volume 107 of CSMs on Pages 314 through 318 as Document No. 5501928, being located in part of: the Northeast one-quarter of the Northwest one-quarter; the Northwest one-quarter of the Northwest one-quarter; the Southeast one-quarter of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter; Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being the “20-foot wide, non-exclusive Private Easement for sanitary sewer purposes benefitting Lots 1, 2, and 3 hereof” as shown on Sheet 2 of said CSM, being more particularly described as follows:

COMMENCING at a found 3/4” iron rebar at the most Southerly corner of said Lot 4, lying on the Easterly right-of-way line of Terminal Drive;

thence, along said Easterly right-of-way line, North 02°24’08” West, 147.93 feet to the **POINT OF BEGINNING** of the centerline of said Easement to be Released;

thence, along said centerline, South 69°17’08” East, 110.64 feet;

thence, continuing along said centerline, South 61°56’57” East, 291.94 feet;

thence, continuing along said centerline, North 76°15’47” East, 171.78 feet;

thence, continuing along said centerline, North 00°25’11” West, 9.53 feet to the Terminus of said Easement centerline, lying on the South line of aforesaid Lot 2, being North 89°34’49” East, 77.93 feet from the Southwest corner of said Lot 2.

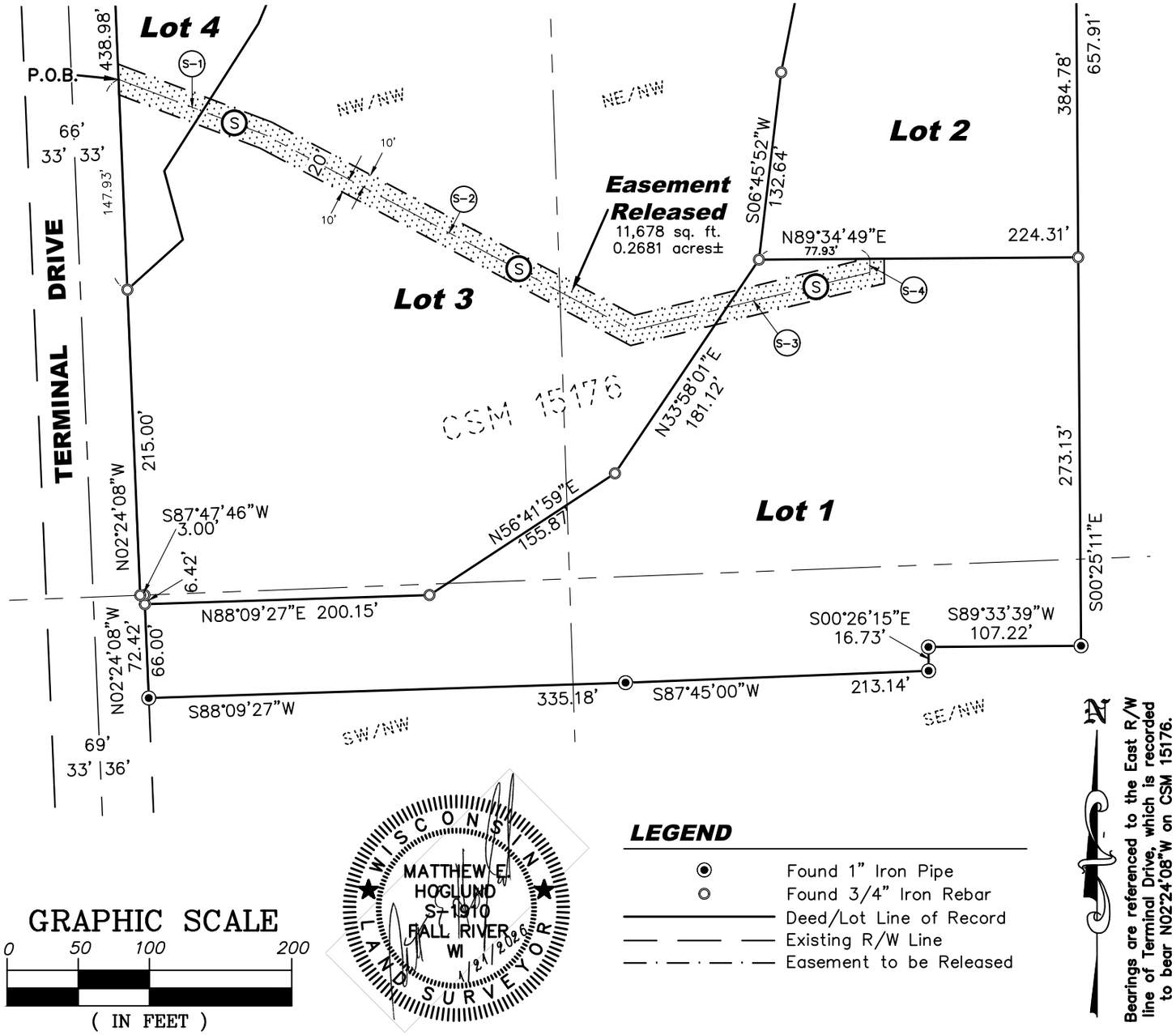
The sidelines of said Easement lie 10.00 feet each side, as measured at right angles and parallel to, said centerline and are to be extended and/or shortened so as to meet at angle points and to terminate on aforesaid Easterly right-of-way line of Terminal Drive and said South line of Lot 2.

The above-described Easement to be Released contains 11,678 square feet or 0.2681 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

The above-described Easement is shown on the map, Exhibit B, prepared by Quam Engineering, LLC for Project No. RQ-05-17 dated January 21, 2026 attached hereto, and by this reference made a part hereof.

Exhibit B

A part of Lots 1, 3 and 4 of CSM 15176, being located in part of: the NE 1/4 of the NW 1/4; the NW 1/4 of the NW 1/4; the SE 1/4 of the NW 1/4; the SW 1/4 of the NW 1/4; Section 34, Township 7 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin.



GRAPHIC SCALE

0 50 100 200

(IN FEET)

WISCONSIN
MATTHEW E. HOGLUND
S-1910
FALL RIVER
WI
4/21/2026
LAND SURVEYOR

LEGEND

- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Deed/Lot Line of Record
- Existing R/W Line
- Easement to be Released

Bearings are referenced to the East R/W line of Terminal Drive, which is recorded to bear N02°24'08"W on CSM 15176.

20' SANITARY EASEMENT		
CENTERLINE DIMENSIONS		
ID	BEARING	LENGTH
S-1	S 69°17'08" E	110.64'
S-2	S 61°56'57" E	291.94'
S-3	N 76°15'47" E	171.78'
S-4	N 00°25'11" W	9.53'

NOTES

1. A legal description has been provided on a separate sheet as Exhibit A.

2. This easement is being released as the as-built location of the sanitary facilities vary from the location originally planned. New Easements for the as-built and redesigned planned locations of the sanitary facilities are described in Exhibit C and shown on Exhbit D.

(S) 20' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR SANITARY SEWER PURPOSES BENEFITING LOTS 1, 2, AND 3 OF CSM 15176 RELEASED HEREIN.

EXHIBIT B

SANITARY SEWER EASEMENT RELEASE

PROJECT NO. RQ-05-17 SHEET 1 OF 1

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

Exhibit C

Legal Description
for
Grant of Easement for Sanitary Sewer Purposes

A part of Lots 1, 2, 3 and 4 of Certified Survey Map (CSM) No. 15176, recorded in Volume 107 of CSMs on Pages 314 through 318 as Document No. 5501928, being located in part of: the Northeast one-quarter of the Northwest one-quarter; the Northwest one-quarter of the Northwest one-quarter; the Southeast one-quarter of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter; Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being a “20-foot wide, non-exclusive Private Easement for sanitary sewer purposes benefitting Lots 1, 2, and 3 of said CSM, the centerline of which is more particularly described as follows:

COMMENCING at a found 3/4” iron rebar at the most Southerly corner of said Lot 4, lying on the Easterly right-of-way line of Terminal Drive;

thence, along said Easterly right-of-way line, North 02°24’08” West, 146.54 feet to the **POINT OF BEGINNING** of the centerline of said Easement;

thence, along said centerline, South 61°12’11” East, 109.77 feet;

thence, continuing along said centerline, South 66°13’19” East, 139.83 feet;

thence, continuing along said centerline, South 63°57’56” East, 148.66 feet;

thence, continuing along said centerline, North 74°21’49” East, 182.49 feet to the terminus of said Easement centerline.

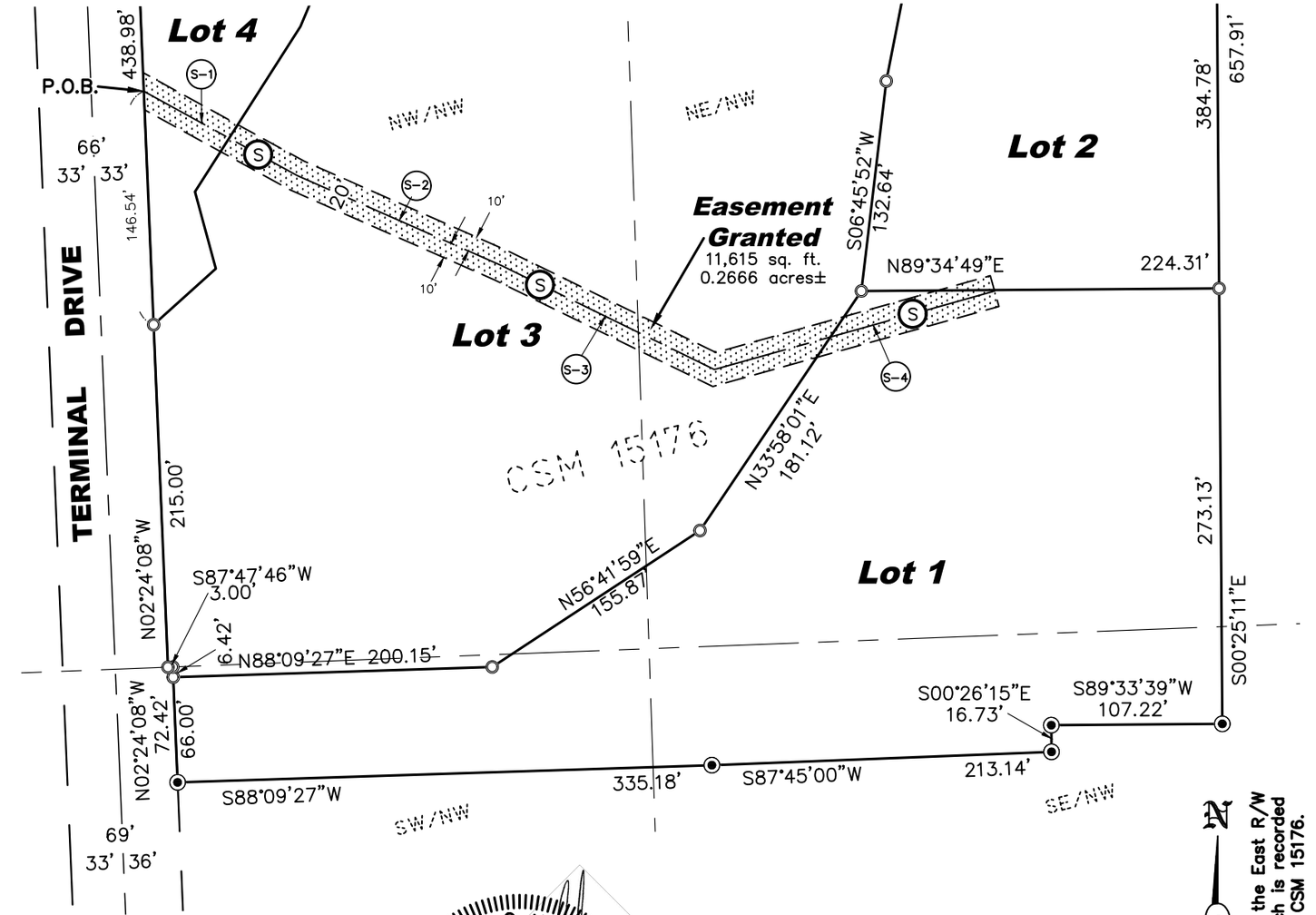
The sidelines of said Easement lie 10.00 feet each side, as measured at right angles and parallel to, said centerline and are to be extended and/or shortened so as to meet at angle points and to terminate on aforesaid Easterly right-of-way line of Terminal Drive.

The above-described Easement contains 11,615 square feet or 0.2666 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

The above-described Easement is shown on the map, Exhibit D, prepared by Quam Engineering, LLC for Project No. RQ-05-17 dated January 21, 2026 attached hereto, and by this reference made a part hereof.

Exhibit D

A part of Lots 1, 2, 3 and 4 of CSM 15176, being located in part of: the NE 1/4 of the NW 1/4; the NW 1/4 of the NW 1/4; the SE 1/4 of the NW 1/4; the SW 1/4 of the NW 1/4; Section 34, Township 7 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin.



20' SANITARY EASEMENT		
CENTERLINE DIMENSIONS		
ID	BEARING	LENGTH
S-1	S 61°12'11" E	109.77'
S-2	S 66°13'19" E	139.83'
S-3	S 63°57'56" E	148.66'
S-4	N 74°21'49" E	182.49'

NOTES

1. A legal description has been provided on a separate sheet as Exhibit C.

2. This easement is being granted as the as–built location of the sanitary facilities varied from the location originally planned.

GRAPHIC SCALE

0 50 100 200

(IN FEET)

WISCONSIN
MATTHEW E. HOGLUND
S-1910
FALL RIVER
WI
1/21/2026
LAND SURVEYOR

LEGEND

- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Deed/Lot Line of Record
- Existing R/W Line
- Easement to be Granted

Bearings are referenced to the East R/W line of Terminal Drive, which is recorded to bear N02°24'08"W on CSM 15176.

Ⓢ 20' WIDE NON–EXCLUSIVE PRIVATE EASEMENT FOR SANITARY SEWER PURPOSES BENEFITING LOTS 1, 2, AND 3 OF CSM 15176 GRANTED HEREIN..

EXHIBIT D

SANITARY SEWER EASEMENT GRANT

PROJECT NO. RQ–05–17 SHEET 1 OF 1

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

Exhibit E

Legal Description
for
Release of Easement for Watermain Purposes

A part of Lots 1, 2 and 3 of Certified Survey Map (CSM) No. 15176, recorded in Volume 107 of CSMs on Pages 314 through 318 as Document No. 5501928, being located in part of: the Northeast one-quarter of the Northwest one-quarter; the Northwest one-quarter of the Northwest one-quarter; the Southeast one-quarter of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter; Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being a part of the “20-foot wide Public Easement for Watermain purposes benefitting Lots 1, 2, 3 and 4 hereof” as shown on Sheet 2 of said CSM, being more particularly described as follows:

COMMENCING at a found 1” iron pipe at the most Southwest corner of said Lot 1, lying on the Easterly right-of-way line of Terminal Drive;

thence, along said Easterly right-of-way line, North 02°24’08” West, 57.42 feet to the centerline of said Easement to Remain;

thence, along said centerline, the following courses:

1. North 88°06’08” East, 51.88 feet;
2. South 68°03’17” East, 94.82 feet;
3. North 66°56’43” East, 89.43 feet;
4. North 23°03’17” West, 36.76 feet;
5. North 21°56’43” East, 18.21 feet;
6. North 30°51’56” East, 161.37 feet;
7. South 59°07’16” East, 13.49 feet to the **POINT OF BEGINNING** of the centerline of said Easement to be Released;

thence, along last said centerline, the following courses:

1. North 76°15’47” East, 250.64 feet;
2. North 13°44’13” West, 23.00 feet;
3. North 02°29’13” West, 13.38 feet;
4. South 87°30’47” West, 11.01 feet to the terminus of said centerline.

The sidelines of said easement lie 10.00 feet each side, as measured at right angles and parallel to, said centerline and are to be extended and/or shortened so as to meet at angle points.

TOGETHER WITH that portion of said Easement to be Released that begins at the above-described **POINT OF BEGINNING;**

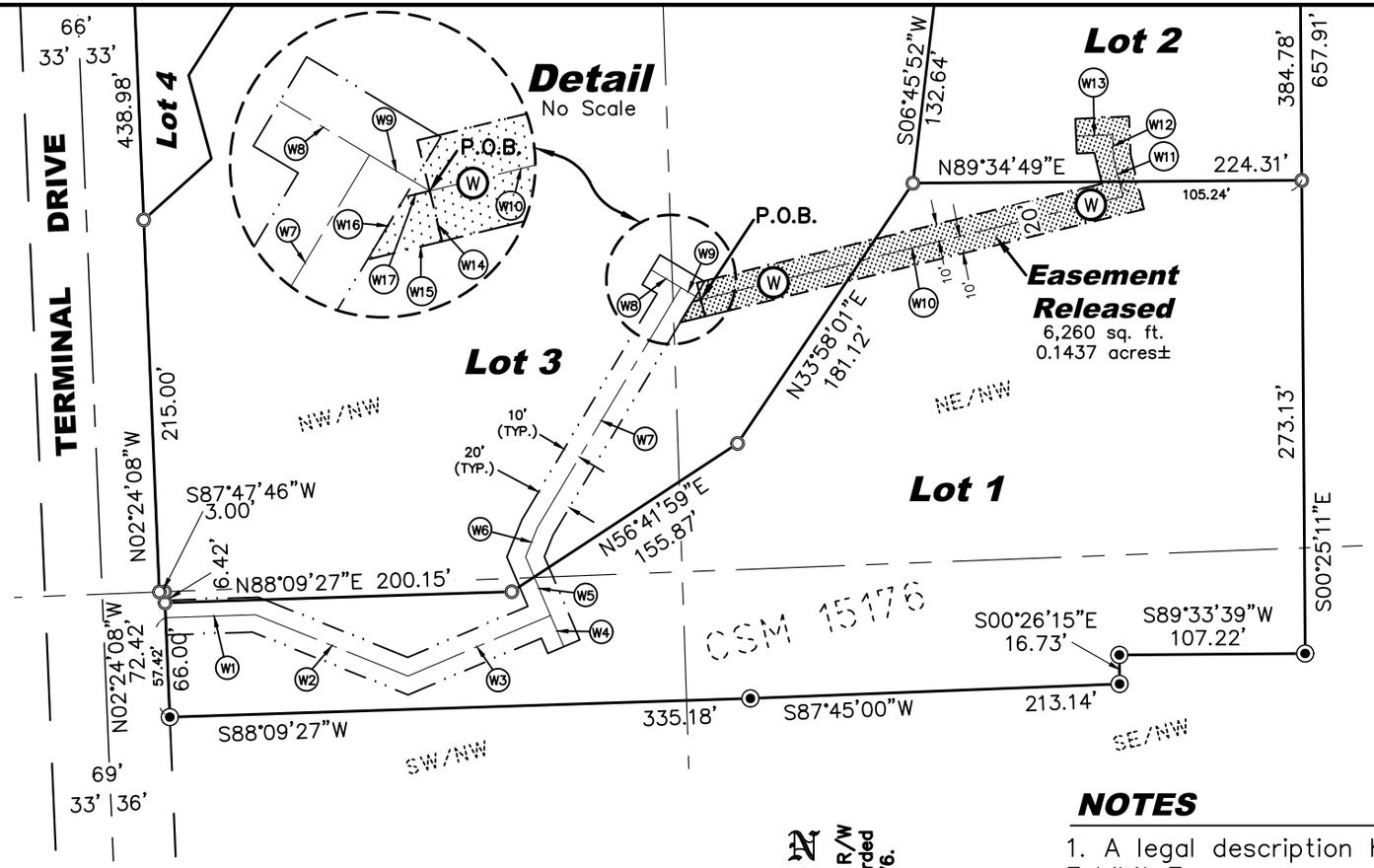
thence South 13°44’13” East, 10.00 feet;
thence South 76°15’47” West, 14.76 feet;
thence North 30°51’56” East, 14.04 feet;
thence North 76°15’47” East, 4.90 feet to the **POINT OF BEGINNING**;

The above-described Easement to be Released contains 6,260 square feet or 0.1437 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

The above-described Easement to be Released is shown on the map, Exhibit F, prepared by Quam Engineering, LLC for Project No. RQ-05-17 dated January 21, 2026 attached hereto, and by this reference made a part hereof.

Exhibit F

A part of Lots 1, 2 and 3 of CSM 15176, being located in part of: the NE 1/4 of the NW 1/4; the NW 1/4 of the NW 1/4; the SE 1/4 of the NW 1/4; the SW 1/4 of the NW 1/4; Section 34, Township 7 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin.



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'
W14	S 13°44'13" E	10.00'
W15	S 76°15'47" W	14.76'
W16	N 30°51'56" E	14.04'
W17	N 76°15'47" E	4.90'

Ⓦ 20' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR WATERMAIN PURPOSES BENEFITING LOTS 1, 2, AND 3 OF CSM 15176 RELEASED HEREIN.

GRAPHIC SCALE
0 50 100 200
(IN FEET)

WISCONSIN
MATTHEW E. HOGLUND
S-1910
FALL RIVER
WI
12/20/16
LAND SURVEYOR

Bearings are referenced to the East R/W line of Terminal Drive, which is recorded to bear N02°24'08"W on CSM 15176.

NOTES

1. A legal description has been provided on a separate sheet as Exhibit E.

2. This easement is being released as the as-built location of the water facilities vary from the location originally planned. New Easements for the as-built and redesigned planned locations of the water facilities are described in Exhibit G and shown on Exhbit H.

LEGEND

- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Deed/Lot Line of Record
- Existing R/W Line
- Easement to Remain
- Easement to be Released

EXHIBIT F

WATERMAIN EASEMENT RELEASE

PROJECT NO. RQ-05-17 SHEET 1 OF 1

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

Exhibit G

Legal Description
for
Grant of Easement for Watermain Purposes

A part of Lots 1, 2 and 3 of Certified Survey Map (CSM) No. 15176, recorded in Volume 107 of CSMs on Pages 314 through 318 as Document No. 5501928, being located in part of: the Northeast one-quarter of the Northwest one-quarter; the Northwest one-quarter of the Northwest one-quarter; the Southeast one-quarter of the Northwest one-quarter; the Southwest one-quarter of the Northwest one-quarter; Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, being a 20-foot wide Public Easements for Watermain purposes benefitting Lots 1, 2, 3 and 4 of said CSM, the centerline of which is more particularly described as follows:

PARCEL A:

COMMENCING at a found 1" iron pipe at the most Southwest corner of said Lot 1, lying on the Easterly right-of-way line of Terminal Drive;

thence, along said Easterly right-of-way line, North 02°24'08" West, 57.42 feet to the centerline of the "20-foot wide Public Easement for Watermain purposes benefitting Lots 1, 2, 3 and 4 hereof" as shown on Sheet 2 of said CSM

thence, along said centerline, the following courses:

1. North 88°06'08" East, 51.88 feet;
2. South 68°03'17" East, 94.82 feet;
3. North 66°56'43" East, 89.43 feet to a point hereinafter referred to as **Point "B";**
4. North 23°03'17" West, 36.76 feet;
5. North 21°56'43" East, 18.21 feet;
6. North 30°51'56" East, 161.37 feet to a point hereinafter referred to as **Point "A"**;
7. South 59°07'16" East, 9.64 feet to the **POINT OF BEGINNING** of the centerline of said Easement Granted herein;

thence, along last said centerline, the following courses:

1. North 77°34'05" East, 90.67 feet;
2. North 73°38'50" East, 215.00 feet to the terminus of said centerline.

The sidelines of said easement lie 10.00 feet each side, as measured at right angles and parallel to, said centerline and are to be extended and/or shortened so as to meet at angle points.

TOGETHER WITH that portion of said Easement that begins South 12°25'55" East, 0.52 feet from the above-described **POINT OF BEGINNING;**

thence South 12°25'55" East, 9.48 feet;
thence South 77°34'05" West, 8.93 feet;
thence North 30°51'56" East, 13.03 feet;

The above-described **Parcel A** contains 6,155 square feet or 0.1413 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

Parcel B:

COMMENCING at the above-described **Point "A"**; thence North 59°07'41" West, 20.06 feet to the **POINT OF BEGINNING** of the centerline of a 20-foot wide Public Easement for Watermain purposes benefiting Lots 1, 2, 3 and 4 of said CSM;

thence North 59°07'41" West, 10.00 feet to the terminus of said Easement centerline.

The sidelines of said easement lie 10.00 feet each side, as measured at right angles and parallel to, said centerline.

The above-described **Parcel B** contains 200 square feet or 0.0046 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

Parcel C:

COMMENCING at the above-described **Point "B"**; thence South 23°03'17" East, 19.56 feet to the **POINT OF BEGINNING** of the centerline of a 20-foot wide Public Easement for Watermain purposes benefiting Lots 1, 2, 3 and 4 of said CSM;

thence South 23°03'17" East, 10.00 feet to the terminus of said Easement centerline.

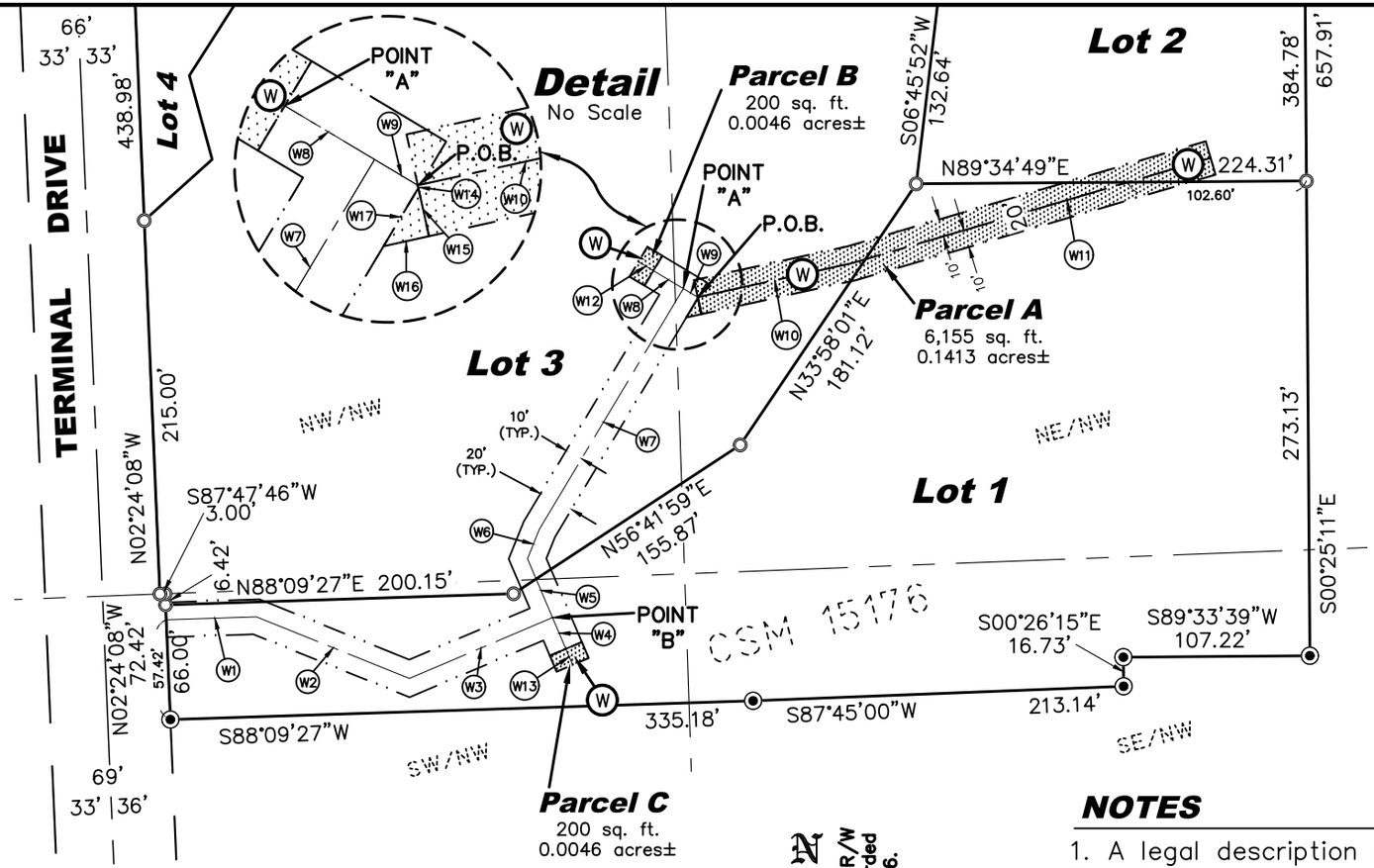
The sidelines of said easement lie 10.00 feet each side, as measured at right angles and parallel to, said centerline.

The above-described **Parcel B** contains 200 square feet or 0.0046 acres, more or less, and is **SUBJECT TO** all easements and agreements, if any, of record and/or fact.

The above-described **Parcels A, B and C** are shown on the map, Exhibit H, prepared by Quam Engineering, LLC for Project No. RQ-05-17 dated January 21, 2026 attached hereto, and by this reference made a part hereof.

Exhibit H

A part of Lots 1, 2 and 3 of CSM 15176, being located in part of: the NE 1/4 of the NW 1/4; the NW 1/4 of the NW 1/4; the SE 1/4 of the NW 1/4; the SW 1/4 of the NW 1/4; Section 34, Township 7 North, Range 10 East, in the Village of McFarland, Dane County, Wisconsin.



Ⓦ 20' WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR WATERMAIN PURPOSES BENEFITING LOTS 1, 2, AND 3 OF CSM 15176 GRANTED HEREIN.

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	9.64'
W10	N 77°34'05" E	90.67'
W11	N 73°38'50" E	215.00'
W12	N 59°07'41" W	10.00'
W13	S 23°03'17" E	10.00'
W14	S 12°25'55" E	0.52'
W15	S 12°25'55" E	9.48'
W16	S 77°34'05" W	8.93'
W17	N 30°51'56" E	13.03'

NOTES

1. A legal description has been provided on a separate sheet as Exhibit G.

2. This easement is being granted as the as-built location of the water facilities vary from the location originally planned.

GRAPHIC SCALE

0 50 100 200

(IN FEET)

WISCONSIN MATTHEW E. HOGLUND S-1910 FALL RIVER WI 12/1/2006 LAND SURVEYOR

N

Bearings are referenced to the East R/W line of Terminal Drive, which is recorded to bear N02°24'08"W on CSM 15176.

LEGEND

- Found 1" Iron Pipe
- Found 3/4" Iron Rebar
- Deed/Lot Line of Record
- Existing R/W Line
- Easement to Remain
- Easement to be Granted

EXHIBIT H

WATERMAIN EASEMENT GRANT

PROJECT NO. RQ-05-17 SHEET 1 OF 1

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

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 17, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and action on Resolution 2026-01, a resolution approving a Planned Development Detailed Plan for Phase 2, Sperle Corners Lots 1, and Lots 3-16, McFarland, WI.**

PREVIOUS ACTION:

ISSUE SUMMARY:
Refer to item 4.c. of the agenda packet for background on this.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended motion:

Motion, and second, to postpone action on Resolution 2026-01 until the April 21, 2026 Plan Commission meeting pending submittal of a landscaping and lighting plan for Lot 1.

ATTACHMENTS:
None

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 17, 2026**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion regarding a preapplication conceptual condominium subdivision submitted by Austin Gannon for six duplex buildings located 6612 Schneider Place, to be called River Edge Court.**

PREVIOUS ACTION:

ISSUE SUMMARY:
Austen Gannon is appearing before the Plan Commission for a voluntary preapplication meeting to discuss a preliminary concept for six duplex condominiums, 12 total units. The properties would be owner-occupied and restricted to 55 and older. The concept includes two parcels owned by the applicant, parcels #0610-102-8320-1 (6612 Schneider Place) and #0610-101-8660-1 (no address). All development will occur on 6612 Schneider Place with the adjacent parcel, mostly in wetland, to be dedicated to the Village.

The Applicant held their own neighborhood meeting on February 25, 2026 at 6:00 PM at the Maple Tree Supper Club Restaurant in the Village of McFarland prior to the Plan Commission preapplication meeting. Their meeting was open to the public, but it was not an official Plan Commission or Village meeting. No Village Staff were in attendance. Those who were directly invited included property owners within 400-feet of the Gannon properties. The applicant reported 22 people were in attendance. Developer-led neighborhood meetings are not required but are encouraged within the Village's Comprehensive Plan (Figure 4.2) as another way for a developer to meet with neighbors to present the concept and hear and consider comments.

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.

Prior Development Proposals

The property owner (Tom Gannon) previously submitted a concept plan for the development of the buildable areas of the property in 2000. That proposal was withdrawn. Predating that proposal, Gannon obtained a fill permit for a portion of the property by the Army Corp of Engineers with the support of the Village in 1986. In 2003, the Village Board approved a preliminary plat (Rivers Edge) consisting of 5 single-family lots off of a cul-de-sac. After the preliminary plat was approved, the property owner petitioned to rezone the property from A-1 to R-1 and CO Conservancy. The rezone was recommended for approval by the Plan Commission. The Village Board tabled action on the rezone to allow time for a neighborhood group to apply for grants and raise public money, presumably to acquire the property for park purposes. The Plan Commission recommended approval of the final plat and associated development agreement. In 2004, the Plan Commission recommended approval of a resubmitted rezone request. A zoning protest petition was filed by adjacent property owners requiring a supermajority vote of the Village Board (6 of 7 members) to approve the rezone. The motion to approve the rezone failed by a 3-3 vote of the Village Board. Gannon proceeded to file a Writ of Certorari, Declaratory Judgement Complaint against the Village to reverse the Board's decision. In 2005, the Certiorari claim was dismissed by a Judge. On August 14 of 2006, the Village Board approved an amendment to the 2006 Comprehensive Plan to designate the buildable area of parcel #0610-102-8320-1 from parks and public reaction and environmental corridor/open space corridor to single-family residential - sewered, which was the prior planned land use prior to the adoption of the 2006 Comprehensive Plan on March 27, 2006. The future land use of the property was amended again to the present designation of Public Lands, Recreation, and Environmental Corridors with the adoption of the 2017 Comprehensive Plan. Staff notes that the information provided here is simply to provide some historical context for the past development proposals. Also noting that State law no longer allows zoning protest petitions that trigger a supermajority vote of the Village Board for approval. All rezone petitions are approved by a simple majority vote. Ultimately, what matters is the current concept in front of the Plan Commission and whether it is deemed in the best interest of the Village, following current applicable permit and development ordinances.

Proposed Development Characteristics

The concept includes six duplex buildings and the extension of an unnamed private road that turns into a cul-de-sac. All buildings appear to have a 2-car garage with two available parking stalls in each driveway. The cul-de-sac includes four additional shared parking stalls and a conceptual stormwater management pond to the south that would be connected to the Village existing stormwater basin. The concept's stormwater management area shows a proposed connection to the existing Village owned stormwater pond adjacent to the west on Outlot 1 of Meredith Heights Subdivision. The concept shows utility connections starting from the north of Schneider Place, then down south, with lateral connections to each building. Buildings 3-6

appear to be outside the 75' wetland delineation limit; however, the wetland delineation is from 2003 and will need to be updated as part of future site design due diligence by the developer. The concept labels the unbuildable portions of the properties as New Dedicated Village Park. If the project proceeds further this should likely be changed to Dedicated to the Village for Conservancy, Trail, and Boardwalk, as these areas of the property are wetlands and floodplain areas not suitable for traditional active parkland amenities.

Existing Property & Neighborhood Conditions

- Property size:
    - 6612 Schneider Place, ~9.33 acres (406,294.73 sq. ft.)
    - Parcel #0610-101-8660-1, ~3.04 acres (132,432.08 sq. ft.)
- Current Use:
    - 6612 Schneider Place, Storage. The property includes a single large garage/barn (~1,900 square feet), a gravel driveway, and several accessory sheds and structures. Public water and sewer mains are adjacent to the property, including a fire hydrant located on the west side of the property line adjacent to Lift Station #3.
    - Parcel #0610-101-8660-1, Undeveloped wetlands and floodplain areas.
- Current Zoning:
    - 6612 Schneider Place. A-1 Agricultural Transition. A-1 zoning allows for one single family home. *"The purpose of the A-1 District is to preserve in agricultural and related open space uses those lands generally located in proximity to development areas within the Village where urban expansion is likely and in keeping with long-term plans for development. It is intended that urban development be deferred in such areas until the appropriate authorities determine that it is economically and financially feasible to provide public services and facilities. It is also intended that the status of all areas in this district be reviewed by the appropriate authorities determine that it is economically and financially feasible to provide public services and facilities. It is also intended that the status of all areas in this district be reviewed by the appropriate authorities periodically in order to determine whether, in light of current land development trends, there should be a transfer of all or any part of those areas to some other appropriate use district. Any such review will consider local and regional land use plans. Existing homes are grandfathered as are existing house lots. No new house lots can be created without rezoning."*
    - Parcel #0610-101-8660-1, A-1 Agricultural Transition
- Natural Features. Both properties are adjacent to the Yahara River to the south and east. A large portion of 6612 Schneider Place is located within designated wetland and floodplain areas while the adjacent property is almost entirely in wetland and floodplain areas.
- Adjacent Properties and Uses:
    - North. Adjacent to the north are all single family homes, zoned R-1 Single Family Residence.
    - East. The parcels are adjacent to the Yaraha River which feeds into Lower Mud

Lake. Parcel 06-101-8660-1 also shares a lot line with Lewis Park.
- West. Adjacent to the west are four single family homes, zoned R-1 Single Family Residence and a lift station, zoned CO Conservancy.
- South. Beyond the Yaraha River is an undeveloped 40 acre parcel located in the Town of Dunn.

Review of Comprehensive Plan, 2017

The Village Comprehensive Plan Future Land Use map identifies the proposed development site within the "Public Lands, Recreation, and Environmental Corridors" category. Page 37 of Volume 2, gives the general description of land uses allowed as, "*Publicly owned lands used for recreation, natural areas, stormwater management areas, or cemeteries. Also includes continuous systems of open space that include environmentally sensitive lands, natural resources, and endangered or threatened species habitat intended for long-term open space, whether or not in public ownership. See CARPC environmental corridor maps by clicking here in digital versions. Future parks may also be on lands mapped under other future land use categories.*" The Typical Implementing Zoning Districts lists the following zoning districts associated with this future land use to include: CO Conservancy. The descriptions give flexibility for Village parks, different residential or commercial districts, and if desired, a "public and institutional" zoning district.

Comprehensive Plan Review — Figure 4.1 (page 37)

Figure 4.1 (page 37) lists the following development policies associated with Public Lands, Recreation, and Environmental Corridors.

1. *Utilize the Outdoor Recreation and Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas.* The 2025 Comprehensive Outdoor Recreation Plan is synonymous with Outdoor Recreation and Open Space Plan cited in this section. The plan is discussed in detail below.
2. *Designate environmental corridors with CARPC when land is added to the Urban Service Area.* The property is already located in the Village's service area. In the image below, the proposed concept appears to place its buildings outside CARPC's mapping for the environmental corridor. Red designates the Village's urban service area boundary and the green designates the environmental corridor.



3. *Where compatible with natural resource and farmland preservation objectives, permit within environmental corridors cropping, grazing, underground utilities, and passive recreational and educational activities such as trails and low-impact athletic fields. Direct other development away from environmental corridors.* The adjacent uses are single family residential, a Village utility structure, and an environmental corridor. In Staff's opinion, the proposed concept works within the limited usable space for development and will dedicate the remaining lands to the Village for conservancy and trail/boardwalk uses consistent with the 2025 Comprehensive Outdoor Recreation Plan. This land is mostly wetlands and will likely included limited passive recreational trails, and remain as an environmental corridor for public use. The 2025 CORP identifies several possible walking trails in the space dedicated.
4. *Collaborate with Dane County and others on the preservation of the large environmental corridors adjacent to Upper Mud Lake, "Lower" Mud Lake, and the Yahara River.* The proposed concept includes approximately a total of 12.37 acres of land. Approximately 9 acres of this is within a floodplain and not suitable for development. The dedication of land will insure preservation and the adjacent bodies of water are protected. From the nearest property, there appears to be over 300 feet of distance.
5. *Where development is proposed near a mapped environmental corridor, determine the exact boundaries based on the features that define those areas. In consultation with CARPC and where consistent with the County Water Quality Plan, the Village Board will de-map any such area as environmental corridor by resolution if:*
    a. *More detailed information or studies reveal that the characteristic(s) that resulted in its designation as an environmental corridor is not actually present,*
    b. *Approvals from appropriate agencies are granted to alter a property so that the characteristic that resulted in its designation will no longer exist, and/or*
    c. *A mapping error has been identified and confirmed.*

Regarding #5 above, the Village will require the developer to prepare a new wetland delineation and topographic survey to determine current wetland and floodplain boundaries before determining whether any changes to the existing mapped environmental corridor is necessary.

Comprehensive Outdoor Recreation Plan, 2025-2029

Within Section 6.2 New Paks & Trails (page 82), the CORP states, "*D. Parcels #: 154/0610-102-8320-1 & 154/0610-101-8660-1. The two parcels present opportunities for trails, conservancy space, and to maintain as wetlands."* Appendix B Map 8 - Future Parks & Trail conceptually shows two trail pathways connecting southwest from the Yahara River Conservancy to Lewis Park across the Applicant's two parcels. The conceptual lines are shown outside where the applicant has conceptually placed the buildings. All dashed lines drawn are conceptual, and the Village would need to complete more detail site planning and engineering before considering the construction of any trails/boardwalks. In Staff's opinion, the designation was intended to focus on the park and trails, while not depriving the applicant use of their land. The designation does not assume public ownership of the entire property, but follows similarly to "(*H) Parcel #: 154-0710-353-9553-1*" where the CORP did not designate the entire property for parkland dedication, but a portion thereof for future recreational use.

Preliminary Department Head Comments

The packet includes letters from the Village Engineer, Director of Public Works, and Fire & Rescue Chief. There were no comments or concerns from the Police Chief at this time. Below is a summary of the items discussed by topic the Plan Commission may want to discuss.

- Land Use, Density, and Zoning. Staff anticipate a request for a rezone changing the designation from A-1 Agricultural Transition to R-E Elderly Residence. The purpose of the R-E district is to *"stabilize and protect certain medium density residential areas in the Village and to promote and encourage a suitable environment for elderly persons in duplex and mulitiple-family dwellings, pursuant to state and federal regulations."* The concept appears to meet setbacks requirements for this district. The R-E district allows 10 units per acre by right and up to 21 units per acre by conditional use. The proposed concept has a density of 1.28, for the 6612 Schneider Place parcel. Prior to considering any potential rezone petition, the applicant will also need to obtain approval from the Village to amend the Comprehensive Plan Future Land Use Map for the buildable portions of the property.

- Schneider Place extension to Private Drive. The Chief Dennis' letter dated February 27, 2026 comments on the 20' road width would prohibit on-street parking, except for the four designated stalls in the cul-du-sac bulb. Additionally, both the letters of review commented on the size of the cul-de-sac to be increased to meet Village standard specifications. Concept update to improve fire access capacity along with Building 6 not meeting 150' hose pull requirement.

- Utilities. The Village Engineer & Public Works Director's letter comments on service fee hookups for MMSD and Village; continuation of water service mains for connection to existing piping; establishment of easements to address location of utilities and pond sharing;

- Parks & Trails. The property is located between the Yahara River Conservancy and Lewis Park. The conservancy does not offer any recreational opportunities, primarily used for village services (Lift Station #3). See discussion on the 2025-2029 CORP in section above.

- Parking. The concept states each unit will include a two-car garage with two available parking on the driveway. Per unit, this is a total of 48 parking stalls, plus for four on-street parking stalls, for a total of 28 stalls. Chief Dennis' letter stated no on-street parking due to the road width of 20', excluding the additional four stalls in the cul-de-sac. It is unknown at this time the number of bedrooms within each unit to determine the minimum required off-street parking. The applicant has stated they may look to model the zoning after R-E Elderly Residence. Assuming each unit includes 2 bedrooms, per Sec. 62-172(j), the standard requirement is 2 spaces per 1 or 2-bedroom unit and 2.5 spaces per 3-bedroom unit. The assumed minimum range of parking may range between 24-36 parking stalls.

- Public Safety. Refer to Chief Dennis' letter dated February 27, 2026, regarding initial comments for required fire access and building #6.

- Building Layout and Design. The applicant has stated in meetings with staff that the building will be of similar style and quality as the Prairie Stone Condominiums, a previous project they completed at the southwest corner of Broadhead and Holscher Roads. The Prairie Stone Condominium development included 21 duplex buildings and 42 residential units, zoned R-E Elderly Residence. The buildings in this subdivision are all privately owned with additional pathways, and shared parking stalls. Details regarding building materials and colors is not required at this state of the project.

- Landscaping and Lighting. Details regarding landscaping and lighting are not required at this stage of the project. If the applicant rezones to R-E as stated, the applicant should refer to Sec. 62-70 and Appendix B for appropriate landscaping minimums.

- Unit Affordability. The applicants states the buildings will be owner-occupied, deed restricted to individuals 55 and older.

- Wetlands. The Applicant must complete a wetland delineation on the two parcels to confirm the appropriate buffer for buildable space.

Public Comments
The Department received several comments and inquiries related to the reapplication meeting and one written comment submitted to the attention of the Plan Commission as included in the packet.

Next Steps & Permit Requirements
Assuming the project continues to progress, the following official zoning applications will be required. There is no specific timeline for submittal of official applications at this time. However, the process as described below is typically a minimum of six months, spanning multiple public meetings.

- Comprehensive Plan Amendment. The applicant will be required to petition the Village to amend the Future Land Use Map for 6612 Schneider Place (parcel #0610-102-8320-1 only) to a combination of Two Family and Townhouse Residential (buildable areas only) while the rest of the parcel would remain in the Public Lands, Recreation, and Environmental Corridors future land use category. The comprehensive plan amendment will require a public hearing by the Plan Commission, recommendation to the Village Board, and approval by the Village Board.
- Rezoning (Zoning Map Amendment). The applicant will be required to petition the Village to rezone the property from A1 Agricultural Transition to R-E Elderly Residence (buildable areas only) and CO Conservancy. The rezone petition will require a public hearing by the Plan Commission, recommendation to the Village Board, and approval by the Village Board.
- Condominium Plat. A condominium plat will need to be approved by the Village using a process similar to a preliminary plat, including a public hearing by the Plan Commission, recommendation to the Village Board, and approval by the Village Board.
- Site Design Review Permit. A site design permit will be required as part of approval of the condominium plat to address the details of the building, road, and utility infrastructure improvements.

FINANCIAL/BUDGET IMPACT:
Estimated construction costs for the project have not been provided as part of the preapplication to calculate potential property tax revenues from the proposed development. The developer would be responsible for all future project costs, including payment of applicable building

permit, impact fees and MMSD fees.

VILLAGE PLAN REFERENCE:

Comprehensive Plan, 2017

- Chapter 2 - Natural and Agricultural Resources of the Comprehensive Plan includes Initiative 3, Refine and Protect Environmental Corridors stating, "*The layering of areas and building limitations comprise environmental corridors. Corridors serve multiple stormwater management, groundwater protection and recharge, erosion control, wildlife habitat, passive recreation, and scenic functions. McFarland's easterly expansion will be characterized by a thoughtfully protected and connected environment corridor network*." Previously mentioned, the concept includes wetland areas to the south east, and nearly all of parcel #0610-101-8660-1. Completion of a wetland delineation would be needed to assess the environmental corridor.
- Chapter 3 - Culture and Community Character includes Initiative 5, Support the Needs of Aging Residents. This initiative references other sections of the Comprehensive Plan that support and expand senior services and housing needs
- Chapter 6 - Housing and Neighborhoods includes a number of strategies and goals that support senior populations in the Village
    - Objective 1: Expand the range of quality and affordable housing choices for empty-nesters, seniors, and the McFarland workforce, while remaining a family-oriented community.
    - Policies: 3) Integrate two and multiple family developments into the fabric of neighborhoods and the community, rather than isolating and concentrating them; 4) Allow high-end multiple family housing for McFarland's workforce and elderly, including owner-occupied options at lower price points than possible for single family housing.
    - Support housing and services for older residents, "*...suggests more senior-oriented housing in the community, which may include senior-restricted condominiums, independent living apartments, assisted living apartments, memory care facilities, and community-based living arrangements.*

Housing Needs Assessment, 2023

The proposed concept includes 6 duplex buildings, 12 units total. The Housing Needs Assessment provides narrative on how vacancy rates and considerations for senior housing. The plan cites nationwide trends for Baby Boomers age cohort expecting to rise. The Village may expect to see an increase of 1,516 residents aged 65+ by the year 2040. The plan states, "*In McFarland, where the 2030 population may be somewhere around 11,000 residents, we would expect demand for about 28 assisted living units and about 46 nursing care beds...Over the next 20 years, around 2,900 McFarland residents will age into the 65+ age category*." 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 units are expected to be owner-occupied.

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.

ORDINANCE REFERENCE:
Sec. 2-313(a) Comprehensive Plan
Sec. 56-8 Condominium Developments
Sec. 56-35 Preliminary Plat Consultation
Sec. 62-68(k) Statement of Purpose R-E Elderly Residence District
Sec. 62-69 Permitted Uses
Sec. 62-70 Bulk Standard -- Residential Districts
Sec. 62-172 Required Off-Street Parking Facilities
Sec. 62-310 Site Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
This item is for discussion only.

ATTACHMENTS:
1. River Edge_Concept Condo Site Plan_1-27-26

2. Rivers Edge Condo Prelim Plan Review - MFR Concept Review_02.27.2026
3. River Edge-Gannon_VE Concept Review_02.28.2026
4. McFarland Future Land Use Map_11.03.2025
5. 8_FutureParks_OpenSpace_Optimized
6. Public Notice Feedback - Conceptual subdivision - Gannon

EXCHANGE STREET

AHERN LANE

HIGHLAND DRIVE

LEWIS PARK

SCHNEIDER PLACE

LANI LANE

MEREDITH WAY

NEW DEDICATED VILLAGE PARK

DEVELOPMENT PROPERTY

YAHARA RIVER

YAHARA RIVER PARK

NORTH

© 2026 Microsoft Corporation © 2026 Maxar ©CNES (2026) Distribution Airbus DS © 2026 TMAP MOBILITY Earthstar Geographics SIO

File: W:\2025\251550_Gannon Construction - Schneider Pl, McFarland\DWG\25-1550_Planning_Condo Lot.dwg Layout: Site Plan (3) User: dschneider Plotted: Feb 23, 2026 - 4:29pm

WYSER ENGINEERING

RIVER EDGE COURT

MCFARLAND, DANE COUNTY, WI

SCHNEIDER PLACE
MCFARLAND, WI 53558

Sheet Title:
SITE PLAN – OVERALL PRESENTATION GRAPHIC

Revisions:

No.	Date:	Description:

Graphic Scale	0' 50' 100' 150'
Wyser Number	25–1550
Set Type	SCHEMATIC
Date Issued	02/23/2026
Sheet Number	C100



File: W:\2025\251550_Gannon Construction - Schneider Pl, McFarland\DWG\25-1550_Planning_Condo Lot.dwg Layout: Site Plan (2) User: dschneider Plotted: Feb 23, 2026 – 4:39pm

WYSER ENGINEERING

SCHNEIDER PLACE
MCFARLAND, WI 53558

RIVER EDGE COURT
MCFARLAND, DANE COUNTY, WI

Sheet Title:
SITE PLAN – COLORED PRESENTATION GRAPHIC

Revisions:

No.	Date:	Description:

Graphic Scale	0' 15' 30' 45'
Wyser Number	25–1550
Set Type	SCHEMATIC
Date Issued	02/23/2026
Sheet Number	C101



NORTH

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING

SCHNEIDER PLACE
MCFARLAND, WI 53558

RIVER EDGE COURT
MCFARLAND, DANE COUNTY, WI

Sheet Title:
SITE PLAN – CONDO LAYOUT

Revisions:

No.	Date:	Description:

Graphic Scale 0' 15' 30' 45'

Wyser Number: 25–1550

Set Type: SCHEMATIC

Date Issued: 01/27/2026

Sheet Number: C101

File: W:\2025\251550_Gannon Construction – Schneider Pl, McFarland\DWG\25-1550_Planning_Condo Lot.dwg Layout: Site Plan User: dschneider Plotted: Jan 27, 2026 – 11:09am

NORTH

8-FOOT SIDE ZONING SETBACK

PRIVATE DRIVE CENTERED IN 26-FOOT WIDE SHARED ACCESS EASEMENT FOR THE BENEFIT OF ALL CONDOMINIUM LOTS.

8-FOOT SIDE ZONING SETBACK

BUILDING 1
66'x54'

BUILDING 2
66'x54'

BUILDING 3
80'x54'

BUILDING 4
80'x54'

BUILDING 5
80'x54'

BUILDING 6
72'x60'

PRIVATE DRIVE

30-FOOT REAR ZONING SETBACK

4 SHARED 9X18 PARKING STALLS FOR THE BENEFIT OF ALL CONDOMINIUM USERS.

LANDSCAPE SCREENING TO MINIMIZE LIGHT POLLUTION ON NEIGHBORING HOUSES FROM PARKING AREA AND CUL-DE-SAC.

30-FOOT PUBLIC UTILITY EASEMENT

8-FOOT SIDE ZONING SETBACK

STORMWATER MANAGEMENT

APPROXIMATE WETLAND LIMITS CONCURRENT WITH PROPERTY LINE BASED ON 2003 DELINEATION.

75-FOOT NO-STRUCTURE WETLAND SETBACK

30-FOOT NO-GRADE WETLAND SETBACK AND REAR ZONING SETBACK

LOT AREA TO BE DEDICATED TO THE PUBLIC FOR PARK PURPOSES. CONNECTS SHORELINE SETBACK FROM TO LEWIS/LEGION PARK TO YAHARA RIVER PARK.

© 2026 Microsoft Corporation © 2026 Maxar ©CNES (2026) Distribution Airbus DS © 2026 TMAP MOBILITY Earthstar Geographics SIO

DIGGERS HOTLINE
Toll Free (800) 242-8511 -or- 811
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

WYSER ENGINEERING
SCHNEIDER PLACE
MCFARLAND, WI 53558

RIVER EDGE COURT
MCFARLAND, DANE COUNTY, WI

Sheet Title: SITE PLAN – CONDO LAYOUT

Revisions:

No.	Date:	Description:

Graphic Scale 0' 15' 30' 45'

Wyser Number 25–1550

Set Type SCHEMATIC

Date Issued 02/23/2026

Sheet Number C102

File: W:\2025\251550_Gannon Construction – Schneider Pl, McFarland\DWG\25-1550_Planning_Condo Lot.dwg Layout: Site Plan User: dschneider Plotted: Feb 23, 2026 - 4:31pm

February 27, 2026

Re: Preliminary Design Review of River's Edge Condominium

We have completed our review of the preliminary design of the River's Edge Condominium project located at 6612 Schneider Place in the Village of McFarland. Below is a list of items noted that should be addressed during the project's design.

- The private drive will not be permitted to have on-street parking as the minimum width of the fire department access road is 20', and the design doesn't provide the additional width for on-street parking.
- The turnaround or cul-de-sac of the private drive is not sized to serve as a fire department access road turnaround and will need to be increased or another turnaround to be provided.
- The fire department access road will be required to extend past the private drive turn-around to serve building six to achieve the 150' hose pull requirement. The driveway for building six will need to be constructed as a fire department access road until it turns to the east.

International Fire Code 2021 edition
503.1.1 Buildings and facilities.
Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

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

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

D102.1 Access and loading.
Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

D103.4 Dead ends.
Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

Table D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS
151–500 Length – to have minimum width of 20' and turnarounds required is 120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1

Sincerely,

Christopher C. Dennis, Chief

TOWN & COUNTRY ENGINEERING, INC.

February 28, 2026

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

Subject: River Edge Court – Concept Plan Review

Dear Andrew:

We have received an updated concept plans for potential residential development of a site located at 6612 Schneider Place, dated January 27, 2026. The site has been proposed for development in the early 2000s, but no firm plans emerged. It is currently in agricultural transition zoning and use. We have several comments below related to public works and utility items.

- Sewer service is proposed by extending piping from existing sewers in Meredith Way and nearby Lift Station #3. The existing facilities are large enough to accommodate the flow.
- Any new connections would need to pay MMSD fees in addition to Village fees for sewer service hookups.
- Waer service is proposed via existing mains north and south of the site. Recognizing this is a concept plan, the water connection on the south will need to be adjusted southward to connect to existing piping.
- The street is labelled as “Private Drive”. 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 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. There may be some benefit to exploring combining the proposed pond with the existing Village-owned adjacent pond for a fee or other value.
- Fire and EMS should comment on the site access. The proposed cul de sac bulb is smaller than the Village’s public street standard.

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-00-00\Correspondence\2026\River Edge - Gannon\Spring 2026 River Edge-Gannon Concept Review.docx

MAP 6

FUTURE LAND USE

McFarland VILLAGE OF

COMPREHENSIVE PLAN

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 & Potential Wetland Indicators
- Village Extraterritorial Jurisdiction Boundary
- Village of McFarland
- Municipal Boundary

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 may include generalized future land use depictions for other Village adopted land use plans such as the 2005 Terminal & Triangle District Plan and 2023 East Side Neighborhood Plan. More detailed future land use recommendations may apply as adopted within these component plans of the Village's Comprehensive Plan. This map also identifies the existing land use elsewhere beyond the Village's extraterritorial jurisdiction. Viewers are encouraged to contact the McFarland Community & Economic Development Department to verify the future land use designations of specific properties.

0 500 1,000 2,000
Feet

Date: Updates through December 31, 2024
Including Ordinances: 2017-09, 2019-19, 2022-05, 2023-03, and 2024-16

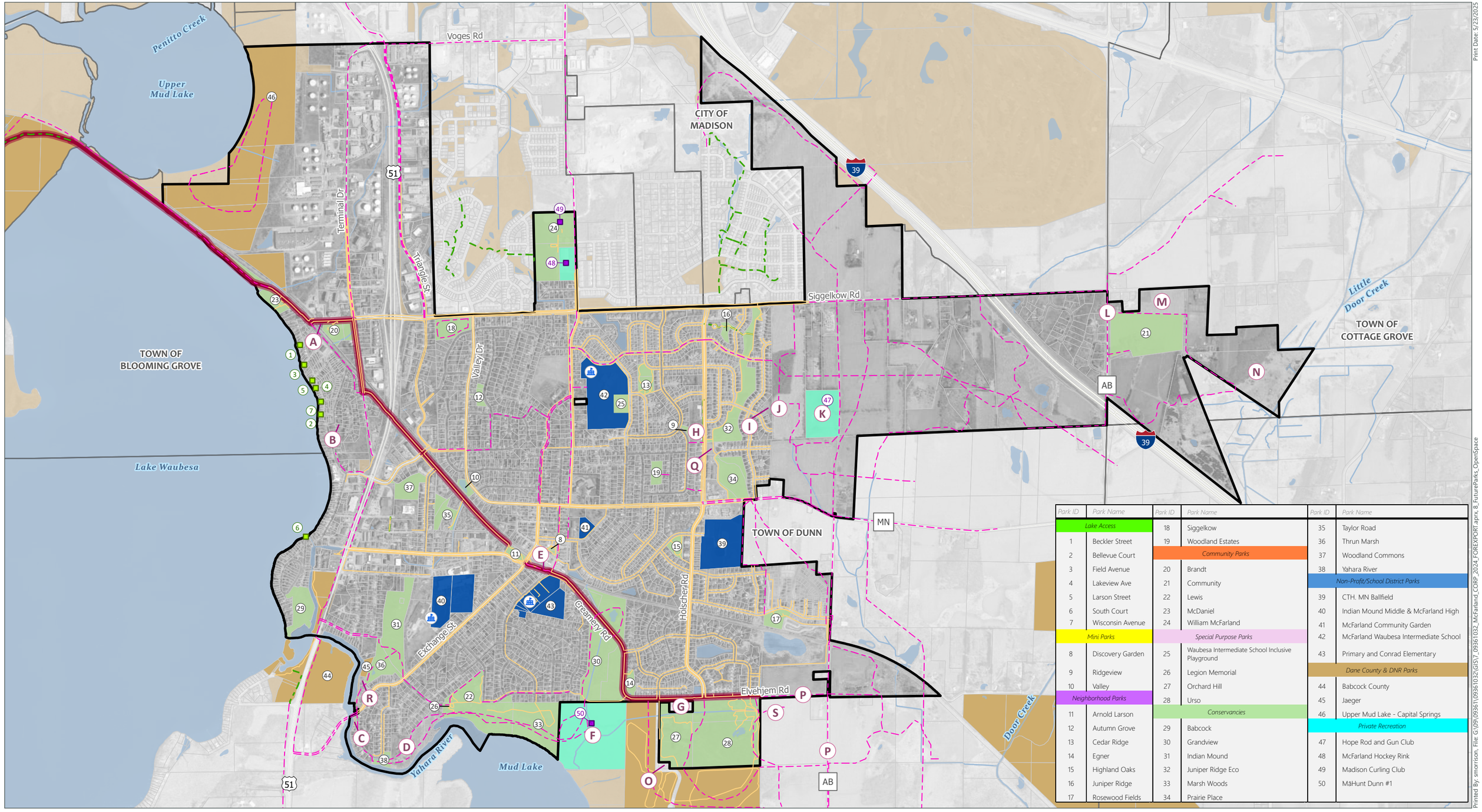
Data Sources: Village of McFarland, Dane County LIO, WDNR, and CARPC

N
W E
S

Nine Springs Creek
Town of Blooming Grove
Lake Waubesa
City of Madison
Town of Cottage Grove
Mud Lake
Town of Dunn
Town of Pleasant Springs
Door Creek
Yahara River
Keenan Creek

The U.S. Department of Agriculture, Natural Resources Conservation Service, should be acknowledged as the data source in products derived from these data.

Path: G:\COMMUNITY DEVELOPMENT\8 GIS\GIS Maps\Comp Plan\FutureLandUseMap, 2024\FutureLandUseMap2024.aprx User: abremer Date: 11/3/2025 Time: 3:23 PM



Park ID	Park Name	Park ID	Park Name	Park ID	Park Name
Lake Access		18	Siggelkow	35	Taylor Road
1	Beckler Street	19	Woodland Estates	36	Thrun Marsh
2	Bellevue Court	*Community Parks*		37	Woodland Commons
3	Field Avenue	20	Brandt	38	Yahara River
4	Lakeview Ave	21	Community	*Non-Profit/School District Parks*	
5	Larson Street	22	Lewis	39	CTH. MN Ballfield
6	South Court	23	McDaniel	40	Indian Mound Middle & McFarland High
7	Wisconsin Avenue	24	William McFarland	41	McFarland Community Garden
Mini Parks		*Special Purpose Parks*		42	McFarland Waubesa Intermediate School
8	Discovery Garden	25	Waubesa Intermediate School Inclusive Playground	43	Primary and Conrad Elementary
9	Ridgeview	26	Legion Memorial	*Dane County & DNR Parks*	
10	Valley	27	Orchard Hill	44	Babcock County
Neighborhood Parks		28	Urso	45	Jaeger
11	Arnold Larson	*Conservancies*		46	Upper Mud Lake - Capital Springs
12	Autumn Grove	29	Babcock	*Private Recreation*	
13	Cedar Ridge	30	Grandview	47	Hope Rod and Gun Club
14	Egner	31	Indian Mound	48	McFarland Hockey Rink
15	Highland Oaks	32	Juniper Ridge Eco	49	Madison Curling Club
16	Juniper Ridge	33	Marsh Woods	50	MāHunt Dunn #1
17	Rosewood Fields	34	Prairie Place		

MSA

Data Sources:
Dane County GIS Data (2024)
McFarland GIS (2024)
Dane County Aerial (2022)

0 0.1 0.2 Miles

- Village of McFarland
- City of Madison
- Surrounding Municipality
- Parcel Boundary
- Waterbody
- Rivers & Streams
- School
- Pedestrian Lake Access
- Private
- Future Village Trails
- Existing Village Trails & Sidewalks
- Lower Yahara River Trail
- Dane County Trail/Path
- Proposed Park

Existing Park Classification

- Existing Parkland Within Village
- Private Parkland
- Non-Profit & School District
- Dane County & DNR Parks
- Other Publicly Owned Land

Future Parks & Trails

Comprehensive Outdoor Recreation Plan (CORP)

Village of McFarland
Dane County, Wisconsin

Print Date: 5/23/2025
Printed By: smorrison, File: G:\09\09361\09361032\GIS\7_09361032_McFarland_CORP_2024_FOREXPORT.aprx, 8_FutureParks_OpenSpace

Public Notice Feedback - Community & Economic Development

03/03/2026 12:43 PM (CST)

Public Notice Feedback

This form is provided for you to provide feedback on the public notification you received. Public feedback will be provided to both staff and governing bodies responsible for decision making.

Last Name (Optional)	Hovland
First Name (Optional)	Rick
E-mail Address (Optional)	rhovie71@gmail.com
Phone Number (Optional	6085154750
Project Name, as identified on notice	Conceptual subdivision - Gannon

Comments/Feedback

Comment(s)/Feedback about the project/initiative	Similar projects have been rejected on this site before, and the property includes environmentally sensitive wetlands that were illegally filled in the 1980s with no mitigation ever completed. Over 500 residents previously opposed rezoning here, and the land remains important for conservation. Most importantly, the Village of McFarland's 2025–2029 Outdoor Recreation Plan identifies these parcels for future parkland and wildlife preservation—an ideal use that protects this unique area for generations to come.

Follow-Up

Would you like to request direct follow-up from a Village staff member regarding your comment(s)/feedback?	No, I do not wish to be contacted.

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, March 17, 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 to issue a Request for Proposals for the update of the Village's 2017 Comprehensive Plan.**

PREVIOUS ACTION:

ISSUE SUMMARY:
Included in the packet is a draft copy of the Request for Proposals to update the Village's 2017 Comprehensive Plan. The RFP includes language to address the comments received from the joint February 19, 2026 CDA and Plan Commission meeting regarding the Village Board referral to consider creating a plan to engage with the community regarding the 2023 East Side Plan. The draft RFP is scheduled for review and recommendation by the CDA at their March 11th meeting and by the Plan Commission at their March 17th meeting.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:
2017 Comprehensive Plan

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended motion:

Motion, second, to recommend to the Village Board issuing a Request for Proposals for the update of the Village's 2017 Comprehensive Plan.

ATTACHMENTS:
1. Village of McFarland Comprehensive Plan Update RFP_03.04.2026

VILLAGE OF
McFarland

Request For Proposals

2027 Comprehensive Plan

RFP Issuance Date: March 24, 2026

RFP Due Date: By 4:00 PM on April 24, 2026

Please Submit to:

Village of McFarland
Department of Community & Economic Development
Attn: Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee Street
PO Box 110
McFarland, WI 53558

TABLE OF CONTENTS

Contents

SECTION 1 Purpose 3
SECTION 2 Community Background 3
SECTION 3 Project Background 4
SECTION 4 Project and Plan Objectives 7
SECTION 5 Scope of Work 8
SECTION 6 Deliverables 10
SECTION 7 RFP Submittal Requirements 10
SECTION 8 Evaluation Criteria 12
SECTION 9 Method & Timeline of Selection 13
SECTION 10 Terms and Conditions 14
SECTION 11 RFP Exhibits 15

SECTION 1 Purpose

The Village of McFarland seeks a multidisciplinary consultant team to complete a 10-year update of the Village's 2017 Comprehensive Plan meeting all the requirements of Wis. Stat. 66.1001. The planning area consists of all lands within the Village of McFarland boundary and those lands within the Village's 1.5-mile extraterritorial plat review jurisdiction. Through this planning project, the Village seeks to reevaluate the recommendations within the 2023 East Side Plan and 2005 Terminal and Triangle District Plan as part of the incorporation of those plans within the next Comprehensive Plan. As part of adoption of the final 2027 Comprehensive Plan, the Village desires to retire the 2023 East Side Plan and 2005 Terminal and Triangle District Plan. In addition to experience completing comprehensive plans meeting the requirements of Wis. Stat. 66.1001, the most desirable consultant team will possess a proven track record of community engagement, community consensus building, and public relations. This includes conducting inclusive and innovative community engagement practices.

The Community & Economic Development Director will serve as the Village's Project Manager and point of contact for the consultant. An Ad-hoc Comprehensive Plan Steering Committee will be formed to oversee the plan's development. The Ad-hoc Committee will consist of the members of the Village's existing Community Development Authority and Plan Commission. The Committee will meet as needed to discuss the planning project and draft deliverables. Additionally, the planning process will likely require input from other various Village committees/commissions/board, Village staff, residents, property, and business owners. The Village is currently utilizing a hybrid of in-person and Zoom public meetings. The Consultant should anticipate a combination of in-person, remote, or hybrid meetings throughout the planning process.

SECTION 2 Community Background

The Village of McFarland is located adjacent to the southeast side of the City of Madison in Dane County, WI. US Highway 51 serves as the main connection point between the neighboring cities of Madison and Stoughton. The January 1, 2025 population of McFarland is estimated at 9,737 residents. The Village and some surrounding communities are served by the McFarland School District. The District includes two elementary schools, a middle school, and one high school. In the 2024-2025 school year, the District reported 2,389 enrolled students.

The Village is bounded on the west by Lake Waubesa/Upper Mud Lake and to the south by the Yahara River and Lower Mud Lake. These natural water bodies and the Village's emphasis on outdoor park, conservancy, and recreation amenities contribute to the Village's tagline *Naturally Connected*. The Village also places a strong emphasis on connecting Village operations to the residents and stakeholder which we serve. This includes an internal Communications Manager and supportive staff that work collectively with Village Department Heads and the Village Board, Committees, and Commissions to utilize a number of tools to inform and engage the community regarding Village operations and projects.

In August of 2025 the Village updated its vision and mission statements:

Vision Statement
McFarland strives to be a community that works for everyone. With smart planning, responsible leadership, and strong local services, McFarland is a great place to live, work, and belong.

Mission Statement
We serve McFarland by providing everyday services that support community well-being by leading with care, planning with purpose and acting with accountability. We work to earn trust and make decisions that reflect shared values.

Our Values

- **Trust:** We seek to build a foundation on transparency and honesty.
- **Care:** We serve with empathy, kindness, and respect.
- **Responsibility:** We act with accountability to our community.
- **Balance:** We grow in ways that are thoughtful and protect what makes us unique.
- **Engagement:** We work together to strengthen relationships and belonging.
- **Action:** We focus on real, practical outcomes that serve our residents.

More information about the Village is available at www.mcfarland.wi.us.

SECTION 3 Project Background

The Village last updated its Comprehensive Plan in 2017. The existing plan has served the community well and there have only been four amendments to the plan since its original adoption. The Village has a number of other existing plans and studies that support community planning including:

- 2026-2030 Capital Improvement Plan
- 2025 Siggelkow Road Traffic Study
- 2025 Comprehensive Outdoor Recreation Plan
- 2025 Town of Dunn Boundary Agreement
- 2024 TID #6 Project Plan
- 2023 Municipal Center Campus Master Plan
- 2023 East Side Plan
- 2023 Economic Strategic Plan
- 2023 Housing Needs Assessment Study
- 2022 Dane County Hazard Mitigation Plan
- 2020 Strategic Plan, Amended 2025
- 2021 Sustainability Plan
- 2017 TID #5 Project Plan
- 2015 TIF #3 Amended Project Plan
- 2015 TIF #4 Amended Project Plan
- 2010 Downtown Strategic Market Analysis and Opportunities Assessment
- 2008 TIF District #4 Project Plan
- 2007 TIF District #3 Amended Project Plan
- 2005 Terminal & Triangle District Plan

- 2005 Highway 51 Corridor Concept Plan
- 2004 TIF District #3 Project Plan
- 1999 Village Center Master Plan

Copies of these plans are available on the Community & Economic Development website under the Community Development Plans tab.

Due to existing natural features, municipal boundaries, and existing and potential municipal boundary agreements, the Village's growth opportunities over the next 10-years are primarily limited to infill redevelopment and eastern greenfield expansion.

Current Projects Relevant to the Comprehensive Plan Project

Madison-McFarland Intergovernmental Agreement. The Village and City recently wrapped up several public information meetings regarding potential concepts for a new intergovernmental agreement, including short and long-term boundary amendments and annexation policies. The Village and City previously had an agreement that was adopted in 1997 and expired in 2018, a year after the 2017 Comprehensive Plan was adopted. This project is currently on hold pending the likely submittal of an annexation petition from residents within the Town of Blooming Grove April Hills subdivisions. The Village anticipates receiving the annexation petition within the next several months. Village Board decisions regarding the annexation petition and whether to proceed with an IGA with the City will likely be concluded by the end of 2026. If the Village Board decides to continue with the IGA project, official adoption is not anticipated until 2027.

Siggelkow Road Traffic Study and 30% Design Plans. In response to community concerns regarding existing and future traffic conditions along Siggelkow Road, the Village completed a traffic study of Siggelkow Road from Erling Avenue to CTH AB in the Fall of 2025. The Traffic Study is being utilized by the Village Engineer as part of the development of 30% design plans for future reconstruction of the portion of Siggelkow Road from Catalina Parkway to CTH AB. The Village anticipates completing the 30% design plans by the end of this Spring.

USH 51 Reconstruction. While not a specific Village led project, the WisDOT is currently reconstruction USH 51 from Stoughton to Siggelkow Road. The Siggelkow Road portion of this project has been completed. Portions from the Yahara River bridge to Larson Beach Road will be reconstructed in 2026-2028. The WisDOT is also completing a study of USH 51 from Voges Road/Terminal Drive to WIS 30.

Recent Projects Relevant to the Comprehensive Plan Project

2023 East Side Plan. In 2023 the Village adopted the 2023 East Side Plan which replaced the 2008 East Side Neighborhood Growth Area Plan. This plan was unanimously adopted by the CDA, Plan Commission and Village Board after a multi-year planning and community engagement process. The plan was adopted as a component, or sub-area plan, of the Village's 2017 Comprehensive Plan.

2024 Tax Increment District #7. The 2023 East Side Plan identified several areas adjacent to Siggelkow Road for a future business park. A developer purchased 60 acres of farmland within a portion of the future business park areas. The Village began the process of creating a Tax Increment Finance District for the business park areas to establish a municipal financing tool to assist with future business park development. As part of that process, several public meetings were held to address questions from members of the community regarding the history of Village land use planning for the east side, recommendations from the 2023 plans, purpose and mechanics of TIF districts, how other prior and existing TIF districts have benefited the Village, and the details of the proposed TID #7 Project Plan. There was significant community turnout at these meetings, including residents from adjacent communities such as the City of Madison Secret Places subdivision, with questions and concerns regarding the proposed TIF, but also more specifically related to future traffic volumes, existing roadway and intersection deficiencies along Siggelkow Road, bicycle and pedestrian accommodates, potential semi-truck traffic, proposed future land uses and Village communication policies and procedures. At the September 11, 2024, joint CDA and Plan Commission meeting, the CDA and Plan Commission voted not to proceed with creation of TID #7 at that time. The Plan Commission also recommended proceeding with completion of the following items to address the questions and concerns raised by the public:

1. A traffic study of Siggelkow Road from Erling Ave. to CTH AB. with a refresh of the traffic study following the installation of the round-abouts by the DOT at end of the offramps.
2. Creation of 30% of engineering design plan for Siggelkow Road from Holscher Road to CTH AB.
3. Creation of a policy for communication with the City of Madison.
4. Discussion of the East Side Plan reevaluation and Economic Development Plan at a future meeting.

Items 1-3 above have been addressed or are nearing completion. On February 19, 2026, the CDA and Plan Commission met to review a referral from the Village Board to consider creating a plan to engage the community regarding the 2023 East Side Plan. The CDA and Plan Commission reached a consensus to direct staff to prepare a Request for Proposals to update the 2017 Comprehensive Plan including engagement separate and specific to evaluating the recommendations in the 2023 East Side Plan, as one project.

2025 Redevelopment District Plans 1 & 2. From 2023-2025 the Village worked on a planning project to update the Village's 2010 Redevelopment District Plans 1 & 2. Redevelopment District 1 included areas near Terminal Drive, Triangle Street, and Brandt Park. Redevelopment District 2 included areas within the Downtown area. The purpose of these plans was to guide future public infrastructure investments and private infill redevelopment proposals. As part of the public hearing there was substantial community objections to the inclusion of the required property blight analysis conducted by the Village's consultant and its potential to be used by future Village Boards to acquire property by eminent domain. After completion of the public hearing for the new plans, the CDA and Plan Commission voted not to proceed with adoption of the new plans and the Village Board terminated the 2010 plans.

2025 Town of Dunn Cooperative Plan. In 2025 the Village and Town of Dunn entered into a new Cooperative Plan to replace the previous agreement adopted in 2005 that expired at the end of 2025. The new agreement runs through October 29, 2045. Under the terms of the agreement, the Village is prohibited from approving annexation petitions for areas south of the Yahara River until October 29, 2035. After this date, the Village may consider approval of annexation petitions within the areas designated as the Future Highway 51 Growth Area. As part of the 2027 Comprehensive Plan project the Village is not anticipating planning for uses other than those that currently exist. At this time, the Village anticipates completed more detailed land use planning for the Future Highway 51 Growth Area as part of the 2037 Comprehensive Plan, or as a separate planning project in the lead up to the termination of the annexation restriction in 2035.

SECTION 4 Project and Plan Objectives

Broad objectives for this planning project include, but are not limited to:

1. Conduct inclusive engagement with deliberate strategies to engage the entire community in the development of the next Comprehensive Plan.

2. Conduct inclusive engagement with separate and deliberate strategies to engage the entire community in evaluating the recommendations in the 2023 East Side Plan.

3. Conduct inclusive engagement with deliberate strategies to engage the entire community in evaluating areas for future infill and redevelopment.

4. Obtain input from a broad set of community stakeholders including various Village committees/commissions/board, Village staff, residents, property, business owners, real estate and development professionals. Include strategies to obtain input from typically unrepresented stakeholders and silent supporters. Provide innovative approaches to educate and obtain input from stakeholders on desired future land uses that leads to stable and sustainable Village budgets, services and infrastructure maintenance that maintains McFarland as a great place to live and work.

5. Build on what has been accomplished from the list of adopted planning documents identified in Section 3, along with what is found within the 2017 Comprehensive Plan, revisiting planning assumptions, concepts and strategies that have not worked well or have yet to come to fruition, including those in the 2005 Terminal and Triangle District Plan and 2023 East Side Plan.

6. Develop a Comprehensive Plan that meets the requirements of Wis. Stat. 66.1001. As part of adoption of the final 2027 Comprehensive Plan, the Village desires to retire the 2023 East Side Plan and 2005 Terminal and Triangle District Plan rather than updating them as separate referenced documents. The final plan should be user friendly, incorporating graphics and maps and minimizing use of text. The existing plan includes

two Volumes and an Executive Summary. The Village is open to other plan layouts, but the final deliverable should include a separate user-friendly Executive Summary.

7. The Village expects that the Comprehensive Plan will also lay the foundation for an overhaul of the Village's Zoning and Subdivision Codes. This project is planned for 2027-2028 within the Village's Capital Improvement Plan and is anticipated to begin in the Summer of 2027 near the completion of the Comprehensive Plan update.

SECTION 5 Scope of Work

The selected Consultant will provide a full range of municipal planning services required to create a new Comprehensive Plan. The desired services include, but are not specifically limited to the following:

1. Public Participation Plan. Develop a public participation plan meeting the requirements of Wis. Stat. 66.1001 for review by the Steering Committee and adoption by the Village Board. A response to this RFP should include a preliminary community engagement and public relations outline developed by the consultant. The consultant is encouraged to suggest successful public engagement models that have been successful in other communities. The public participation plan will be refined and finalized after the Village has selected the preferred consultant.

2. Plan Review, Data Collection and Existing Conditions Analysis. The consultant is expected to become familiar with the Village plans summarized in Section 3, and those relevant plans adopted by regional entities such as the Capital Area Regional Planning Commission (e.g. Regional Development Framework), Dane County Housing Initiative (e.g. Dane County Housing Needs Assessment, Dane County Regional Housing Strategy), Greater Madison Metropolitan Planning Organization (e.g. Connect Greater Madison 2050), and adjacent community comprehensive plans or neighborhood plans. Incorporate WisDOT US 51 design plans and studies as applicable. The consultant shall perform data collection, analysis, and projections to meet or exceed the requirements of Wis. Stat. 66.1001.

3. Mapping. The planning project is anticipated to result in several planning maps to meet or exceed the requirements under Wis. Stat. 66.1001. Maps may include but are not limited to those listed below. Most maps are anticipated to include the Village municipal boundary and its 1.5-mile extraterritorial plat review jurisdiction. It is anticipated that the consultant may need to create additional inset maps scaled to specific areas within the Village.

    a. Planning Area, including jurisdictional boundaries and relevant boundary agreements,
    b. Soils
    c. Natural Resources, including WDNR wetlands, FEMA Floodplains, steep slopes, hydric soils, surface water, woodlands, existing Capital Area Regional Planning

Commission (CARPC) mapped Environmental Corridors and Future Potential Environmental Corridors, etc.

d. Transportation, including existing and proposed roads, bicycle and pedestrian, and bus accommodations.
e. Community Facilities and Utilities, including existing and proposed village facilities, public sewer and water facilities, public parks, schools, and private recreational amenities.
f. Existing Land Use
g. Zoning
h. Future Land Use

4. Community Engagement. The consultant shall develop and execute a public engagement plan to inform and gather input from a broad set of stakeholders regarding this planning project, including activities separate and specific to evaluating the recommendations in the 2023 East Side Plan. The consultant should also budget for an appropriate number of meetings with Village Staff, the Steering Committee, and other various Village committees and stakeholders, to develop the plan based on the experience of the Consultant and the needs of this project. A final presentation of the plans will be required once the document is complete to both the Steering Committee and Village Board. This includes a public hearing on the final draft plan. Proposals shall specifically describe the public engagement tools and meetings the consultant proposes as part of their cost estimate.

5. Vision, Goals, Objectives, Policies and Programs. Develop a plan vision, goals, objectives, policies and programs/initiatives for each of the required nine comprehensive planning elements per the requirements of Wis. Stat. 66.1001.

6. Draft Plan, Plan Review, and Adoption. The consultant shall prepare draft plan for review by Village staff, the Steering Committee, and public for further revisions and refinement. A public hearing draft plan shall be prepared for review by Village staff, the Steering Committee, and public for further revisions and refinement. After the public hearing is held a final draft plan shall be prepared for recommendation by the Steering Committee and approval by the Village Board. Upon adoption by the Village Board a final plan shall be provided to the Village including any revisions by the Steering Committee and Village Board through the final plan adoption process.

These are the general requirements for the creation of a new Comprehensive Plan and are not intended to be an all-inclusive list of every task necessary to complete the project. It is expected that consultants will submit proposals that provide the Village with more specific recommendations for approaches, tasks, and deliverables based on their expertise from past work on similar projects. Innovative approaches that meet the intent of the Plan Objectives and Scope of Work are welcomed, these could be presented as additional services or additional approaches in the consultant response if desired.

SECTION 6 Deliverables

The selected consultant shall complete a final comprehensive plan document(s) that contain at a minimum those items described in the final Scope of Services. The selected Consultant shall provide the Village with an electronic copy of the final plan in its original and pdf format, including all maps, GIS data and GIS map packages, graphics, or tables used to create the plans. The selected Consultant shall provide the Village with three (3) hard copies of the final plan(s) and an electronic PDF copy of the final plan(s). Draft deliverables may be provided in PDF format.

SECTION 7 RFP Submittal Requirements

1) **Qualification Details consisting of:**

    a. Cover Letter – Including, but not limited to a statement of understanding and approach to this project.

    b. Experience – A summary of five to seven similar or relevant projects that the consultant has executed within the last five years. Electronic links to full copies of similar or relevant plans are encouraged. Hard copies of similar or relevant plans are not desired and can be provided electronically.

    c. References – Provide three to five municipal client references for which the consultant has provided similar planning services within the last five years. Include the name, email, and telephone number of the contact person and a description of services provided to that contact.

2) **Technical Proposal consisting of:**

    a. Scope of Work – A description of the approach to be taken toward completion of each item listed under Section 5 of this RFP, including any draft and final deliverables. An explanation of any variances to the proposed Scope of Work as outlined in the RFP, and any insights into the project gained as a result of developing the proposal or from past project experiences.

3) **Project Management Plan Proposal consisting of:**

    a. Key Personnel – A list or organization chart of personnel directly assigned to the project, along with responsibilities on this project and resumes. Clearly illustrate the responsibilities and lines of communication and authority relative to your project management team. This includes those individuals that will be specifically responsible for community engagement and public relations activities throughout the planning project, including those individuals with specific responsibilities for

facilitating public meetings. Describe your plan to interface with Village staff, including opportunities to coordinate with the Village's Summer Intern for project activities. The consultant's project manager, who will be responsible for planning, coordinating, and conducting the majority of the work must be identified and committed to the project. The Village reserves the right to approve consultant's project manager, community engagement manager, public meeting facilitators, and any requested personnel and subcontractor changes during the course of the project.

b. Quality Control – Describe quality control measures and processes to ensure the project requirements are achieved within the project budget and schedule.

c. Village Staff Commitments – Identification of those items within the Scope of Work for which the consultant anticipates assistance by Village Staff. Village Staff will serve as the point of contact for public inquiries during the planning process, will attend all public meetings, will maintain a project website, and provide public outreach of planning activities through existing Village social media outlets, electronic and community newsletters. The Village also anticipates hiring a Summer Intern that will be available to assist with this project from June-August 2026. The Village can provide the consultant with an original Word copy of the 2017 Comprehensive Plan, including associated Excel tables. The Village can also provide the consultant with GIS shapefiles of the following data:

   i. Future land uses from the 2017 Comprehensive Plan
   ii. Zoning
   iii. 10-Year CIP road improvements
   iv. Existing and future pedestrian and bicycle routes and trails
   v. Village facilities and utilities
   vi. Existing land use, soils, parcel, natural resource and environmental corridor data is available for free from Dane County and CARPC.

d. Project Schedule – A proposed schedule that indicates project milestones by phases or tasks, delivery of draft and final project deliverables, and overall timeline for completion of the Comprehensive Plan. Identification of meetings with Village Staff, Village committees, and the public, including summary of targeted discusses and meeting outcomes.

e. Supplemental Information – Any other information deemed necessary to address the requests of this RFP.

4) Cost and Labor Hours Proposal consisting of:

a. Cost – Lump Sum price to complete the plan as proposed in the Consultant's base Scope of Work. **The Village Board has approved $60,000 in funding for the**

project in 2026 and earmarked an additional $60,000 in funding for 2027 within the Village's Capital Improvement Plan. The final amount of 2027 project funds will be determined as part of the Village Board's approval of the selected consultant's contract and the 2027 Village Budget.

b. Estimated Labor Hours – A summary of estimated labor hours by task, or phase, that clearly identifies the project team members, their hourly rate, and the number of hours performed by each participant organized by task or phase.

c. Additional Scope/Fees – Total fee, hours per employee, and hourly rates by employees, for any additional services not identified as included in the Consultant's base Scope of Work.

5) General requirements consisting of:

a. Due Date – **Responses to the RFP must be received by 4:00 PM CST on Friday, April 24, 2026.** Proposals received late, for any reason, shall not be accepted.

b. Format & Location – Prospective consultants shall provide one (1) electronic PDF copy. RFP submittals shall be emailed to the Community & Economic Development Director at andrew.bremer@mcfarland.wi.gov, subject: Proposal for 2027 Comprehensive Plan Update. Note, an email more than 25 MB won't be accepted by the Village's email server. Alternatively, consultants may submit a link to electronically download the proposal or an electronic PDF copy via a USB flash drive to the McFarland Department of Community & Economic Development:

Attn: Andrew Bremer, AICP
Community & Economic Development Director
Proposal for Comprehensive Plan Update 2026
5915 Milwaukee Street, PO Box 110,
McFarland, WI 53558.

c. Property – All information developed as part of this RFP, including graphics and data, shall become the property of the Village. All text shall be submitted electronically as is most convenient. All original graphics generated as a part of the RFP shall be submitted to the Village in an easily reproducible hardcopy and electronic format as applicable.

SECTION 8 Evaluation Criteria

The following criteria will be used to evaluate each proposal submitted:

- Key Personnel Experience (20 points). Level of experience completing similar projects with local government entities of similar size, structure, and complexity. Experience and qualifications relevant to key personnel and their associated project roles and estimated labor hours. Demonstrated experience in comprehensive planning, community engagement and public relations.

- Community Engagement Strategy (20 points). Demonstrated responsiveness to the community engagement needs outlined in the RFP, including the preliminary public participation plan.

- Scope of Work (20 points). Level of responsiveness and technical approaches to the scope of work outlined within the RFP. Demonstration of knowledge and innovative approaches particular to the desired Scope of Work and Plan Objectives.

- Cost Effectiveness (25 points). Ability to meet budget/value as related to proposed and additional costs. Hourly rates of key personnel. Estimated total labor hours. Total project budget.

- Project Schedule (10 points). Ability to be responsive in meeting schedule required to complete the plan and deliverables. Quality, clarity and creativity of proposed planning process and public engagement, including specific proposed engagement tools and project meetings.

- Quality of Submittal (5 points). Quality, clarity and completeness of submittal package, including identification of draft and final deliverables. Consultants shall not submit verbatim sections of this RFP as their proposal.

SECTION 9 Method & Timeline of Selection

The Village Administrator; Community and Economic Development Director; Associate Planner, Communications Manager, Chairperson and Vice-Chairperson for the Planning Commission, and Chair of the Community Development Authority will conduct the evaluation of proposals submitted. This will comprise the RFP Evaluation Team. They will make a recommendation to the Steering Committee based on proposals received, who then will make the final recommendation to the Village Board for action. The following method and timeline will be utilized to select the desired proposal, subject to change at the Village's discretion:

- **March 24, 2026 – RFP Issuance Date.**

- **April 10, 2026 – Deadline for submittal of written questions.** Questions regarding this RFP shall be emailed to the Community & Economic Development Director at andrew.bremer@mcfarland.wi.gov.

- **April 14, 2026 – Responses to written questions.** Responses to all submitted written questions will be posted to the Village website.

- **April 24, 2026 – RFP Due Date.** RFP's shall be submitted no later than 4:00 PM on Friday, April 24, 2026.

- **April 27 - May 8, 2026.** The Evaluation Team will review the proposals and decide which, in its sole discretion, it chooses to further consider via an in-person or virtual interviews as needed. At its discretion, the Evaluation Team may host interviews with consultants in order to make a recommendation on a preferred consultant to the Steering Committee. Interviews may be held remotely. Village Staff may also follow-up with individual consultants to seek clarification on questions related to bids received as needed.

- **May 13 - 21, 2026 – Steering Committee Meeting.** The Evaluation Team will make its recommendation to the Steering Committee for further consideration following completion of their work to evaluate the proposals. The Steering Committee will consider the recommendation of the Evaluation Team in order to make their own recommendation to the Village Board.

- **May 26, 2026 – Village Board approval.** The Board will take final action to consider acceptance of the recommended proposal and enter into a contract for this purpose.

- **May 29, 2026– Contract Signatures.** The Village Attorney will draft the final contract for signatures utilizing the approved proposal and the Village's Standard Contract.

- **June 1, 2026 – Estimated Project commencement date.**

- **By August 18, 2027 – Estimated project completion date.** Village Board acceptance of final plans on or before August 18, 2027.

SECTION 10 Terms and Conditions

Each proposal will be reviewed to determine if it meets the submittal requirements contained within this RFP. Failure to meet the requirements for the RFP can be cause for rejection of the proposal. The Village may reject any proposal if it is conditional, incomplete, contains irregularities, or if in the sole discretion of the Village not considered in our best interest. The Village may waive an immaterial deviation in a proposal, but this shall in no way modify the proposal document or excuse the Consultant from compliance with the contract requirements if the Consultant is awarded a contract. A prospective Consultant may be requested for an interview at the sole discretion of the Village. The recommended Consultant will be selected and approved by the Village Board.

The Village uses a standard template contract for such services and will require its utilization for this project. A copy of the standard template is attached to this RFP for reference.

There is no expressed or implied obligation for the Village to reimburse firms for any expenses incurred in preparing proposals in response to this request. Materials submitted by respondents

are subject to public inspection under Wisconsin law. Any language purporting to render the entire proposal confidential or proprietary will be ineffective and will be disregarded.

The Village will not discriminate against individuals due to sex, race, religion, creed, color, national origin, age, disability, sexual orientation, ancestry, marital status, arrest or conviction record, military service, or any other characteristics protected by law. This applies to all Consultants submitting proposals to this project and their sub-consultants.

The Village reserves the right to retain all proposals submitted, and to use any idea in a proposal, regardless of whether the proposal was selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in the RFP, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the Village and the Consultant.

All property rights, including publication rights of all reports produced by the selected firm in connection with services performed under this agreement shall be vested in the Village.

The Village reserves the right to reject any or all proposals submitted.

SECTION 11 RFP Exhibits

Exhibit A: Standard Contract Template