

PLAN COMMISSION

Monday September 19, 2016

7:00 P.M.

McFarland Municipal Center
Community Room

AGENDA

1. CALL TO ORDER.
2. APPROVAL OF MINUTES
 - a. Review and possible approval of draft Minutes from the August 15, 2016 Plan Commission meeting.
 - b. Review and possible approval of draft minutes from the August 29, 2016 Special Plan Commission meeting.
3. Public Hearing – Review and possible approval regarding a 2-Lot Certified Survey Map (CSM) request for property owned by Art and Cindy Weber. The property address is 5306 Falling Leaves Lane is currently zoned R-1, Single Family Residence.
4. Public Hearing - Review and possible recommendation to the Village Board regarding Ordinance No. 2016-06. AN ORDINANCE TO REZONE LANDS AT 5306 FALLING LEAVES LANE FROM THE R-1 RESIDENTIAL DISTRICT TO R-1A RESIDENTIAL DISTRICT.
5. Review and possible recommendation to the Village Board on a request by Beach House Properties LLC to approve a General Plan to redevelop Lots 1 (former Beach House Restaurant site) and 2 of CSM 1256 with 39 multi-family units and a restaurant. The addresses are 4506 Larson Beach Road and 5604 Lake Edge Road.
6. Public Hearing - Review and possible recommendation to the Village Board regarding Ordinance No. 2016-04. An Ordinance REZONING LANDS IN THE VILLAGE OF MCFARLAND AT 4506 LARSON BEACH ROAD FROM C-G COMMERCIAL GENERAL TO PDI-GPA PLANNED DEVELOPMENT INFILL DISTRICT GENERAL PLAN APPROVED AND 5604 LAKE EDGE ROAD FROM R-3 GENERAL RESIDENCE TO PDI-GPA PLANNED DEVELOPMENT INFILL DISTRICT GENERAL PLAN APPROVED. Legally described as: Lot One (1) and Lot Two (2), Certified Survey Map No.

1256, recorded in Volume 5 of Certified Survey Maps of Dane County, Wisconsin, Page 178, as Document Number 1376444, in the Village of McFarland, Dane County, Wisconsin. Addresses are 4506 Larson Beach Road and 5604 Lake Edge Road (Postponed from the August 15, 2016 Plan Commission meeting).

7. Discussion only – Potential Kwik Trip facility on Terminal Drive

8. STAFF REPORTS:

- a. Highlights and updates – 2017 Budget
- b. Property Maintenance

9. ADJOURNMENT

Notes:

- 1) Persons needing special accommodations should call 608-838-3154 at least 24 hours prior to the meeting.
- 2) A quorum of The Village Board may attend this meeting for the purpose of gathering information relevant to their responsibilities as Village trustees. No matter shall be considered nor shall any action be taken by said Village Board members at this meeting.
- 3) More specific information about agenda items may be obtained by calling 608-838-3154.

This agenda was posted, or caused to be posted, by my hand on the 16th day of September 2016, at the following three (3) posting places in the Village of McFarland, to wit: McFarland Municipal Center, 5915 Milwaukee Street; E.D. Locke Public Library, 5920 Milwaukee Street; and the McFarland State Bank, 5990 Hwy. 51.

Cassandra Suettinger, Clerk/Deputy Treasurer

Working Draft -Minutes Plan Commission Meeting

August 15, 2016

Members Present: Brad Czebotar, Bruce Fischer, Kate Barrett, Jeff Sorenson, Ron Berger, Dan Kolk

Members Absent: Cathy Kirby

Staff Present: Pauline Boness, Craig Sherven, Matt Schuenke, Karen Knoll

Others Present: Deanne Funkhauser, Bonnie Allbough, Ron Gussick, Charlene Schulz, Egon Schulz, Debbie Nelson, Lars Barber, Maureen Gaffney, Sue Smith, Christine Shan, Tim Gill, Wendy Crone, Robert Bouril; Bouril Designs, Mike Klune, Jeff Maertz, Lois Pfister, Larry Pfister, Kris Sturman, Dawn Faust, Jerry Bourquin; Dimension IV Designs, David Baehr, Dorice Hughes, Scott Smith, Gail Posen, John Posen, Clair Utter

1. **Call to order.** Czebotar called the meeting to order at 7:00 p.m.
2. **Review and approval of draft Minutes from the June 20, 2016 and July 18, 2016 Plan Commission meetings.**
Barrett moved to approve the minutes with changes, Czebotar seconded the motion. Motion carried 6-0. Czebotar called the minutes of the July 18, 2016 unanimously approved with Barrett and Sorenson abstaining.

Czebotar announced he will not be entertaining any public comments, they will be listening to updates presented on item #4 on the agenda, there is no action being planned tonight by the Plan Commission. There were a number of issues brought up at the previous Plan Commission meeting and the developer is here to provide them with updates regarding any proposed changes. On item #5, the Public Hearing, since there will be no action taken on item #4, there will be no Public Hearing regarding the zoning changes, as there is no approved plan there is no need to bring this forward. These items will hopefully be on the September Plan Commission agenda.
3. **Review and possible action regarding a Site/Design review, requested by Tim Neitzel, for approval of an office warehouse/distribution structure on the property located at 4760 McFarland Court currently zoned C-H Highway Commercial.**

Jerry Bourquin with Dimension IV Architects is representing Tim Neitzel on the project. This is the last lot on McFarland Court; approximately one acre in size. They are looking to construct what they describe as a flex type building for A & M Business, an office furniture company. The building will have a small office space and a warehouse distributing area with three recessed loading docks. There will be one pedestrian entrance to the building. There will be no outdoor storage for the property, and, it is not visible from Highway 51.

Bourquin reviewed color schemes and materials for the project. There will be an 8' fence and landscaping to screen the side of the property from the Great Lakes Roofing Company building. Bourquin reviewed the landscape plan with Commissioners, along with the parking design, shared traffic flow and site layout. They will not be adding any additional lighting, there will be downlights on the building itself. There is one pole light which may be removed as it is located in the middle of the drive.

Sorenson inquired about the turnaround radius for the semis, and the shared pavement between the buildings, does there have to be an easement for access. Bourquin advised the current owner, Neitzel has cross access easements for the properties.

Czebotar asked if the requirement for meeting the code for impervious surface has been resolved. Boness responded they have met those requirements by shifting the location of the building. Kolk inquired about the planting of large red maples along the corridor where trucks will be accessing. Bourquin replied he understood as the branches grew, this could create problems; they may replace them with something smaller.

Czebotar moved to approve the Site/Design request by Tim Neitzel, for approval of an office warehouse/distribution structure on the property located at 4760 McFarland Court currently zoned C-H Highway Commercial contingent upon staff approval of a landscaping plan. Kolk seconded the motion. motion carried 6-0.

- 4. Update and discussion only on a request by Beach House Properties LLC to approve a General Plan to redevelop Lots 1 (former Beach House Restaurant site) and 2 of CSM 1256 with 44 multi-family units and a restaurant. The addresses are 4506 Larson Beach Road and 5604 Lake Edge Road. (Postponed from the July 18, 2016 Plan Commission meeting).**

Bob Bouril, architect --they would like to verify per the questions at last month's meeting, the decks were not used in the calculations for open space. On the original site plan, they had a dash line showing 10' to the south property line; it is not 10' to the edge of the building. He reviewed the decks and their locations to the property line. They have updated the landscape plan to include vegetative screening between the front surface lot and the street. They removed 2 parking stalls and eliminated some surface parking to address the situation regarding the view triangle. They redesigned the trash enclosure to have it fully enclosed with a roof. The Fire Department had not wanted to have their vehicles backing up in the parking lot, there is now a drive-through area with a porous landscape paver where the fire trucks can drive over it, it will not be an ingress/egress for other traffic, just for the fire and emergency vehicles.

In regards to the traffic and parking discussed at the previous meeting, they did do a traffic evaluation and came up with an increase of 116 one way trips per day. They attended the August 10th Public Safety meeting to hear concerns over traffic, bike paths in the area, and potential speeding traffic. The committee heard the concerns and took no action. Bouril feels this is beyond the scope of their proposed project.

In regards to the concerns over the boat slips for the project, the DNR is in charge of the number of slips and size of the docks. There will not be boat launching at the site, it will be handled at a different site. There will be boat slips available to people using the restaurant, and others will be available to those who are purchasing condominiums.

Regarding traffic, they feel the age demographics of those purchasing the units will not be young people, they feel it will be spread out a bit age-wise. They have spoken with the developer of the property immediately south of Walgreens, (Neitzel's property) which is approved for a six unit town house project on the west half of the property, they have discussed purchasing the property, they would eliminate the six units off of Lake Edge road (proposed units, not yet constructed) and use the site for parking for their project, they would have 40 stalls on the site. It would serve their proposed development and meet the needs of the condominiums owners, visitors and restaurant customers, by purchasing this additional site they would meet the Village requirements for parking based on the size of the development; they feel this will meet all the needs and concerns.

There was concern in regards to the building mass on the south property line, not as much on the north property line as the adjacent house is at a different angle. They have set back 2 units along the property line to take off some of the bulk mass. They feel that is a compromise which would work for that property owner, and it is a lesser problem for the rest of the neighborhood. They feel people should look at what is there right now and what they are proposing; they will have a restaurant and roof top deck available to all to watch sunsets, or enjoy a drink with friends. They feel this will be an amenity to the neighborhood, and they are giving back to the neighborhood and community. In addition there will be a plaza with a community space which was originally thought to be for the residents, but after discussion feel this is a component they can offer to community residents to rent out for gatherings, meeting, parties and such, becoming a local neighborhood meeting area available to all, this is their way of looking at this as being part of the neighborhood.

Bouril wanted to point out they have a timeline, and window of opportunity to move forward with this. They have issues with the rental unit and tenants leases, if they move forward with this project they would have to purchase the additional site for parking and are concerned if it went on the market, they may miss out on purchasing it. This may be a one-time opportunity for them as a developer, and they feel this will be a contribution to the community.

David Baher with American Realtors – he is assisting the developers with this project, along with other projects. He will be assisting them with the sale of the condo unit with this project. There will be 42 one and two bedroom units ranging in price from \$300,000 - \$600,000. They have interest in the project, multi-generational, but mostly from empty nesters. They have had

interested from parties wishing to rent the restaurant space. Today they had a soft offer from Lucille's in Madison.

Kris Sturman –the developer, he hopes they have made the adjustments as needed to meet parking, traffic and neighborhood concerns. He wanted all to review the summary sheet covering all the “bullet points” as covered. (per attached).

Barrett inquired, regarding the public access to the boat launch, could you please clarify what you had stated? Bouril responded there are currently less slips available now, then the total of the condo units, those slips will be offered to the residents of the development. The public dock which is maintained would be for those going to the restaurant or visiting someone who lives there, an amenity they do not want to lose.

Kolk asked for clarification on the two units being eliminated on the south end. Bouril stated they are eliminating bulk mass. He does not feel they can just move the building, if they did, the rooftop plaza would be compromised. He has walked the property and looked over the area, he does not know if given the value of real estate, that house will remain where it is in the long term; or, become a tear down, no one knows, there is little visibility between the side yard and the north. They feel by reducing their proposal by 2 units and purchasing the Lake Edge property for parking they are in effect taking 8 units out of the area for traffic. Sorenson asked about the property on the north side, casting shadows to the lot on the north, was any consideration given to the imposing structure on the north end of the north wing. Bouril feels the orientation is set back from the property line, and set higher. Their grade is tucked into the hill so they feel it is reduced by 10' and there is currently a fence on the Beach House property. Barrett inquired about the design shown from the water, it appears to have a stone retaining wall on the water, she would prefer natural landscaping as it is better for water quality. Bouril responded they are concerned about the view from the water, what is shown is purely a rendering for the drawings. Boness pointed out one of the walls is proposed 26' from the ordinary high water mark, they typically require 40'. Barrett feels the terracing to block the parking view is too close to the water mark. Baher advised he wanted to correct what Bouril had stated about the one home, he does not feel the condo project will be a degradation to the home, he feels it will increase the value of it, and homes along the lake are often tear downs, it is not uncommon.

Czebotar advised copies of the summary sheet will be available to all.

- 5. Public Hearing - Review and possible recommendation to the Village Board regarding Ordinance No. 2016-04. An Ordinance REZONING LANDS IN THE VILLAGE OF MCFARLAND AT 4506 LARSON BEACH ROAD FROM C-G COMMERCIAL GENERAL TO PDI-GPA PLANNED DEVELOPMENT INFILL DISTRICT GENERAL PLAN APPROVED AND 5604 LAKE EDGE ROAD FROM R-3 GENERAL RESIDENCE TO PDI-GPA PLANNED DEVELOPMENT INFILL DISTRICT GENERAL PLAN APPROVED. Legally described as: Lot One (1) and Lot Two (2), Certified Survey Map No. 1256, recorded in Volume 5 of Certified Survey Maps of Dane**

County, Wisconsin, Page 178, as Document Number 1376444, in the Village of McFarland, Dane County, Wisconsin. Addresses are 4506 Larson Beach Road and 5604 Lake Edge Road. (Postponed from the July 18, 2016 Plan Commission meeting.)

Czebotar stated as there was no action under Agenda Item 4 there will be no Public Hearing tonight, this will most likely be on the September 19, 2016 Plan Commission agenda. They hope to have a recommendation from the Public Safety Committee at that time, along with discussion by the Plan Commission and potential action. If the development is approved, there will be a Public Hearing on the zoning as you see it tonight.

6. Presentation by MDRoffers Consulting regarding the Comprehensive Plan 2016 update.

Mark Roffers with MDRoffers advised the work done on the Comprehensive Plan is the guideline for what the community wants to see going forward and the uses of their lands. Tonight, he will summarize what has taken place over the past months and share some initial thoughts.

They have been meeting with various community groups and conducted a survey. The Plan will be in two volumes, and will be available for review on the website. He encourages people to give their comments to Boness. Ultimately, the Plan Commission will be making a recommendation to the Village Board for adoption of the Plan.

Roffers reviewed they have about 260 responses to the survey which is about 8% of the community, they feel this is a good response rate. The response was fairly representative of the community, more home owners than renters, and more long-term rather than new residents. He reviewed response to questions. Top response for why people chose to live here were schools, close to Madison and safe. They also describe McFarland as easy to access, quiet and safe. Roffers reviewed open ended responses; there is more support for improvement to the downtown area, and less for industrial development in the community. Under residential growth in general people supported new construction which would be considered affordable, along with senior housing and condos in smaller buildings; 4 units or smaller. Primary considerations and concerns about new development were impact to surrounding neighborhoods and impact to the schools.

Roffers advised the survey is a good tool, but needs to be interpreted as to what is actually being said. The survey results are available on the Village webpage for all to review. Kolk asked for Roffer's interpretation on if the majority of respondents were homeowners, yet they feel the cost of housing is a major concern, how does Roffers view that. Roffers responded if you look at another question, how do you describe McFarland, the question which received the lease favorability was affordability; this can reflect on home prices in the recent years, their concerns over the ability to move up, and concerns over higher taxes based on housing value would be how he reads this.

Czebotar inquired how McFarland's responses compare to other communities which he has done comp plans for. Roffers responded he often does this for suburban communities, the responses of being close to the metropolitan area but not in it are often the same along with

choosing sites for good schools. He can provide reports for other communities which are similar to McFarland for them if they would like, he would have to study them to see what is similar and then would be able to better answer the questions.

Roffers reviewed the stakeholder meetings which MDRoffers held with 10-12 different groups to try to cover a diverse array, including some school groups and set organizations. The results and summary are on the webpage for all to review.

Commissioners discussed Hwy. 51 running through McFarland, but not giving people a reason to stop; the availability of sidewalks in that area; where the downtown actually is and what people consider the downtown; how to let people know what is in McFarland. Kolk added in regards to people wanting health clinics in McFarland, he does not feel it is viable that we could convince one to come back here, they selected their locations based on consolidating needs, and ability to serve greater areas with one location. Discussion pharmacy's which now have mini clinics in their stores, expansion and working with home health care.

Roffer's moved into discussion on the plan making phase, all of the input is put together to come up with a vision plan/statement, there is a lot more to the plan than the statement. Roffer's reviewed the vision statement he put together. Czebotar pointed out the Village Board has adopted a vision statement fairly recently, Kolk felt this is better and more comprehensive than the one the Board adopted. Barrett concurred. Roffers reviewed different chapters which will be included in the Comprehensive Plan, and how each chapter will have broader goals, along with directing people to the chapters which would include the information for which they are looking. There are goals which would also head each of the chapters.

There are 22 potential initiatives to be review as the next step in the process, to keep the momentum moving he would suggest a special meeting to cover this. So all parties are prepared he would like Commissioners to review the memo dated August 3rd from their packet, prior to the next meeting. A special meeting will be coordinated before the September Plan Commission meeting.

7. Department Reports:

- a. Highlights and Updates – No comments**
- b. Property Maintenance Report –** Czebotar reviewed information provided by Marty Pilger, Building Inspector, covering the Ordinance for some of the most common violations. Barrett advised she has walked and reviewed some of the properties, it is not only the grass, but weeds, and bushes and trees are completely overgrown and covering the homes, this needs to be addressed somehow. Are these owner occupied or in foreclosures, and if it is in foreclosure who is responsible. Boness responded the majority on the list are owner occupied. Fischer asked if it could be noted on future reports if they are in foreclosure. Barrett inquired about the process as to why there are the same properties with the

same violations, isn't there a step process to address this. Czebotar responded this is a conversation which has been brought up previously. The way it is set in the ordinance now, the process keeps recycling; prior discussion included, if someone is notified once, why do we need to keep going through the same process when a property owner knows it is their responsibility to maintain their property. Other communities do not go through this same process each time. Boness feels we should reach out to our municipal judge to see how they feel about this and what the due process would be. Czebotar felt we should reach out to other communities and see how they actually handle this. Boness replied we have and it was discussed in the past. Czebotar wants to know what they have in their ordinances, or what they see that we are not seeing in order to handle these issues. Czebotar also feels the way this is handled is reactionary, while the building inspectors time is limited, what would happen if we took one day a month and had i.e. public works employees each take a section of town and write down any violations and take a more proactive approach. Sorenson inquired does the inspector have a specific time during the week when he only works on violations, while other aspects are important, this is also. Boness replied he has been very busy, and most are handled on a complaint basis, she will drive around and check properties where there are complaints, or if she sees something when around town. Kolk pointed out as the building increases the inspector's time decreases, it appears we have to deal with this in a different way. It exceeds expectations that one person can handle this. Barrett agreed, and it needs to be addressed in a different way, this takes more staff time than just writing the letter, as it is repeat offenders much of the time, we need to look at a more aggressive process. Sorenson feels there should be a higher cost for the fine, mowing of the property, there should be an administrative fee in addition, just mowing gives them a simple way of not maintain their property. Czebotar feels there is no cause and effect for violations. Kolk asked why there are some properties who have been in violation for over 15 years, this needs to be addressed and he does not feel it is our obligation to make sure something is corrected, it is the responsibility of the offender, also, the eye sore type of problems are actual problems, and not just for the property owner, they affect property values for neighbors and cause safety issues, and should not be treated in such a way as if they are not important problems.

8. **Adjournment** –Barrett moved to adjourn, Sorenson seconded the motion, motion carried meeting adjourned at 9:04 p.m.

Waubesa Shores Condominiums

- 3 Boat Slips; We reiterate that the boat ramp is being removed as part of the project which completely eliminates traffic & parking related to boat launches & landings. Boat launching will be handled by a separate entity off-site. Public boat dock slips will continue to be provided for restaurant visitors & the remainder of the boat slips will be made available for rent to condominium purchasers. Net result is traffic that is currently generated from boat slip rental will be effectively eliminated.
- 4 Parking; The developer has had discussions with the developer who owns property on Lake Edge Road immediately to the south of Walgreens. The property is currently approved for a multi-tenant retail building on the east half & a 6-unit townhouse apartment building on the west half. The owner of the property has indicated a willingness to sell the west half to Chris & Cory Sturman. By doing so, the potential for 6 additional apartment units would be removed from Lake Edge Road & a parking lot would be provided serving the Waubesa Shores development. The Parking lot would provide an additional 40 stalls to serve the proposed development thereby meeting the needs of condominiums, visitors & restaurant while completely satisfying the Village requirements for parking based on the size of the development.
- 5 Building Mass along South Property Line;..The Developer is proposing to eliminate two units on the top floor along the south property line to reduce bulk mass along the neighboring property line. In addition to reducing the scale, this will also improve parking ratios for the project.
- 6 Neighborhood & Community; It is natural for residents of a neighborhood to be concerned about how a new development will become an integrated part of their neighborhood that becomes an asset rather than just another private development. We would like to point out that by integrating a restaurant with an outdoor deck plaza space, the primary feature of the development will become available to all residents to enjoy a sunset on the deck or a warm summer evening while having a meal or a drink with friends. To be sure, the rooftop deck/plaza is a costly amenity in this project. A solid block of condominium units with a first floor restaurant would be easier & less costly to build. By providing the rooftop plaza we are giving something back to the neighborhood & the Village by preserving a view to the lake & allowing public access via the restaurant component. Additionally, opposite the restaurant side (north side) of the rooftop plaza is a community space that will be made available to rent by area residents for private gatherings, celebrations or meetings.

Window of Opportunity

In order to close on the properties needed for this development, full City approvals are required & time contingencies are currently in place. Kris & Cory Sturman have dealt with a number of complex issues relating to the successful acquisition of the south parcel (existing apartment building) side of the project however the clock is now ticking on that parcel while the acquisition of the additional site for parking next to Walgreens would need to happen within a limited time frame. It is unlikely that those elements needed for an integrated development like this could ever in the future align again this favorably. In deciding whether or not to support the redevelopment of this under-utilized & visually blighted site, we ask that the Plan Commission Members consider the long-term benefit to the community thru better land use, higher quality development & enhanced tax value with a project that will become a natural & comfortable transition between the commercial district to the east & residential districts to the north & south. We are confident that the restaurant & its rooftop plaza will become a destination for all residents in this community & the new condominium residents will become equal members of this neighborhood as would any new neighbor!

Working Draft -Minutes Plan Commission Special Meeting

August 29, 2016

Members Present: Brad Czebotar, Bruce Fischer, Kate Barrett, Dan Kolk, Jeff Sorenson

Members Absent: Cathy Kirby, Ron Berger

Staff Present: Pauline Boness, Karen Knoll

Others Present: Mark Roffers, MD Roffers and Associates; Clair Utter

1. **Call to order.** Chair Czebotar called the meeting to order at 6:30 p.m.
2. **Discussion – Review of the update of the Villages Comprehensive Plan with planning consultant Mark Roffers.**

Mark Roffers of MD Roffers and Associates gave a brief review of items covered at the August 15, 2016 Plan Commission meeting. Roffers reviewed the initiatives as included in the memo dated August 8, 2016 included in packets. When Commissioners come back in a few months they will be asked to prioritize all of the initiatives for the Comprehensive Plan update. They need to consider what they would like to focus on in the next 3 – 7 years, with shorter term items to advance the vision. Roffers reviewed what an initiative is, implementation tables with priorities and the type of format he will be using, along with including hyperlinks so those accessing it will be able to get where they wish to quickly.

Roffers showed Commissioners the New Glarus update as a baseline example. Chapters will be reorganized as the project nears closure.

Key items brought up:

- Intergovernmental agreements
- Farming as a short or mid -term use to be embraced in McFarland
- Development of a new business park
- Developing a traffic plan along with working with new bike path
- Downtown revitalization, incentives for façade improvements
- Parks

Roffers presented and reviewed items including potential initiatives and proactive steps the Village may want to take or encourage over the next 5 – 10 years. The plan included some

items from the 2006 Comprehensive Plan along with new ideas based on the meetings which were held. The next step will be a Village Board meeting, with a shorter update. Roffers anticipates a draft to be out by the end of October with the plan being adopted in early 2017.

3. Public Comments

No Comments

4. Adjournment –

Barrett moved to adjourn, Sorenson seconded the motion, motion carried. Meeting adjourned at 8:36 p.m.

DRAFT

Plan Commission
Background and Recommendations
August 15, 2016

Agenda Item #4 & 5 – CSM and Rezoning – Art and Cindy Weber 5306 Falling Leaves Lane

Cindy and Art Weber appeared at our June 20, 2016 meeting for an informal discussion regarding the possibility of splitting their existing lot to accommodate a new, smaller residence for themselves. The existing lot is currently 23,261 sq.ft. and zoned R-1. In order to accommodate a new residence, the zoning for the newly created 9,435 sq.ft. lot must be R-1A.

Originally, it was thought to rezone both the new lot and the remaining lot to R-1A to avoid spot zoning issues. (The surrounding lots are zoned R-1) However, our Village Attorney believes spot zoning is not an issue; as the use for these lots as well as the surrounding lots remains the same – residential; the only significant difference between R-1 and R-1A is the lot size (10,000 sq.ft. vs. 6,000 sq.ft). As a result, only the newly created 9,435 sq.ft. lot is proposed to be rezoned to R-1A.

Recommendation: Approval of CSM contingent upon rezoning. Recommend approval of the rezoning Ordinance to the Village Board.

NOTE: The latest set of plans arrived on Thursday September 15th therefore staff has had little time for a thorough review.

Agenda Item # 5 - General Plan – Redevelopment of former Beach House property and adjacent property immediately to the south

This item was postponed from our July 18th and August 15th meetings. To recap:

Lots 1 & 2 of CSM 1256 encompass the former Beach House Restaurant site together with a site immediately to the south owned by Dave Bisbee and Dave Waller. Both lots will be combined (a CSM required) for a 1.77 acre parcel. Current zoning is General Commercial, and R-3 General Residence, if this project moves forward, a rezoning to a Planned Development Infill

District and CSM merging both lots would be needed. The Comprehensive Plan identifies these two lots for mixed residential and general commercial.

Planned Developments can be a two stage or single stage process, the developer has chosen the two stage process by submitting a General Plan (in your packets); a Detailed Plan will follow at a later date. Included in your packets are the standards under which you are to conduct your review. In response to questions by some of you – R-3 multi-family zoning would allow 14 units or with a CUP, 27 units.

Based on the developer's latest 9/15/16 resubmittal I have once again reviewed standards listed in 62-66(d) and (e); as well, as 62-67(4) a – j of the zoning code (Note: for the sake of brevity I have paraphrased some of the standards).

(d) (1) Maximum impervious surface rates

- a. Residential - .5 or 50%
- b. Nonresidential and mixed use - .7 or 70%

Developer identifies - .589 or 58.9%

Resubmittal – No change

9/15/16 resubmittal .56 or 56%

(2) Maximum floor area ratio .7

Developer identifies .93

Project needs exception to be granted by the Village Board, Plan Commission to recommend.

Resubmittal – No change

9/15/16 Resubmittal .86 or 86% - Project needs an exception granted by Village Board, Plan Commission would need to recommend.

(3) Minimum usable open space per dwelling unit: 100 sq.ft. per d.u

Developer providing – unable to determine, as developers calculation encompasses private balconies which our ordinance does not allow us to include.

Resubmittal - 526 sq.ft. now identified

9/15/16 resubmittal 593 sq.ft. now identified.

(e)

- (1) Screening and buffer yards to shield neighbors from any adverse external effect of proposed development.

Developer is providing side yards of 11' to the south and 13'3" to the north. Current side yards of existing buildings are 38' to the south and 20' to the north. Because this is a Planned Development, there are no required dimensional requirements other than (d) (1-3) above. Single family homes will directly abut this project. Due to the 48' height of the building these setbacks need to be greater or possibly step back the building.

Resubmittal – pages 4 &5, sheet C-2 – Developer has identified variable setbacks depending upon variation along each sidewall. However you will notice no overall sideyard setback revisions. Setbacks are always measured to the nearest foundation wall.

9/15/16 Resubmittal pages 5 & 6, General Plan & sheet C-2 sideyard setbacks increased to 22' – 24'2"

- (2) Pedestrian circulation designed to prevent pedestrian use of vehicular ways and parking spaces. Pedestrian access shall be provided to public walkways.

Internal sidewalk circulation good.

Resubmittal – No change

9/15/16 Resubmittal internal sidewalk circulation enhanced. Sidewalk to be provided at satellite parking and along street location adjacent to project, connects to internal sidewalk system.

- (3) Usable open space for private use shall be located and designed to be of utility to each and every dwelling unit. This required open space shall be designed to maximize privacy and usability to the residence.

Developer is providing private balconies to every residential unit.

Resubmittal – No change

9/15/16 Resubmittal – No change

- (4) Special emphasis be placed on trash collection points. Trash containers shall be screened and so designed as to be conveniently accessible to their users and collectors.

Developer proposes an outside three sided enclosure; due to proximity to neighbors, the number of units, and restaurant using this single collection point, trash area should be fully enclosed or relocated within the underground parking structure.

Resubmittal – Page 3- developer has identified the trash enclosure will be fully enclosed in some manner.

9/15/16 Resubmittal sheet C-2 developer has identified trash collection point to be fully enclosed.

(5) Compatibility with surrounding uses as to design and use. How well the proposed project fits within the context of the neighborhood and abutting properties. Adherence to Comprehensive Plan- (Note: existing uses are low density multi-family structure and a local restaurant).

Developer is proposing 44 units, or 26 units to the acre. I have concerns about the proximity of a 48' high building 20 feet from single family residences. In addition, the closeness of both buildings to the ordinary high water mark will block the view shed down the shoreline enjoyed by abutting property owners whose buildings are further back from the lake.

Resubmittal – No change proposed in setbacks.

9/15/16 Resubmittal project reduced to 39 units, sideyard setbacks increased to 22' – 24'.2", setback to ordinary high water mark increased from 26' to 30', and 40' to 42'.5" - 43.9". Developer has now identified average, building height to be 36'.6", height of rear portion of the south wing reduced.

(6) Open areas designed for snow removal

Developer plans to use bio-retention area.

Resubmittal – No change

9/15/16 Resubmittal – No change

(7) Site lighting not to extend a direct light source onto abutting properties. Cut off type luminaires shall be used and all lighting shed shall be indicated on plans.

Developers plan for lighting indicated minimal foot candles beyond site. Lighting fixtures appear to have shields.

Resubmittal – No change

9/15/16 Resubmittal – no change

(8) The physical attributes of the site shall be respected with particular concern for the preservation of natural features, tree growth and open space.

Developer proposes building closer to the lake (26 ft. & 40 ft.) than existing restaurant (55 ft.) and 12 unit multi-family (75') structures impacting view of neighboring properties. Village Engineer Brain Berquist has identified viewshed of neighbors.

Resubmittal – No change proposed in setbacks

9/15/16 Resubmittal – setbacks from the ordinary highwater for buildings increased to 30', 42'.5", & 43.9".

Standards 62-67(4) a-j.

a. Uses in general conformance with the Comprehensive Plan.

Use is to be a mix of commercial and residential. The 2006 Comprehensive Plan land use map identified these lots as commercial and mixed residential.

Resubmittal – No change

9/15/16 Resubmittal – No change

b. Uses proposed shall not substantially impair or diminish the use, value, and enjoyment of other properties within the neighborhood.

For reasons stated earlier viewshed's obstructed and side yard setbacks should be at a minimum 15' preferably 20' or step back building to lessen impact on predominately single family homes.

Resubmittal – No change

9/15/16 Resubmittal – viewshed obstruction diminished due to increased sideyard setbacks & increased setbacks along the shoreline see item (5) above. Footprint of building decreased in width by 18'.

c. Traffic circulation into and within development shall be designed to minimize traffic congestion and traffic hazards provide for the accessibility of all uses and building and also provide for safe and convenient movement of vehicles and pedestrians.

Developer providing adequate sidewalk. Lake Edge and Bremer Roads currently do not have sidewalks. May require developer to install sidewalks in the future.

Currently, both sites have a total of 62 surface parking stalls. The proposal identifies 30 surface stalls and 69 underground stalls. The proposed 44 units will require 2 parking stalls per unit or 88 stalls.

Question whether 20 parking stalls are adequate for restaurant customers.

9/15/16 Resubmittal –Traffic study drafted by developer. The developer is proposing to purchase land offsite to provide an additional 39 spaces of restaurant parking. It is important to note parking lots are allowed as conditional uses under C-G zoning. See memo in packets regarding traffic and parking issues from Matt Schuenke. Total parking spaces = 140 spaces, see page 7 of General Plan for breakdown of parking. Our code requires 2 parking stalls for 1+ bedroom units.

- d. The planned development shall incorporate environmental design considerations – preservation of ground cover, topography, trees, streams natural bodies of water, other significant features. Control of erosion and runoff in accord with Village erosion control and stormwater management ordinances.

Site is generally level, little if any significant grading to be done, ground cover consisting of asphalt and grass areas. Concrete boat launch slab to be removed. No intrusion into Lake Waubesa. Erosion and stormwater to be designed in detail in the future.

Resubmittal – No change

9/15/16 Resubmittal – No change

- 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.

Buildings spaced so as to keep site of the lake rather than one massive building blocking lakes views the public has enjoyed for so many years. Main concern is lack of relation of structures to abutting single family homes. New structure to close to existing single family homes.

Resubmittal – No change

9/15/16 Resubmittal mass of building reduced, sideyard setbacks, waterfront setbacks increased.

- f. Planned developments for residential shall provide adequate open space and recreational areas in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents.

Open spaces along lake shore, plaza between buildings, boat slips. Park and dedication fees and park impact fees are assessed.

Resubmittal – No change

9/15/16 Resubmittal – No change

- g. The planned development will not adversely affect the ability of public agencies to provide school or other municipal services.

Will most likely attract singles and empty nesters. Foresee no burden to school district and municipal facilities.

Resubmittal – No change

9/15/16 Resubmittal – No change

- 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.

Under review by the Village Engineer.

Resubmittal – No change

9/15/16 Resubmittal – Increased length of sidewalk along street, small reconfiguration of street. Specifics as to stormwater to be provided at the time Detailed Plan is submitted.

- 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.

Not addressed by the developer.

Resubmittal – spoke with the bank, they are comfortable with financing this project.

9/15/16 Resubmittal – No change

- j. The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development to the satisfaction of the Village Board,

including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point.

Not addressed by the developer.

Resubmittal – page 7 construction schedule – ok

9/15/16 Resubmittal schedule page 10 of General Plan - ok

Agenda item #6 - Rezoning ORD. 2016-04 relating to Waubesa Shores project. Postponed from July 18th, 2016 and August 15, 2016 meetings. Any action will depend upon action taken with Item #5.

Agenda Item #7 - Potential Kwik Trip facility on Terminal Drive

Chad Hollet, Director of Distribution for Kwik Trip would like to appear before the Plan Commission to discuss the possibility of locating a blending facility in McFarland.

Agenda Item #8 – Budget

See narrative in your packets for significant budget changes.



Memorandum

To: Plan Commission

From: Matthew G. Schuenke, Village Administrator/Treasurer 

Date: September 15, 2016

Re: Beach House Development Project Update

Executive Summary

At the request of the Plan Commission, the Public Safety Committee convened on August 10th and September 14th in order to make recommendations back to the Plan Commission for their consideration regarding traffic and safety issues. This memorandum is provided on behalf of Police, Fire/EMS, and Public Works Staff to review the action taken by the Public Safety Committee at its meeting on September 14th and clarify several other issues thus far discussed regarding the project.

Traffic and Safety Issues

Department Heads for Police, Fire/EMS, and Public Works met with the Village Administrator and Committee Chair on August 18th to review the proposed development and identify possible improvements to address traffic and safety. The Public Safety Committee took action at its meeting on September 14th to unanimously recommend these improvements for the Plan Commissions consideration:

1. Street Realignment – The southwest corner of Bremer and Lake Edge could be squared off to create a true “T” intersection with 90 degree angles in all directions. This would require the elimination of some pavement and the addition of curb/gutter to realign the corner. Implementation of this improvement would be the responsibility of the Developer.
2. Stop Signs – Currently the intersection of Lake Edge, Bremer, and Larson Beach is controlled only by a single stop sign for northbound Lake Edge traffic. With the street realignment proposed in the first option, it is further proposed to make this intersection a 3-way stop to help provide some traffic control for the intersection. This would be a responsibility for the Village to complete when occupancy is granted for the project.
3. Additional Sidewalks – Ensure that sidewalk connectivity is maintained through the frontage of the Development as may be appropriate. This will provide better access for those attempting to use the site and give refuge for people wanting to avoid conflicting with traffic in the intersection. Also need to make sure pedestrian connectivity is maintained to the off-site parking lot. This would be a responsibility of the Developer.

4. Parking Restrictions – New parking restrictions could be introduced by the Village in and around the Development as well as the intersection to provide maximum visibility for users both on and off the street. This will also force overflow parking into the off-site parking lot as it is designed to accommodate. The Village could outright restrict parking, introduce timing restrictions, or a combination of the two as the situation warrants. This would be a responsibility of the Village.
5. Off-Site Parking Lot – The creation of the additional parking lot is a key component of the previously recommended improvements. Further, it helps to make their intended land use function more efficiently. This will help keep cars off the street and limits overloading the site with cars.

Again, the Committee unanimously recommended inclusion of these improvements into the General Plan as may be appropriate. The Developer stated they were supportive of these improvements and have included them in their site plan as is presented in your packet for consideration in the meeting.

Development Considerations

The redevelopment of these two properties has seen no shortage of comments, questions, concerns, etc. ever since the first conceptual plans were discussed in the first half of 2015. Formal discussions with the Plan Commission commenced on July 18th of this year and those discussions have continued on to the meeting scheduled for Monday. Clarification is needed on some of the comments submitted to the Plan Commission as it relates to the Development. Please note the following:

- The former Beach House restaurant has been purchased by the Developer and he is the owner. It is zoned General Commercial. The neighboring multi-family building is zoned R3 and the Developer has an accepted offer to purchase which will be closed upon this Fall. The project as proposed will replace multi-family housing and a restaurant with the same land uses at a higher density. A request to rezone to Planned Development-Infill for this proposed use is appropriate.
- The neighborhood consists of a combination of single family homes, duplexes, and multi-family which are not entirely owner occupied.
- The original proposal in July was for 44 units and the current plan reduces this number to 39. The Developer does desire to construct this project as condominiums so that they dwellings will be owner occupied, but will be market dependent.
- The Plan Commission received an update from its consultant preparing the Comprehensive Development Plan regarding a survey (258 responses) recently conducted. A summary of some of the feedback provided in that survey as it may reflect on this project is provided here:
 - This project could help the Village address issues where respondents felt it was deficient (i.e. – attractive, thriving, fun).

- Respondents desired the Village “to increase commercial options, especially restaurants...” where possible.
- 51% of respondents felt that residential growth should be encouraged or left alone compared to 44% that felt it should be discouraged.
- Single Family Housing remains the most predominant housing type desired in the Village; however, ample opportunity for this type of housing exists in Juniper Ridge and Park View Estates currently under construction with Prairie View Subdivision receiving preliminary plat approval earlier this year. If these opportunities didn’t exist, then maybe it needed more focus but it appears there is ample opportunity for both.
- The three highest factors for development as chosen by respondents were:
 - Impact on Neighborhood – The surrounding neighborhood has certainly been present and vocal regarding many different aspects of this project. The Developer has attempted to work with them to address their concerns as best as the site allows (i.e. – additional parking lot, reduced density, increase setback, etc.) The Plan Commission has also discuss this over at least 3 meetings as well as 2 Public Safety Committee meetings. Substantial review and consideration is being put forth on the project to address this impact.
 - Impact on Schools – This project is not located within a Tax Increment District and thus the Schools, County, State, and Tech College will all benefit from the added value. Enrollment for at least the next 5 years is projected to be very flat and if families locate in this development, the added students would be a benefit to their enrollment.
 - Impact on Traffic – The Public Safety Committee reviewed the traffic study and made five recommendations to the Plan Commission for their consideration. See above these items recommended for inclusion.
- The proposed project is 3 “stories” above grade.
- The actual building footprint is not larger than the Dollar Store Strip mall nor twice the size of the Walgreens building footprint. The total building footprint of the development is 29,440 square feet compared to the total lot size of 81,012 feet or 36%. The Dollar Store strip mall is approximately 42,000 square feet compared to a total lot size of 81,876 square feet or 46%. While Walgreens sits around 17,600 square feet compared to a total lot size of 57,289 square feet or 31%. These are not good comparable land uses; however, and single story structures making comparisons on height irrelevant.

- The side yard setbacks were originally proposed at 11 feet on the north and south sides of the property. The latest plan has doubled this measurement to 22 feet on both sides.
- Regardless of what is approved for development at this site, the project has to meet State Building and Fire codes prior to the issuance of a building permit which will be subject to numerous inspections during the course of construction prior to the granting of occupancy.
- If a rezone to Planned Development is not approved, then the existing land uses would have to continue as they are currently zoned. However, if a multi-family project is still desired then a rezone of the restaurant property would be needed to R3 to make it compatible with the neighboring property. This would allow for the construction of a multi-family facility in excess of what is present on the site with no restaurant, extra parking lot, or public access.
- The property in question is and always has been private property. This property as it sits today is not and has never been an established public marina with associated public parking. The idea that this development eliminates a public boat launch or eliminates a public marina is not accurate. Whether these properties are developed as is proposed in the Planned Development or through the use of the underlying zoning districts, any resemblance of what may have been considered as a public boat launch or marina is removed.
- The Developer has agreed to and is responsible for the installation of a parking lot adjacent to Walgreens. This will include its long term maintenance and is not proposed to be created as a public parking lot. This parcel will be included within the construction documents submitted as part of the Detailed Plan. It is across the street and not contiguous to the two parcels considered for Development and thus cannot be combined in a survey as it is split by Lake Edge Road. The vacant parcel to the east of the proposed parking lot is zoned Commercial General (C-G) which would permit uses either by right or conditionally as are allowed within that district.
- A Stormwater Management Plan will be required as part of the Detail Plan submittal. This will dictate the necessary stormwater improvements for the project subject to review/approval by the Village and DNR. Any assumptions about the effectiveness of stormwater treatment on this site before the document is prepared are premature in this review process.
- Public access to the site will still be afforded to pedestrians either to pier's or the public plaza overlooking the lake. A public pier for boats visiting the site either for the residential or restaurant use will also be provided.
- Larsen Beach Road ROW does not extend to the lake. No public ROW is recommended for vacation as a means to include within the development.

- Boats slips as they exist today or into the future are not public property nor regulated by the Village. This is managed by the property owner and regulated by the DNR.
- The actual impact on property values this project may have is difficult to project. It is most typical for the Village Assessor to adjust values outside of a revaluation through an arm's length transaction or appraisal. Both cases are based on actual sales of property as well as comparable sales of property. Any effect in valuation this project may have would be driven by sales over time which may or may not yield any changes in value based on what the market bares.

Recommendation

A Staff Report on the project is included in your packet from the Community Development Director as has been done with past reviews. Combined with this memorandum, the Plan Commission needs to conduct the Public Hearing and consider this information along with the public input as part of their deliberations on the request to rezone the property and General Plan for this Development. Should action be taken by the Plan Commission on the request to rezone and General Plan for Development, the Village Board can take up those recommendations at its meeting on September 26th.

ORDINANCE NO. 2016-06

**AN ORDINANCE TO REZONE LANDS AT 5306 FALLING LEAVES LANE
FROM THE R-1 RESIDENTIAL DISTRICT TO
R-1A RESIDENTIAL DISTRICT**

Sponsor: The Community Development Department

Recommended Referral: Plan Commission; Required

Public Hearing: Class 2 Notice Required

NOW THEREFORE, the Village of Board of the Village of McFarland do hereby ordain as follows:

1. Section 62-62(a) of the McFarland Municipal Code and the Official Zoning Map adopted on April 3, 2003 are hereby amended so that the following described real estate is hereby rezoned from the R-1 Single Family Residence District to the R-1A Single Family Residence District, and shall henceforth be subject to the regulations contained in Sections 62-68(f) and 62-69(a) relating to R-1A uses and Section 62-70 relating to R-1A uses of the McFarland Municipal Code. The legal description of the property rezoned is as follows:

Part of Lot 32, Block 12, TENTH ADDITION TO AUTUMN GROVE, as recorded in Volume 52 of Plats, on pages 15-16, as document number 1651737, Dane County Registry and located in the Southwest Quarter of the Southeast Quarter of Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwesterly corner of said Lot 32, thence North 02 degrees 24 minutes 01 second East along the Westerly line of said Lot 32, 107.91 feet to the Northwesterly corner of said Lot 32; thence South 87 degrees 00 minutes 38 seconds along the Northerly line of said Lot 32, 88.00 feet; thence South 02 degrees 59 minutes 30 seconds West, 107.90 feet to the Northerly right-of-way line of Summer Trail; thence along said Northerly right-of-way line North 87 degrees 00 minutes 30 seconds West, 86.89 feet to the point of beginning. This description contains approximately 9,345 square feet or 0.2166 acres.

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

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the _____ day of _____, 2016.

APPROVED:

Brad Czebotar, Village President

ATTEST:

Cassandra Suettinger, Clerk

4832-0623-4167, v. 1

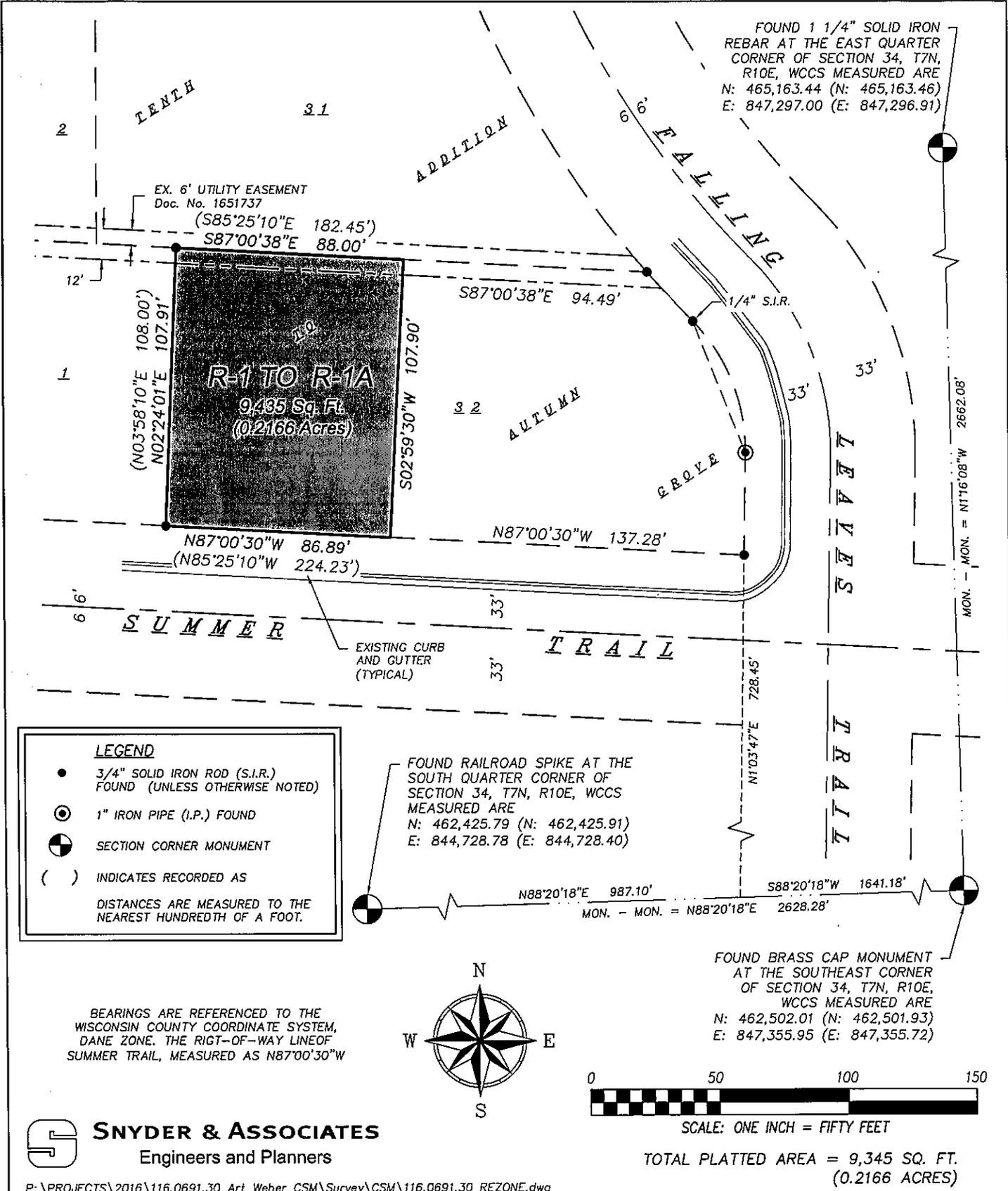
ORDINANCE 2016 – 08	
MOTION	SECOND
r	
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Adrian	Lytle
Brassington	Mooney
Czebotar	Utter, C
Kolk	
VOTING RESULTS	
Motion Carried:	
Motion Defeated:	

August 4, 2016
Revised: August 16, 2016
FN: 116.0691.30

LEGAL DESCRIPTION (R-1A)

Part of Lot 32, Block 12, TENTH ADDITION TO AUTUMN GROVE, as recorded in Volume 52 of Plats, on pages 15-16, as document number 1651737, Dane County Registry and located in the Southwest Quarter of the Southeast Quarter of Section 34, Township 7 North, Range 10 East, Village of McFarland, Dane County, Wisconsin, more fully described as follows:

Beginning at the Southwesterly corner of said Lot 32, thence North 02 degrees 24 minutes 01 second East along the Westerly line of said Lot 32, 107.91 feet to the Northwesterly corner of said Lot 32; thence South 87 degrees 00 minutes 38 seconds along the Northerly line of said Lot 32, 88.00 feet; thence South 02 degrees 59 minutes 30 seconds West, 107.90 feet to the Northerly right-of-way line of Summer Trail; thence along said Northerly right-of-way line North 87 degrees 00 minutes 30 seconds West, 86.89 feet to the point of beginning. This description contains approximately 9,345 square feet or 0.2166 acres.

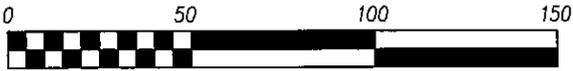
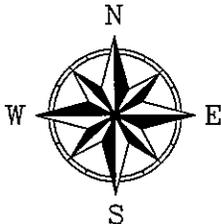


LEGEND

- 3/4" SOLID IRON ROD (S.I.R.) FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1" IRON PIPE (I.P.) FOUND
- ⊕ SECTION CORNER MONUMENT
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE ZONE. THE RIGHT-OF-WAY LINE OF SUMMER TRAIL, MEASURED AS N87°00'30"W



SCALE: ONE INCH = FIFTY FEET

TOTAL PLATTED AREA = 9,345 SQ. FT. (0.2166 ACRES)

Snyder & Associates
Engineers and Planners

P:\PROJECTS\2016\116.0691.30 Art Weber CSM\Survey\CSM\116.0691.30 REZONE.dwg

SURVEYED FOR:
Arthur Weber
5306 Falling Leaves Lane
McFarland, WI 53558

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

PROPOSED REZONE EXHIBIT
PART OF LOT 32, BLOCK 12, TENTH ADDITION TO AUTUMN GROVE, AS RECORDED IN VOLUME 52 OF PLATS, ON PAGES 15-16, AS DOCUMENT NUMBER 1651737, DANE COUNTY REGISTRY, LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 10 EAST, VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

FN: 116.0691.30
DATE: 08-04-16

REVISIONS:
DATE: 08-16-16

SHEET
1 OF 1



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Planning, Geophysical, Water Resources, Reservoirs

From: Lisa Hartson <lisahartson@gmail.com>
Sent: Wednesday, August 31, 2016 1:38 PM
To: Community Development
Subject: Rezoning lands at 5306 Falling Leaves

My name is Lisa Hartson. I live at 5211 Valley Dr. My husband and I support the rezoning of 5306 Falling Leaves. We will not be able to attend the meeting, but do not have any problem with this.

Thank you,
Lisa Hartson

Sent from my iPhone

Total Control Panel

To: community.development@mcfarland.wi.us Message Score: 1
From: lisahartson@gmail.com

This message was delivered because the content filter score did not exceed your filter level.



RECEIVED
SEP 15 2016
VILLAGE OF McFARLAND
11:30 AM

September 15, 2016

Pauline Boness, Community Development Director
Community Development Department
Municipal Center
P.O. Box 110
5915 Milwaukee Street
McFarland, Wisconsin 53558-0110

Planned Development Infill District – General Plan - Waubesa Shores Apartments and Condominiums
Statement of Owner’s Intent and Description of Development:

Plan Commission Submittal #3 (Revised)
Waubesa Shores Apartment and Condominiums, Lots 1 and 2.
Bremer Road. McFarland, Wisconsin 53558

Mrs. Pauline Boness,

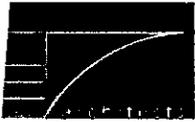
The following is submitted together with the Plans for Staff, Plan Commission and Village Board consideration of approval.

Project Team

Owner/ Developer: Beach House Properties, LLC
Cory and Kris Sturman
5020 Vogel Road
Madison, Wisconsin 53718
PH. 608-209-3092
Contact: Kris Sturman
kris@madcityroofing.com

Architect: Bouril Design Studio, LLC
6425 Odana Road., Suite 2
Madison, Wisconsin 53719
PH. (608) 833 – 3400
Contact Robert Bouril
bobb@bourildesign.com

Civil & Landscape Vierbicher
999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
Ph..:(608) 826-0532
Fax:(608) 826-0530
Contact: James R. Joehnk, PE
jjoe@vierbicher.com



Introduction:

The project is located at the intersection of Bremer Road, Lake Edge Road, and Larson Beach road. It includes the Beach House Restaurant property at 4506 Larson Beach Rd and the adjacent Apartment property at Lake Edge Road. The lot is currently surrounded by single family lots to the north & south, and Bremer Road & lake Edge Road to the East. To the west of the property is Lake Waubesa. Project also will include the property across Lake Edge Road and adjacent to Walgreens which will provide additional parking for the project.

Existing site on Lot 1 is an existing 2 story, 12 unit apartment building with a footprint of 5,363 ST and a four car garage with a footprint of 2,031 SF. The garage is setback from the front property line 4'-0". The apartment is side setback from the property line approximately 10'-6" (varies) and the garage is side setback form the opposite property line 10'-10" (varies). The Apartment is approximately 54'-0" from the ordinary high water mark. Lot 2 is an existing 2 story restaurant with a second floor apartment with a footprint of 3,219 SF. It is setback from the side property line approximately 23'-0" (varies), 54'-0" from the ordinary high water mark, but the fenced in patio is 24'-0" from the ordinary high water mark. Parking pavement extends to 5'-0" of the ordinary high water mark. The street side the building is approximately 43"-0" from the front property line.

Project Description:

Legal description: Lot 1 and Lot 2 of Certified Survey Map Number 1256, Village of McFarland, Dane County, Wisconsin.

The proposed two parcel combined is 77,406 SF. The proposed development consists of one Multifamily apartment and condominium building with 68 parking stalls in an underground parking garage and 33 on grade parking lot for a total of 108 onsite parking stalls. We are providing an additional satellite parking area with an additional 39 stalls for a total of 140 parking. The number of stalls provided will exceed the required number of stalls. In addition there is boat parking at deck anticipated to be dedicated to boats for the commercial space.

The building has a proposed first floor commercial space, clubhouse, small office, exercise room and meeting room. The building has been located a minimum distance of 42'-6" from the ordinary high water level at the Lake Waubesa side, with 20'-0" side Yards (to open decks). The building is roughly (varies) 22'-0" (worst case) for 72.5% of the south face of the Building and 75.5% for the north face of the building to the property line. The front setback at Lake Edge Road and Bremer road is 30'-0" minimum. The side yard for General Residential (R3) or General Commercial (C-G) is 10'-0" with a combined side yard of 20'-0". We have provided double the required side yard (20') and double the combined side Yard (40') to the decks and the actual building sets back from this by additional 2', and 4' increments.

The proposed building consists of 39 residential units. The building consists of two wings. The south wing consists of 16 apartment units with a mix of 13 - two bedroom apartments and 3 - one bedroom apartments. The south wing will start out as apartments but is expected to be converted to condominiums at a later date. The north wing consists of 23 condominiums with a mix of 20 - two bedroom condominiums and 3 - one bedroom condominiums. On site there are a total of 33 - two bedroom units and 6 - one bedroom units. The two wings are connected by a Ground floor parking level and a First Floor outdoor Plaza. Each wing is connected to the parking level by stairs and an elevator.

The two residential wings are separated by the First Floor outdoor open plaza that will be a transition from the on grade parking on the street side, and the Lake. The plaza will provide a view corridor from the road to Lake to address concerns of the neighborhood. The building steps down from the three story apartments and three story condominiums to a one story portion that softens the three story wings down to the open plaza. The one story portion on the south side will be a commercial space (anticipated to be a restaurant) that was a large concern of the neighborhood meetings and the one story portion on the north side will be the clubhouse for the multifamily. The Plaza will be a half level above that on grade parking that can be accessed by a stairs. The plaza will provide outside seating for the restaurant and a gathering area for the residents. The plaza can also be accessed by the south and north wings entrances by the building stairs and elevators. The entrance to the south wing also connects to the restaurant with a dedicated stair.

It should be noted that the existing apartment building has 12 existing apartment units, the restaurant has 1 existing apartment unit and the land adjacent to Walgreen's (satellite parking) has been approved by the Village for a 6 unit apartment building. That is a total of 19 existing residential units. The new multifamily development is proposing 39 residential units which is only an increase of 20 residential units over the number of units that currently exists and what the Village has already approved.

Village of McFaland Zoning Standards:

Section 62-66 (d).

- a. Maximum impervious surface ratio is 0.567. The maximum allowed for residential is 0.50 but for nonresidential and mixed use is 0.70. As this project is mixed use (restaurant and apartments) we are in the range of 0.50 to 0.70.
- b. Maximum floor area ratio is $0.86 = \frac{66,664 \text{ SF First, Second, and Third Floor area}}{77,406 \text{ SF (Site area bounded by OHWM, and property line)}}$. Parking Garage area not included
Maximum floor area ratio = 0.70.
- c. Minimum usable open space per dwelling unit = 100SF/DU. we are providing 593 SF per Dwelling unit (non-paved areas open to sky (side and rear yard only), and plaza area, excluding restaurant portion).
The Private Balconies/ Decks are not included in calculations for open space requirements.

Section 62-66 (e).

(1) Screening. On grade parking in center of lot to minimize the impact of cars (lights) on the neighboring residential properties. The Ground floor parking entrance is on the street side with the trash enclosure providing additional screening.

Pedestrian circulation is on the perimeter of the parking with a sidewalk that connects the Entries and plaza to the commercial properties, and the new satellite parking to the east across Lake Edge Road.

(2) Usable open space is provided on the plaza with a connection down to the lake with amenities (grilling areas/ seating areas) on the lake side. This is in addition to the individual decks for each unit. The plaza will also provide an outdoor seating area for the restaurant.

(3) The project will preserve some of the trees along the lake where possible. Control of erosion and runoff is and will be incorporated into the project. With the elimination of the existing paved surface for the existing restaurant) the runoff will be greatly improved if not eliminated.

(4) Trash collection is on the exterior near the entry to the Ground floor parking and provides additional screening for the adjacent property. The trash enclosure will be fully enclosed and if needed within the



underground parking for recycling. The trash enclosure will be fully enclosed to address proximity to neighbors, number of units and the restaurant use.

(5) Mixed use is a restaurant. Existing site has an existing restaurant that was an important element in community meetings to preserve a restaurant as part of the development as the existing restaurant was a community fixture.

(6) Snow removal area will be the lawn areas in northeast corner of the site, along with bio retention area and the lawn areas south of the parking lot.

(7) See site plan but site lighting will meet Village of McFarland requirements. Security lighting facing neighboring residential properties will be motion controlled to reduce lighting impact.

(8) Preserved open space along shore line. Existing trees where possible were preserved. Site has no special natural feature beyond the shore line. With removal of existing paved surface that extended to water edge the shore line will be improved new landscaping.

Secton 62-67 (4):

a. After our preliminary meeting with the City, subsequent Plan commission meeting and subsequent multiple revisions to the project we feel the development is in general conformance with the Village comprehensive plan and has met the concerns of the plan commission and the neighborhood.

b. Off street parking for the apartments is in conformance with Village's ordinance for multifamily parking of 2 cars per apartment unit. We are providing 53 spaces for restaurant parking per the traffic report. 26 parking spaces on site and additional 27 at site adjacent to Walgreens. There are nine additional spaces to be shared between the restaurant and the residential units. We believe in the summer the public dock will used by people going to the restaurant by boat further reducing the parking requirements for the restaurant. We have a purchase option for the adjacent property to Walgreens contingent on city approval of the project.

c. Traffic has been divided in to separate entrances for the Ground floor parking, the onsite on grade parking lot, and the satellite parking lot. This separation shall minimize traffic congestion and traffic hazards and provide for the safe and convenient movement of vehicles and pedestrians. Per the traffic report we provided to the Village Public Safety Committee it will have minimal impact on the neighborhood. Most traffic will be down Larson Beach road with minimal extension of traffic on to Lake Edge Road and Bremer road.

d. The development preserves where possible existing trees and with the elimination of the existing pavement that extended to the water's edge drastically improve runoff and meet the Village erosion control and storm water management ordinances.

e. The development was divided into two wings in conjunction with neighborhood meetings to provide a visual access to the Lake and reduce the visual impact of one large building on the site into two smaller buildings. This configuration isolates the on grade parking, car and pedestrian traffic from the adjacent residential properties by location between the two buildings. . It also isolates the plaza and the commercial portion of the building from any adverse impact on the residential properties.

f. Adequate open space is provided the open plaza between two buildings, and open space between building and lake and the side yards. In addition each unit has their own private balcony/deck.

- g. We do not foresee any adverse impacts to provide school or municipal services. The impact on the city services to be minimal. Most condominium buyers and apartment users to be single or empty nesters.
- h. The development will have minimal or no impact on streets. There are neighborhood concerns about the safety of the existing intersection for pedestrian traffic but this is an existing condition. The traffic study indicates a minimal increase in traffic for the new development from the existing use of apartments and existing functioning restaurant.

The exterior materials comprise of stone base that extends vertically at significant features on the building, horizontal wood siding at the balconies and tied together at the one story portion of the building and wood siding and Stucco, (EIFS). Materials were selected to complement and tie into the adjacent residential neighborhood.

Building height varies as grade varies around the building. Per the neighborhood meeting we reduced the roof height by eliminating all the hip roofs and replaced them with flat roofs to reduce the height as much as possible. Where roof pop up above the main roof we reduced the eave heights and reduced the building height by 4'-0" to 5'-0". The height allowed for a General Residence (R3) is 35'-0" and for General Commercial is 40'-0". Our maximum height is 45'-7" (17%) of the building. The Typical height is 42'-6" to grade. Note to compensate for the additional height we are requesting, we have doubled the side yard setbacks for General Residential (R3) and General Commercial (C-G) from 10'-0" to 20'-0" and the combined yards from 20'-0" to 40'-0". The average building height above grade is 36'-6" (actual).

We feel the project will

- 1) Enhance the neighborhood
- 2) Minimally impact the neighborhood
- 3) Ties the two sites together very nicely,
- 4) Be mutually beneficial to the neighborhood and the Village of McFarland
- 5) Providing substantial property tax revenue while not impacting schools with one and two bedroom units.
- 6) The commercial space (restaurant) would provide financial revenue to workers, has been heavily supported by the community.
- 7) Further tax benefits to the village due to commercial business.

PD-1 planned Development Infill District

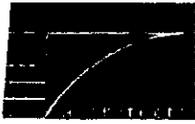
A 39 unit multifamily development with a building height of approximately 18' to 44' (grade and roof height varies) to the roof eave from grade at building. Per building height definition in Village ordinance: 45'-7" (curb height to highest point)

Rear Lake setback: 42'-6"

Side Setbacks: 20'-0" (See below for actual distances)

Front Setback: 30'-0"

Current Changes: We have reduced the building width by 18'-0" effectively moving the building back by an additional 9'-0" on both the north and south property lines. The side setback has been increased from the original 10'-0" to 20'-0" with a combined side yard from 20'-0" to 40'-0". See below for actual building distance from property lines. Also we have reduced the number of units from 44 to 39. The largest impact will be on the South property line where the south wing has been reduced from 20 units to 16 units. The reduction has been on the third floor reducing the building height for 64% of the building length.



Side setbacks (South side) – actual distance for building to property line

26% of the building is 22'-3" from property line

24% is 24'-3" from property line (46.5% if you ignore the angled projections with windows.

22.5% of wall varies from 22'-9" to 24'-3": These are the angled projections with windows

27.5% is Open balcony/Decks for the individual unit is 20'-5".

(Back building wall on these open decks is 26'-5" from property line)

- Adjacent 1 ½ story house is side setback varies 10'-9" to 8'-11" to property line.
- Approximately 56'-0" from OHWM.
- 167.4 degree view angle from house corner. This existing side view obstructed by existing trees.
- Distance between the existing house and the new multifamily building is 31'-2" to 33'-0". Largest distance is on the Lake side. The distance varies as the existing house is not parallel to the property line.

Side setbacks (North side) – actual distance for building to property line

37.5% of the building is 21'-10" from property line.

33.8% is 23'-8" from property line (26.5% if you ignore the angled projections with windows.

10.2% of wall varies from 23'-8" to 22'-2": These are the angled projections with windows.

18.5% is Open balcony/Deck for the individual unit is 20'-0"

(Back building wall on these decks is 26'-0" from property line)

See photos at end of this letter.

- Neighboring house varies from 17'-5" to 16'-9" from property line.
- Neighbors existing shed is 7'-8" to 7'-6" from property line.
- 155.1 degree view angle from corner or house from back face of house.
- Distance between the existing house and the new multifamily building is 44'-10" to 38'-6". Largest distance is on the Lake side. The distance varies as the existing house is not parallel to the property line.

Side views obstructed by existing trees and 6'-0" high wood fence.

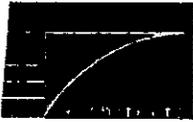
Views oriented straight out to Lake. Main outdoor deck on North side of house. (Opposite side).

Note existing house to the north of adjacent neighbor's house is much closer to the lake.

Approximately 64'-0" to lake edge.

See photos at end of this letter.

Per sub note #7 in the Village residential ordinance (R-1 thru R-E). All yards abutting navigable waterways set back at least 40'-0" unless superseded by Wisconsin Dept. of Natural Resources or Dane Co. Regulations. The Setback for this multifamily development is 42.5' from OHWM.



Third Floor	(North wing)	11,843 SF
Third Floor - Decks	(North wing)	00,735 SF
Total- all floors	(North wing)	38,444 SF
Total – Decks	(North wing)	02,004 SF
20 – Two Bedroom units	(North wing)	
3 – One bedroom units	(North wing)	
23 units total	(North wing)	

First Floor Plaza 02,661 SF

South Wing – Apartments (transition to condos at later time)

First Floor	(South wing)	13,012 SF
First Floor -Decks	(South wing)	00,461 SF
Second Floor	(South wing)	10,164 SF
Second Floor –Decks	(South wing)	00,554 SF
Third Floor	(South wing)	4,733 SF
Third Floor -Decks	(South wing)	00,294 SF

Total- all floors	(South wing)	27,909 SF
Total – Decks	(South wing)	01,309 SF

13 – Two Bedroom units	(South wing)	
03 – One bedroom units	(South wing)	
16 units total	(South wing)	

Total of North and South Wing by floor - Areas

First Floors	27,349 SF
First Floor – Decks	01,096 SF
Second Floors	22,639 SF
Second Floors - Decks	01,289 SF
Third Floor	22,639 SF
Third Floor - Decks	01,289 SF

Total of North and South Wing by building- Areas

1 st , 2 nd and 3 rd floors	66,353 SF
All floors	95,793 SF
All Decks	03,313 SF
Plaza	02,661 SF
Trash Enclosure	00,268 SF

Breakout of public areas:

Restaurant:	02,702 SF
Clubhouse	00,911 SF
Workout (exercise) Room	00,463 SF
Office (sales)	00,079 SF
Meeting room	00,565 SF

Building Height:

45'-9" per definition of building height in ordinance. (Highest point of roof from curb opposite center of building.) And from grade at building center front it is 43'-10" to highest point. Average height above grade is 36'-6".

Dwelling Unit Mix

One bedroom	06
Two bedroom	33
Total	39

Responses to Community and Village:

- Two building look with open center/ plaza with view towards Lake.
- Added a restaurant to replace existing restaurant (community request).
- Design removed existing parking lot access at intersection
- Reduced the Multifamily units from proposed 44 to 39. (Reduction of 5 units)
- Reduced Multifamily units by 6 with addition of satellite parking (parking replaces new units)
- Added satellite parking of 39 stalls to address parking concerns
- Added second exit from on grade parking lot to address fire Dept. comments. This second exit would only be for emergency vehicles and not for regular traffic. A Single entrance would be maintained for the surface parking lot.
- Added vegetative screening to on grade parking lot to address staff concerns
- Verified site lines and revised site plan at intersection to maintain required site lines for safety.
- Added sidewalk at street side to address staff comments/ public safety committee.
- Increased side setbacks to address community, and Plan commission comments (removed 18'-0" from building width (from plaza and parking area) to accomplish these concerns. We have doubled the setbacks from the existing zoning requirements.
- Removed concrete boat launch per staff comments which will also reduce traffic.
- Had traffic study done to address Plan commission and Public safety committee comments
- Enclosed trash area to respond to staff comments.

We provided landscape screening along the Street side (front yard) to reduce the visual impact of the parking lot from the street. This is to soften the views from the street to the parking lot, but still provide some broken views into the space from the street to provide a connection to the community verses creating a barrier. Neighborhood meeting emphasized their desire to keep an open area to the lake from the street. We have provided several clusters of plantings, combining some upright and narrow evergreen trees with ornamental grasses and shrubs at the base. This is additional plantings beyond the City requirements for landscaping. The area for the second exit required by the fire department would not have the screen but would have geoblock paver units that would support and allow the emergency vehicles to exit but maintains a lawn (grass) appearance.

Construction Schedule:

Schedule is dependent on Village approvals. From that approval we anticipate:

2-3 months for construction drawings,

3 weeks for bidding,

2-3 weeks for mobilization,

1 month for demolition,

9 months for construction,

(Schedule could be affected by winter construction due to delay in Village approval)

It is anticipated that the new construction will commence fall of 2016 and be completed before end of 2017. (this is contingent on final Village approvals)



North Property line –View from NE corner / lake side of proposed site.



North adjacent Property line – Along property line from street.



North adjacent Property – Unobstructed View from lake/ NE corner of proposed site.



North adjacent Property – Unobstructed View from lake - pier.



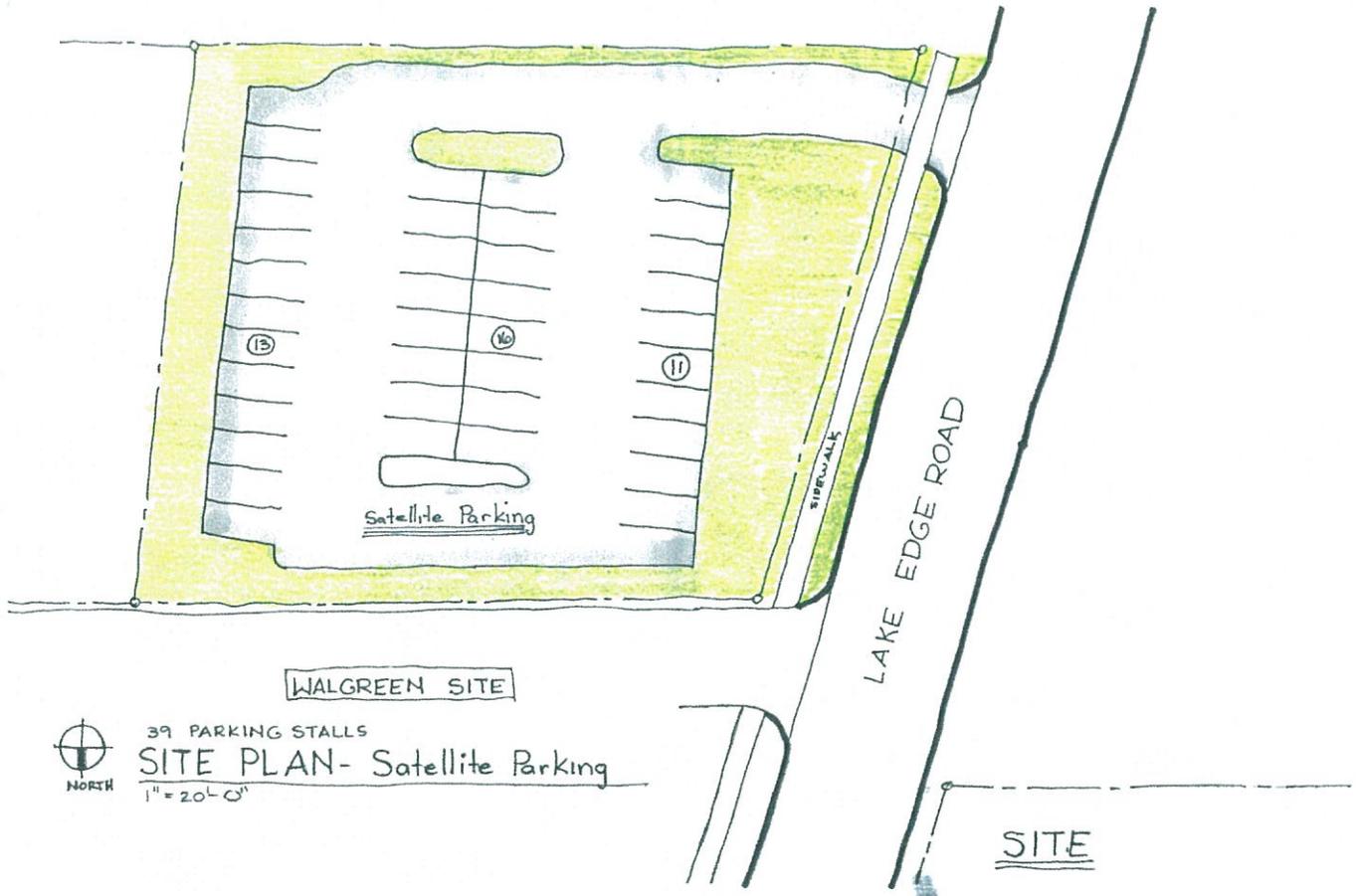
South adjacent Property –View from lake – SW corner of proposed site.



South adjacent Property –View along property line from street side.



South adjacent Property –View from pier.

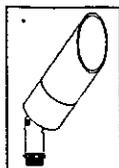


Satellite parking next to Walgreens to supplement Parking – 39 additional stalls

Thank you for your time and consideration

Sincerely,

Robert R Bouril, architect, principal.
Bouril Design Studio, LLC



the power of dimming adjust-e-lume® TECHNOLOGY

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC



Example - DS - LED - e65 - SP - A7 - BZW - 12 - 11 - A - 360SL

Material

- Blank - Aluminum
- B - Brass
- S - Stainless Steel

Series

DS - Delta Star™

Source

LED - 'e' Technology with Integral Dimming Driver (See Specifications for Dimming)
Designed for use with remote 12VAC BKSSL* transformers. Requires magnetic Low Voltage dimmer

LED Type

- e64 - 7WLED/2.7K
- e65 - 7WLED/3K
- e66 - 7WLED/4K
- e74 - 7WLED/Amber

Optics*

- NSP - Narrow Spot (Red Indicator)
- SP - Spot (Green Indicator)
- MFL - Medium Flood (Yellow Indicator)
- WFL - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity (Choose factory setting)

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

Finish

Aluminum Finish

Brass Finish

Premium Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Machined	MAC
Polished	POL
Mitlque™	MIT

Stainless Finish	
Machined	MAC
Polished	POL
Brushed	BRU <small>Interior use only.</small>

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	<small>Also available in RAL Finishes See submittal SUB-1439-00</small>	

Lens Type

- 12 - Soft Focus Lens
- 13 - Rectilinear Lens

Shielding

- 11 - Honeycomb Baffle

Cap Style

- A - 45°
- B - 90°
- D - 45° less Weep Hole (Interior Use Only)
- E - 90° less Weep Hole (Interior Use Only)

Option

- 360SL - 360SL™ Rotational Knuckle Mounting System

DRIVER DATA	Input Volts	InRush Current	Operating Current	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

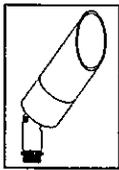
L70 DATA

*** OPTICAL DATA**

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens(L70)	Beam Type	Angle	e66 CBCP	Visual Indicator
e64	2700K	7.0	80	50,000	Narrow Spot	13°	6889	Red Dot
e65	3000K	7.0	80	50,000	Spot	15°	5225	Green Dot
e66	4000K	7.0	80	50,000	Medium Flood	23°	1984	Yellow Dot
e74	Amber (590nm)	7.0	~	50,000	Wide Flood	31°	1300	Blue Dot

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	RELEASED 06-07-16	DRAWING NUMBER SUB000930
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BKSSL
SOLID STATE LIGHTING

the power of
dimming



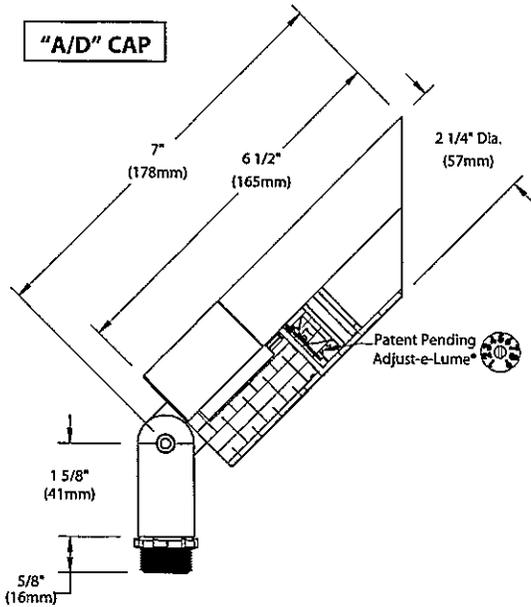
adjust-e-Lume®
TECHNOLOGY

DELTA STAR™

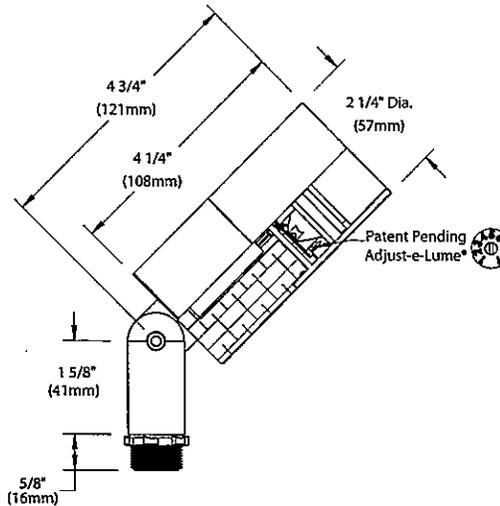
PROJECT:

TYPE:

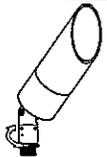
"A/D" CAP



"B/E" CAP



360 SL™



Horizontal Rotation
(Optional 360SL™ Knuckle)

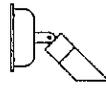
Accessories (Configure separately)

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

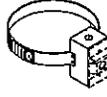
Mounting:



Power Pipe™



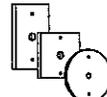
Power Canopy™



Tree Strap™



Stems



Canopies



UPM™



TR Series



Power Pipe™



UPMRM™

Remote Transformers:

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body

Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle

The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. 1/2" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap

Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), or 1" deep bezel with 90° cutoff ('B' or 'E') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens

Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <250mA (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Dimming

Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

Remote Transformer

For use with 12VAC BKSSL® remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Adjust-e-Lume® (Pat. Pending)

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Optics

Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Wiring

Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty

5 year limited warranty.

Certification and Listing

ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.



*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING

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559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

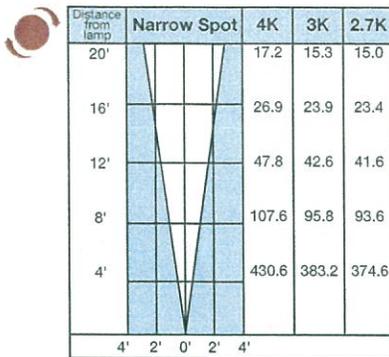
RELEASED
06-07-16

DRAWING NUMBER
SUB000930

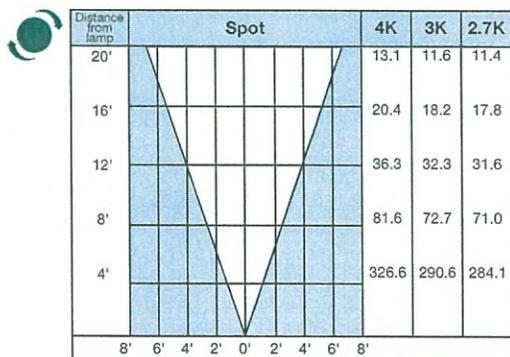
Select OptiKit™ for desired distribution

- RED**  **Narrow Spot (NSP)**
- GREEN**  **Spot (SP)**
- YELLOW**  **Medium Flood (MFL)**
- BLUE**  **Wide Flood (WFL)**

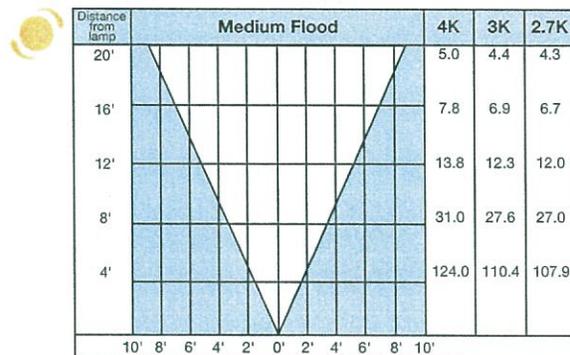
Set adjust-e-lume® Dial to desired output



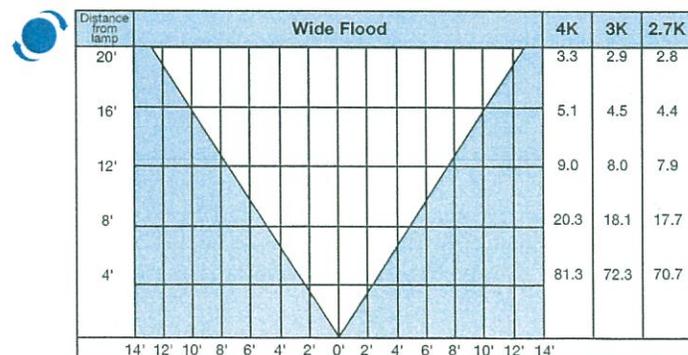
Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



Note: If using No. 11 honeycomb baffle multiply footcandle values by .80



Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Luminaires with asymmetrical light distribution

Housing/fitter: Heavy die-cast aluminum construction with heavy gauge .080" spun aluminum double wall cap with threaded device removable for relamping, finished white inside. Integral fitter slip fits 3" O.D. pole top and is secured by four (4) socket head stainless steel set screws threaded into stainless steel inserts. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Tempered $\frac{1}{8}$ " clear glass, downlight only. Full one piece hydroformed specular anodized reflector directs light downward.

Electrical: 39W LED luminaire, 42.5 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP54.

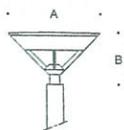
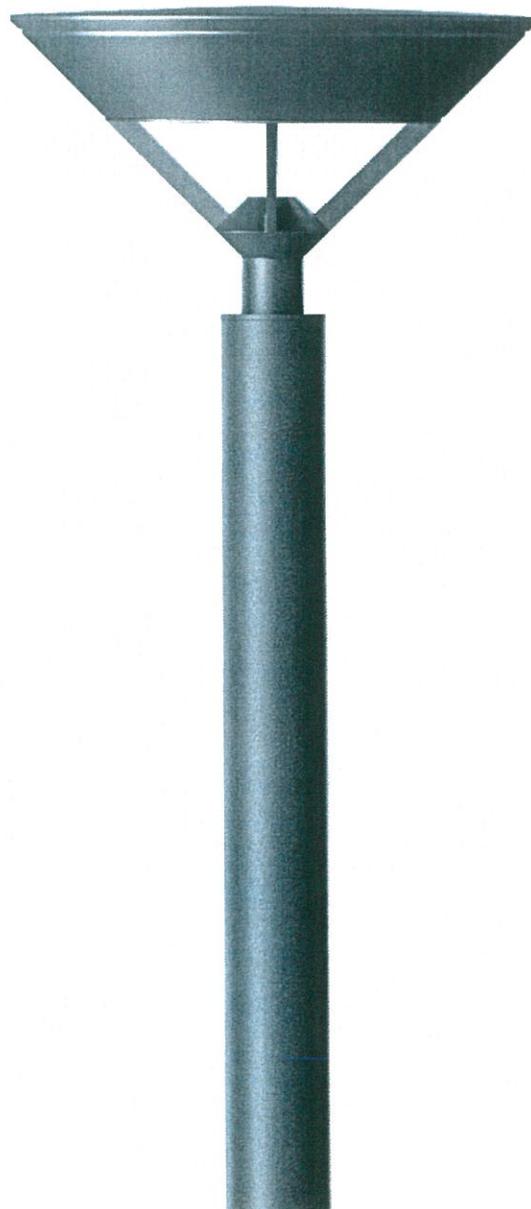
Weight: 32.2 lbs.

Effective Projection Area (EPA): 1.6 ft²

Luminaire Lumens: 1698

Tested in accordance with LM-79-08

Type:
 BEGA Product:
 Project:
 Voltage:
 Color:
 Options:
 Modified:



Pole-top luminaires · asymmetrical

	Lamp	LEED	A	B
88976	39W LED	LZ-2	28	14 $\frac{1}{4}$

Recommended for use with 14' to 16' poles.

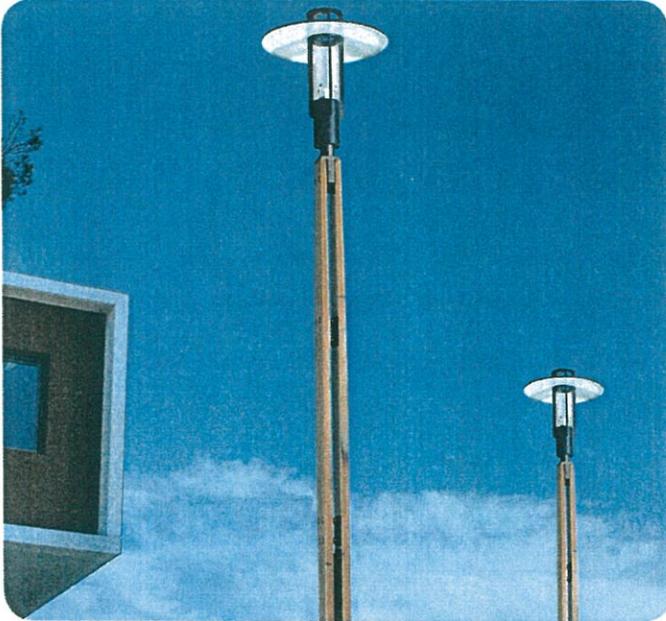
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

©copyright BEGA-US 2016 Updated 02/16

Alba 10' – 16' Double Wood Upright Pole

FIXTURE TYPE: _____

PROJECT NAME: _____



Glulam solid wood and steel pole available in 10' – 16' lengths. Tenon adapters and arm bracket mounts are available for luminaire mounting.

FEATURES:

- Cast steel pole base with flush handhole cover held with countersunk stainless steel fasteners with steel upright ties.
- Straight, solid glulam wood pole

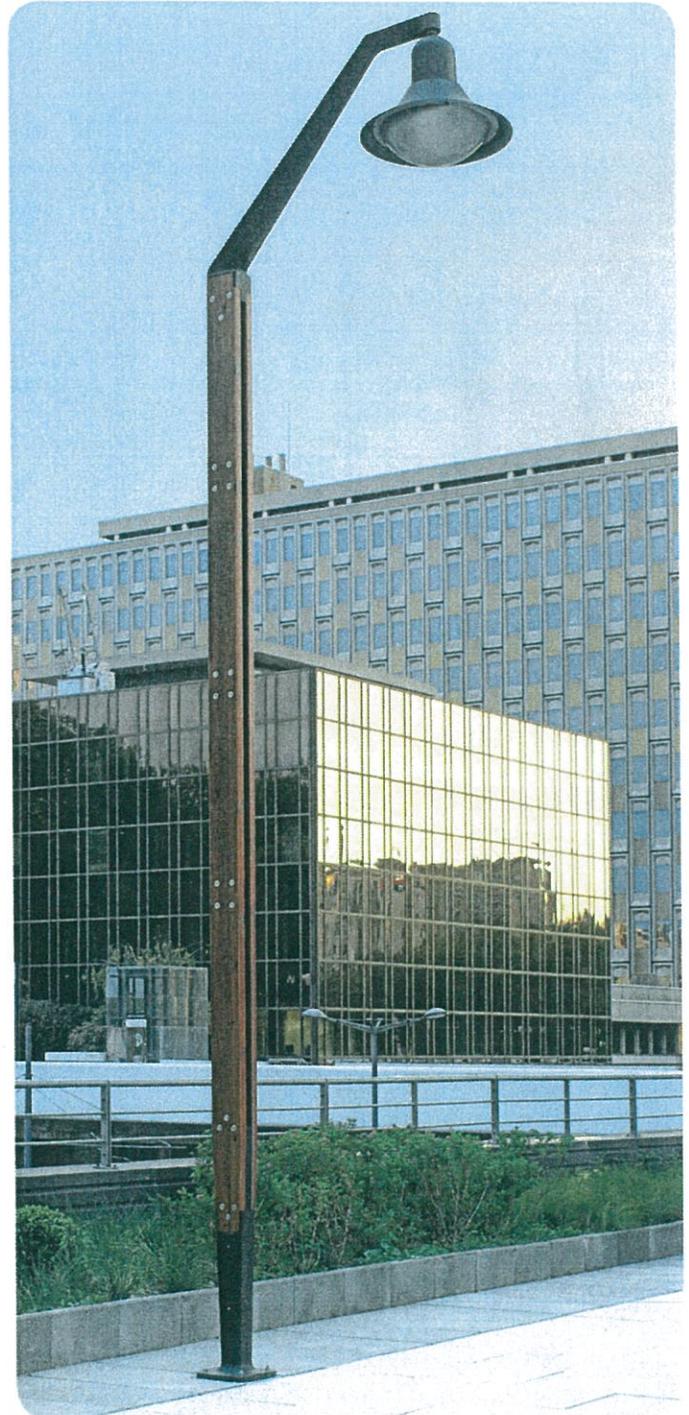
SPECIFICATIONS:

HOUSING: Solid wood pole is assembled through glulam construction and precision machined using CNC technology. An electrical raceway is provided inside the upright for wiring. Laminations measure no more than 2" in thickness. Adhesive complies with ASTM D-2559 glulam construction specifications for extreme exposed weather conditions, is waterproof and rated for wet or dry use exposure.

Glulam wood shaft is fastened to steel pole base welded to a 3/4" thick aluminum anchor bolt base. Anchor bolt kit includes (4) 3/4" hot dip galvanized anchor bolts and fasteners and ridged concrete pour template.

FIXTURE MOUNTING: Fixtures mount either by 2 3/8", 2 7/8", 3 1/2", or 4" diameter by 4" tall tenon or casted arm for pendant lighting fixtures. Consult factory for other tenon sizes. Luminaires shall be provided by others.

ELECTRICAL: A 5/16" – 18 grounding point is provided on the steel pole base. Wireway access is provided through a NEC compliant handhole with a flush, gasketed cover plate.



FINISHES AND MATERIALS: Woods are finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. All steel parts are polyester powder coat painted.

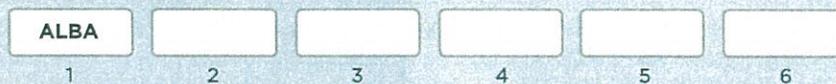
HARDWARE: Fasteners are stainless steel. Anchor bolt kits are hot dip galvanized.



ORDERING GUIDE: EXAMPLE: ALBA-12-S3-NICTX-T2384-STD



The mark of
responsible forestry
FSC® C102326



1	Series
ALBA	Alba
2	Height
10	10'
12	12'
14	14'
16	16'

3	Wood Finish
S*	See color options on finishes technical sheet
4	Metal Finish
****	See color options on finishes technical sheet
CSM	Custom Color

5	Fixture Mounting
Tenon	
T2384	2 3/8" x 4" Tenon
T2784	2 7/8" x 4" Tenon
T3124	3 1/2" x 4" Tenon
T4004	4" x 4" Tenon
TXXX	Specify Tenon
Arm	
A1	Arm Mount
6	Special
STD	Standard
MOD	Modified

Designed by Aubrilam

Light design element with unshielded light

Housing: Die-aluminum mounting base with die-cast and extruded aluminum upper housing. Upper housing secured to mounting base by four (4) stainless steel fasteners threaded into stainless steel inserts. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy. The construction is robust enough for people to sit or stand on.

Lamp enclosure: White acrylic diffuser with molded silicone gasket for weather tight operation.

Electrical: 17.4W LED luminaire, 21.5 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Anchor base: Thick gauge aluminum plate provided with slotted holes. The plate secures to the lower casting with four stainless steel rods. The plate mounts to a BEGA #890N anchorage kit (supplied).

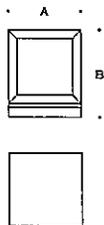
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

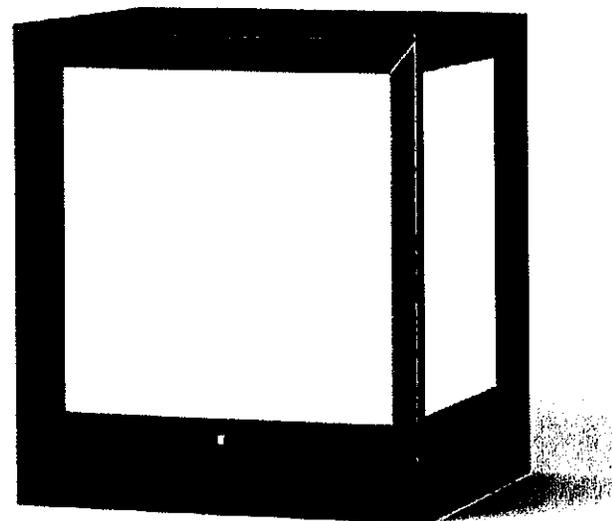
Weight: 43.4 lbs.

Luminaire Lumens: 746

Type:
 BEGA Product:
 Project:
 Voltage:
 Color:
 Options:
 Modified:



	Lamp	A	B	Anchorage
77764	17.4W LED	15 $\frac{3}{4}$	18	79812



PERFORMANCE iN LIGHTING

CATALOG		TYPE	
PROJECT		DATE	
COMMENTS		PREPARED BY	

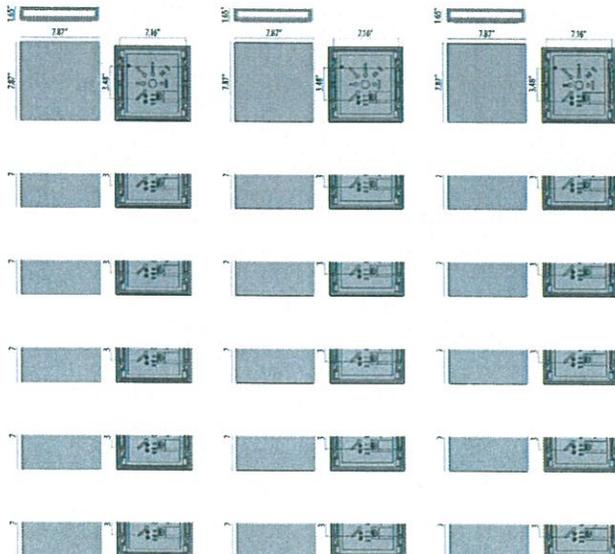
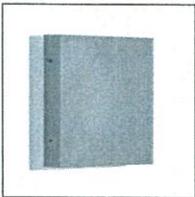
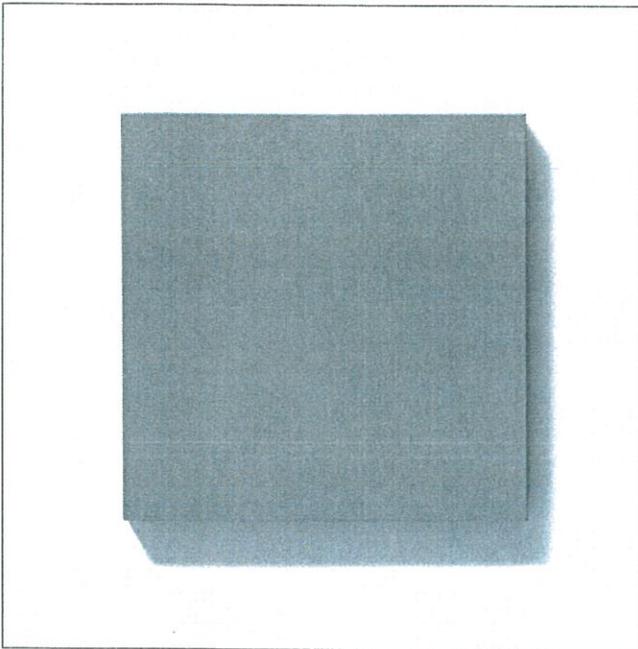
MIMIK 20 FLAT M



CODE 071180

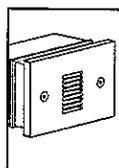
Indoor and outdoor wall mounted fixtures, comprising:

- ↪ Die-cast painted aluminium housing
- ↪ Flat, tempered glass diffuser, machined and screen-printed on the inner surface for MIMIK FLAT series
- ↪ Silicone gasket
- ↪ LED versions include 120/277 V safety transformer
- ↪ Aluminium heat dissipation system
- ↪ 3000 K and 4000 K, mid-power LEDs board for MIMIK FLAT series
- ↪ Available in single (M) and dual (B) emission versions



Code	socket	RLO	source	type	color	Kelvin	lifetime	voltage	IP
071180	LED	864	N. 1 LED - 13.5 w	LED	STEEL GRAY - WHITE LED	3000	60000	120/277V	65

RLO: Real Lumen Output



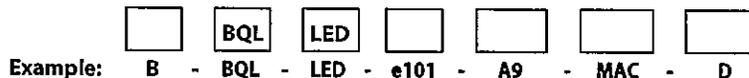
BKSSL
SOLID STATE LIGHTING



LOUVERED BRICK STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC



Material
 Blank - Aluminum
 B - Brass
 S - Stainless

Series
 BQL - Louvered Brick Star™

Source
 LED - 'e' Technology with Integral Dimming Driver (See Specifications for Dimming)
 Designed for use with remote 12VAC BKSSL® transformers. Requires magnetic Low Voltage dimmer.

LED Type
 e100 - 5WLED/2.7K e102 - 5WLED/4K
 e101 - 5WLED/3K e103 - 5WLED/Amber

Adjust-e-Lume® Output Intensity (Choose factory setting)
 A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

Finish

Aluminum Finish			Brass Finish		Premium Finish		
Powder Coat Color	Satin	Wrinkle	Machined	MAC	ABP Antique Brass Powder	CMG Cascade Mountain Granite	RMG Rocky Mountain Granite
Bronze	BZP	BZW	Polished	POL	AMG Aleutian Mountain Granite	CRI Cracked Ice	SDS Sonoran Desert Sandstone
Black	BLP	BLW	Mitique™	MIT	AQW Antique White	CRM Cream	SMG Sierra Mountain Granite
White (Gloss)	WHP	WHW	Stainless Finish		BCM Black Chrome	HUG Hunter Green	TXF Textured Forest
Aluminum	SAP	---	Machined	MAC	BGE Beige	MDS Mojave Desert Sandstone	WCP Weathered Copper
Verde	---	VER	Polished	POL	BPP Brown Patina Powder	NBP Natural Brass Powder	WIR Weathered Iron
			Brushed	BRU <small>Interior use only.</small>	CAP Clear Anodized Powder	OCF Old Copper	<i>Also available in RAL Finishes See submittal SUB-1439-00</i>

Louver
 D - Rectangular, 30°

DRIVER DATA	Input Volts	InRush Current	Operating Current	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

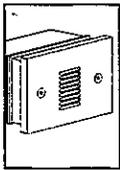
BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e100	2700K	5.0	80
e101	3000K	5.0	80
e102	4000K	5.0	80
e103	Amber (590nm)	5.0	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens(L70)
50,000
50,000
50,000
50,000

B-K LIGHTING	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.bklighting.com • info@bklighting.com	RELEASED 06-03-16	DRAWING NUMBER SUB001013
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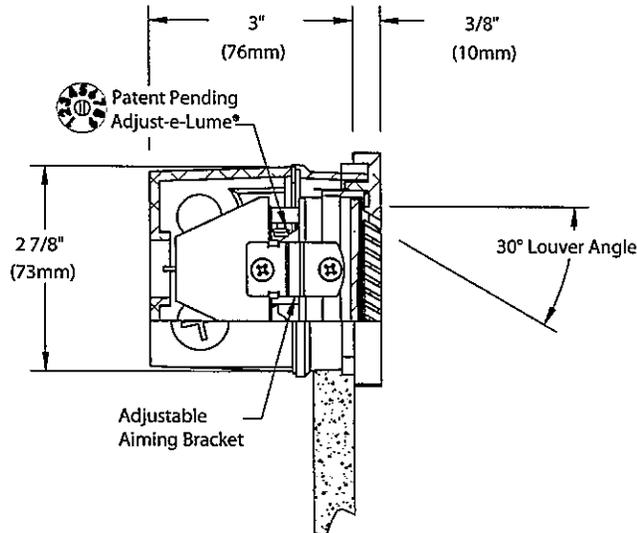
BKSSL
SOLID STATE LIGHTING

the power of dimming with adjust-e-Lume® TECHNOLOGY

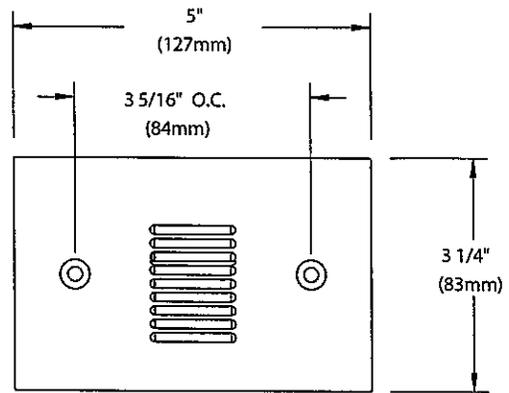
LOUVERED BRICK STAR™

PROJECT:	
TYPE:	

SIDE VIEW



FACEPLATE DETAIL



Accessories (Configure separately)

Remote options:



TR Series



UPMRM™

All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials

Furnished in Copper-Free Aluminum (Type 6061-T6) or Brass (Type 360) or Stainless Steel (Type 316).

Backbox

Rectangular, 4-5/8" x 2-7/8" deep, cast aluminum construction. Front access for wire connection and inspection. Provided with [5] 1/2" NPS tapped holes (2 on each end and 1 on the back) and [4] plugs. Suitable for concrete pour.

Faceplate

Fully machined from solid billet. Countersunk holes provide for flush hardware mounting with [2] tamper-resistant, stainless steel mounting screws. 1/8" thick HT-805A silicone foam gasket with acrylic adhesive for water-tight seal.

Lens

Shock resistant, tempered, glass lens is factory adhered to faceplate.

BKSSL®

Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Dimming

Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

Optics

Rectilinear design provides wide lateral distribution and long forward throw.

Adjust-e-Lume® (Pat. Pending)

Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Louvers and Aiming

Louver pattern is machined into faceplate to prevent direct view to the source at nadir. 30° optical cutoff for mounting heights well below typical visual glare angles. Adjustable lamp bracket provides up to 24° vertical aiming.

Remote Transformer

For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring

Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware

Tamper-resistant, stainless steel hardware. Faceplate screws are additionally black oxide treated for additional corrosion resistance.

Finish

StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty

5 year limited warranty.

Certification and Listing

ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for installation in combustible materials (Type Non-IC). Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP65 Rated. Made in USA.



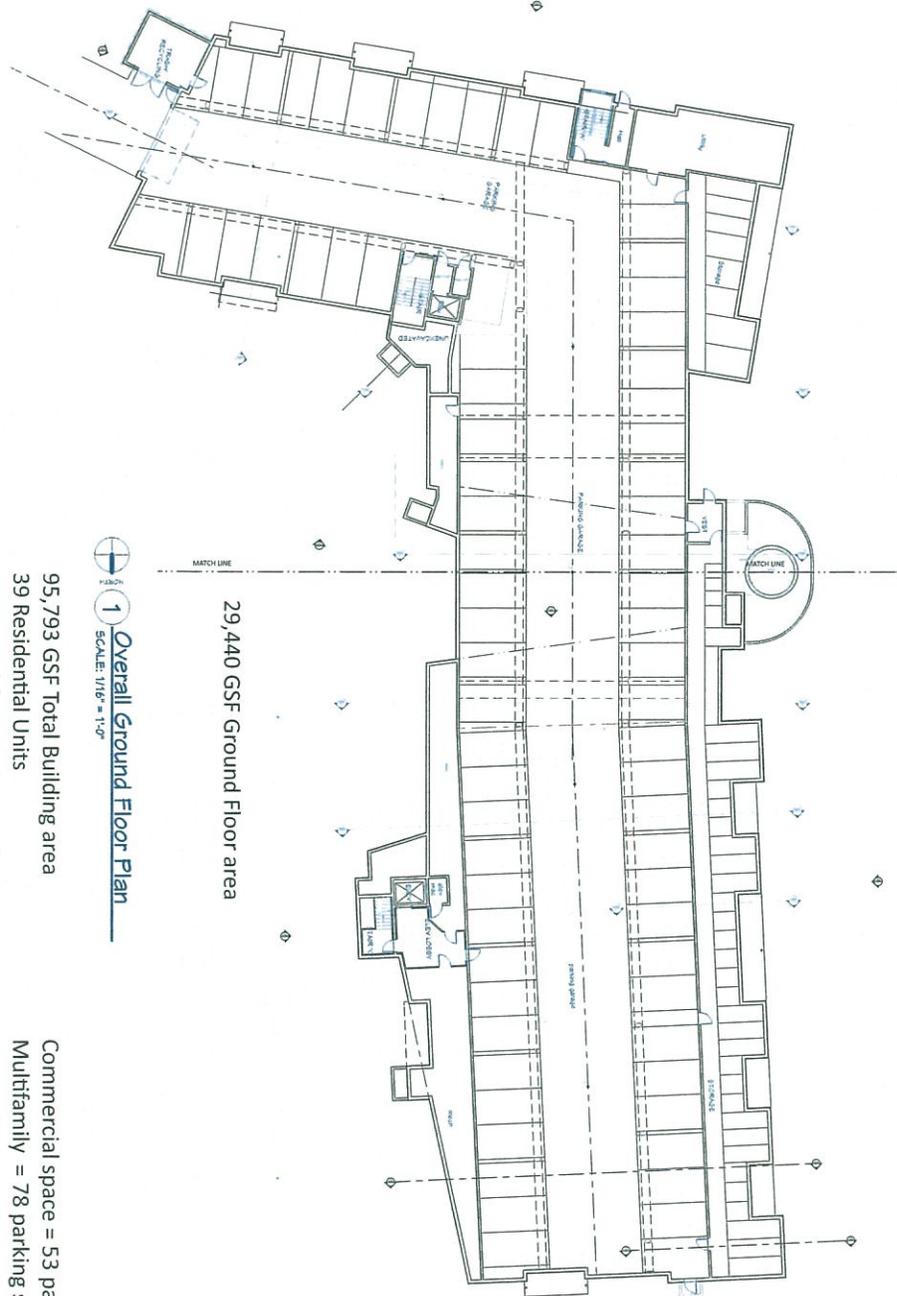
*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED
06-03-16

DRAWING NUMBER
SUB001013



Overall Ground Floor Plan
 SCALE: 1/16" = 1'-0"

29,440 GSF Ground Floor area

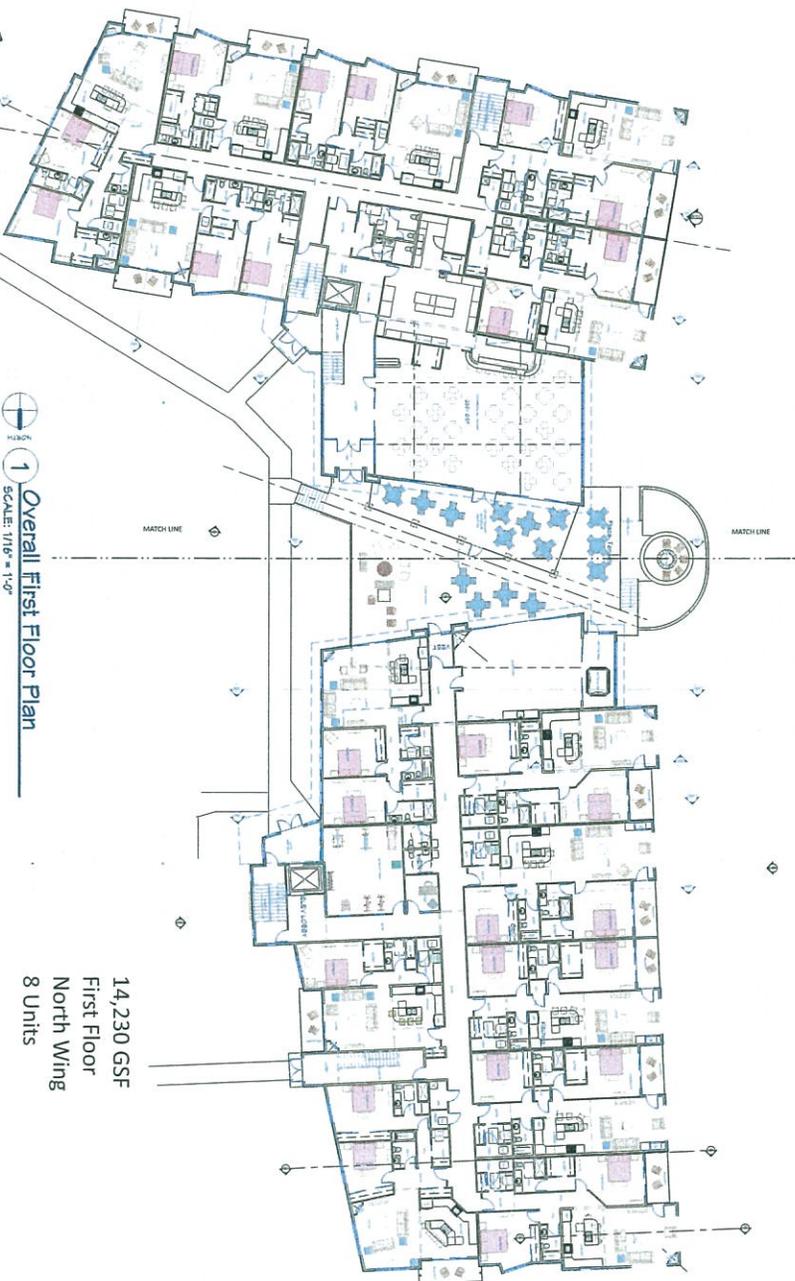
- 95,793 GSF Total Building area
- 39 Residential Units
- 68 Ground floor parking stalls
- 33 on grade (on site) parking stalls
- 39 satellite parking stalls
- 140 total parking

RECEIVED
 SEP 15 2016
 VILLAGE OF McFARLAND
 11:50 AM

- Commercial space = 53 parking stalls
- Multifamily = 78 parking stalls
- Shared (Multifamily and Commercial) = 9 parking stalls
- Total car parking 140 parking stalls.

NO.	DATE	DESCRIPTION
1	10/15/16	ISSUED FOR PERMIT
2	09/15/16	ISSUED FOR PERMIT
3	09/15/16	ISSUED FOR PERMIT
4	09/15/16	ISSUED FOR PERMIT
5	09/15/16	ISSUED FOR PERMIT
6	09/15/16	ISSUED FOR PERMIT
7	09/15/16	ISSUED FOR PERMIT
8	09/15/16	ISSUED FOR PERMIT
9	09/15/16	ISSUED FOR PERMIT
10	09/15/16	ISSUED FOR PERMIT

13,012 GSF
First Floor
South Wing
6 Units



1 Overall First Floor Plan
SCALE: 1/16" = 1'-0"

14,230 GSF
First Floor
North Wing
8 Units

DATE	1/27/16
BY	WJL
CHECKED	WJL
SCALE	AS SHOWN

Waubesa Shores Apartments & Condos
Bremer Road, McFarland, Wisconsin, 53556
Beach House Properties, LLC. (owner)



Bouril Design Studio, LLC
620 Odessa Road Suite 2, Madison, WI 53719
608-833-3400 www.bourilstudio.com

3rd Plan Commission Submittal
(Revised)
Not for Construction

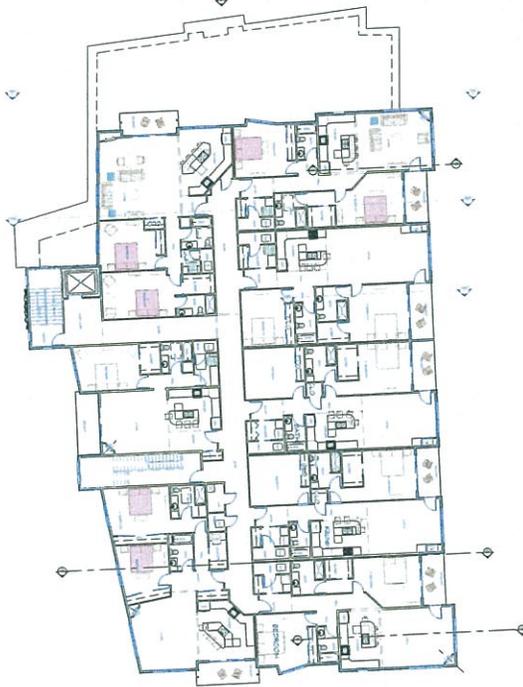
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10,164 GSF
Second Floor
South Wing
7 Units

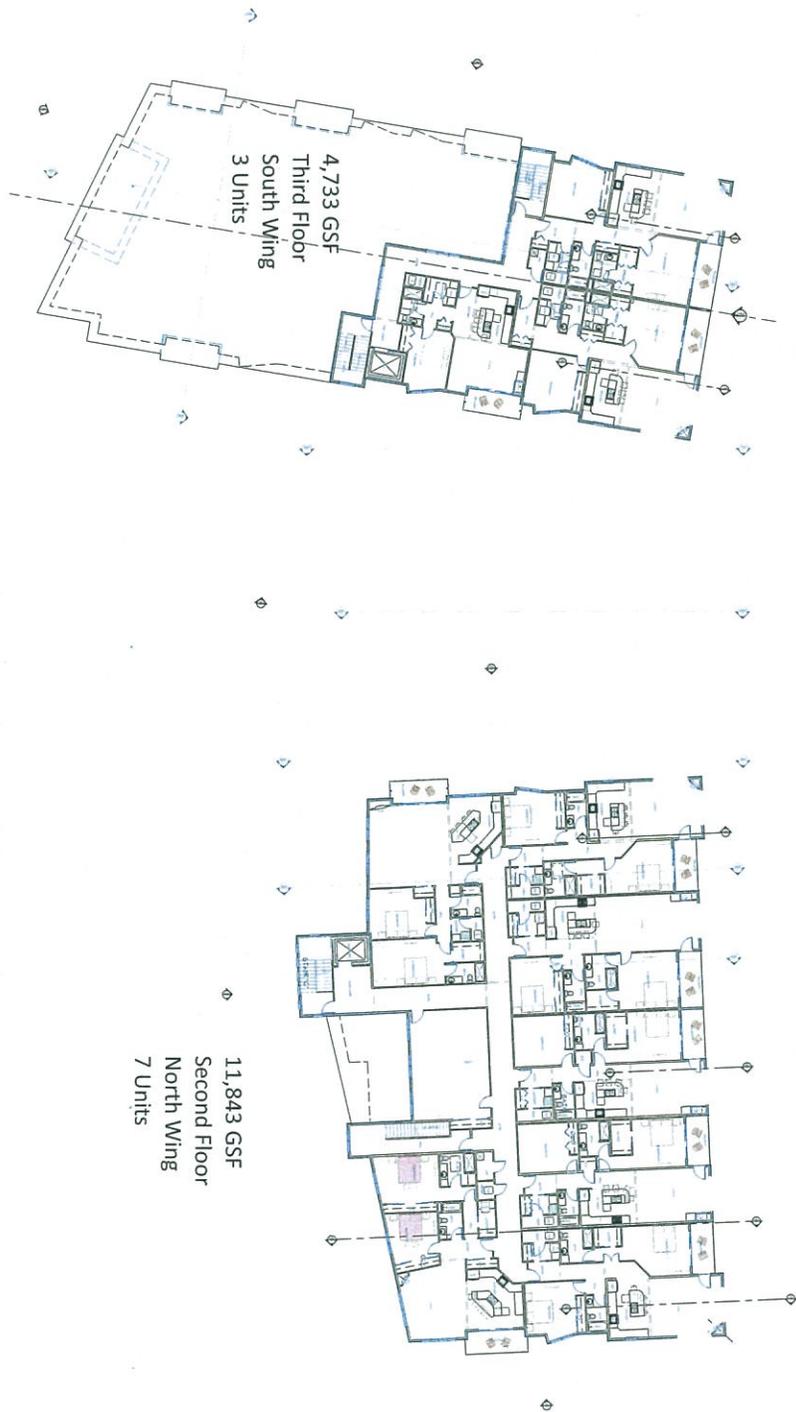


1 Overall Second Floor Plan
SCALE: 1/16" = 1'-0"



12,371 GSF
Second Floor
North Wing
8 Units

Project:	1339
Client:	Beach House Properties, LLC
Architect:	Bounil Design Studio, LLC
Date:	04/15/16
Scale:	1/16" = 1'-0"



Overall Third Floor Plan
SCALE: 1/16" = 1'-0"

NO. 1	DATE	REVISION



WEST EXTERIOR ELEVATION - NORTH WING

SCALE: 1/8" = 1'-0"



NORTH EXTERIOR ELEVATION - NORTH WING

SCALE: 1/8" = 1'-0"

A501

Waubesa Shores Apartments & Condos
 Bremer Road, McFarland, Wisconsin, 55956
 Beach House Properties, LLC. (owner)

Bouril Design Studio, LLC
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 608.633.3400 www.bourilstudio.com

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see sheet A501 for typical material descriptions

EAST EXTERIOR ELEVATION - NORTH WING

SCALE: 1/8" = 1'-0"



see sheet A501 for typical material descriptions

SOUTH EXTERIOR ELEVATION - NORTH WING

SCALE: 1/8" = 1'-0"

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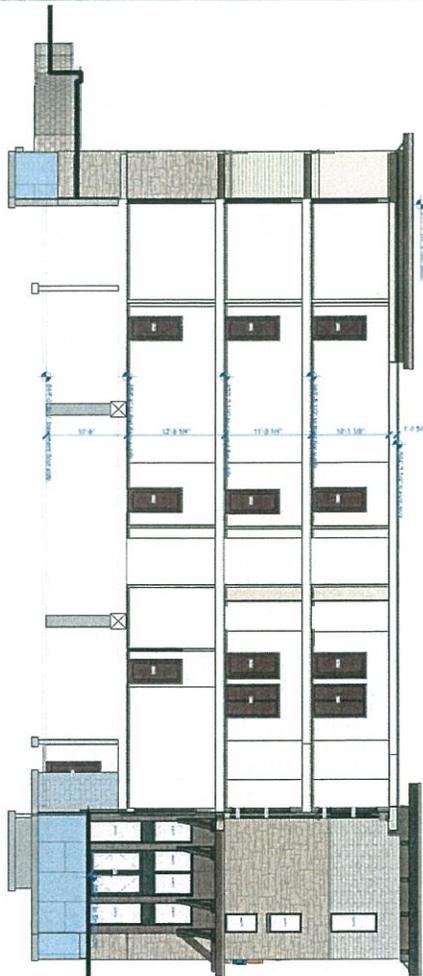
3rd Plan Commission Submittal
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Bouril Design Studio, LLC
425 Comm Road Suite 2, Madison, WI 53719
608.827.3400 www.bourildesign.com

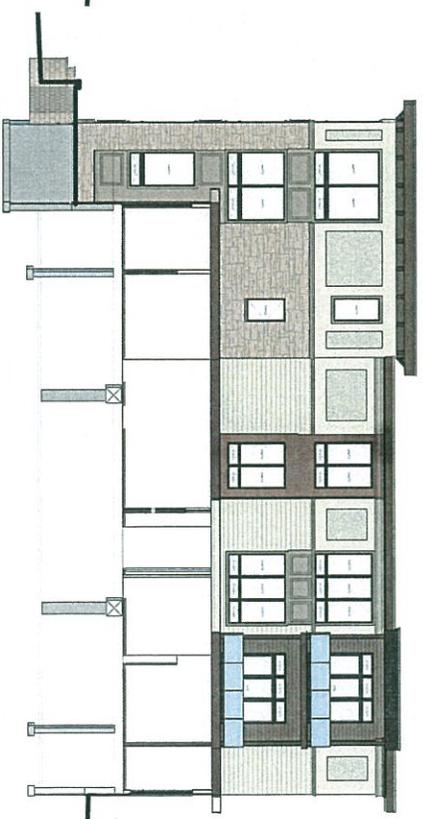
Kaubesa Shores Apartments & Condos
Bremer Road, McFarland, Wisconsin, 53558
Beach House Properties, LLC. (owner)

A502

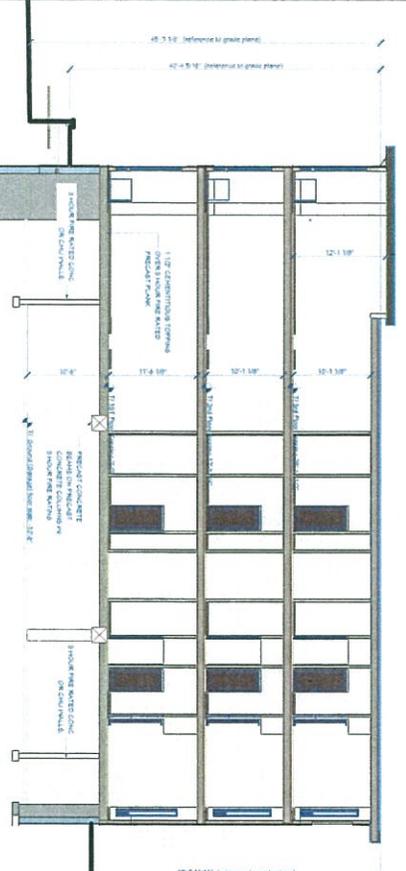
Project:	1825
Date:	07/18/18
Scale:	1/8" = 1'-0"
Sheet:	A502



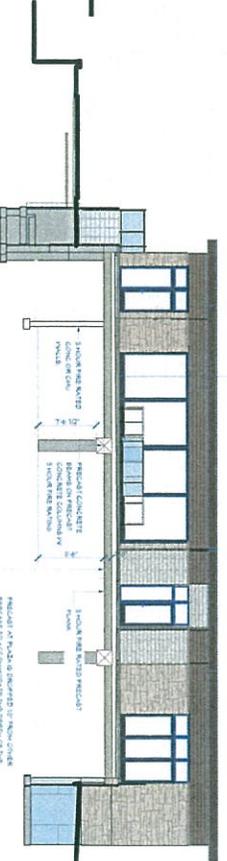
1 - BUILDING SECTION - NORTH WING
SCALE: 1/8" = 1'-0"



3 - BUILDING SECTION - NORTH WING
SCALE: 1/8" = 1'-0"



2 - BUILDING SECTION - NORTH WING
SCALE: 1/8" = 1'-0"



4 - BUILDING SECTION - PLAZA
SCALE: 1/8" = 1'-0"

NOTE: CONSTRUCTION OF CONCRETE SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE ACI 308R-11 CONCRETE PLACEMENT AND CURING PRACTICES. SEE PLAN FOR CONCRETE PLACEMENT AND CURING PRACTICES.

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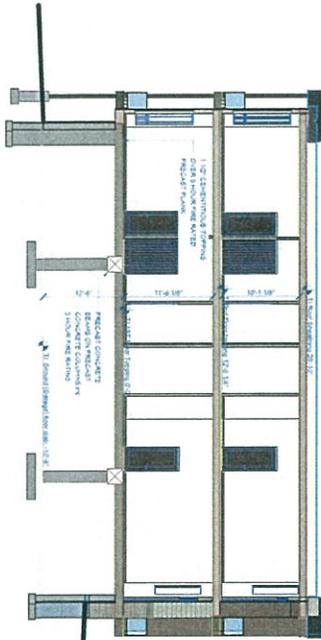
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608-833-5400 www.bourilstudio.com

Waubesa Shores Apartments & Condos
Bremer Road, McFarland, Wisconsin, 53556
Beach House Properties, LLC. (owner)

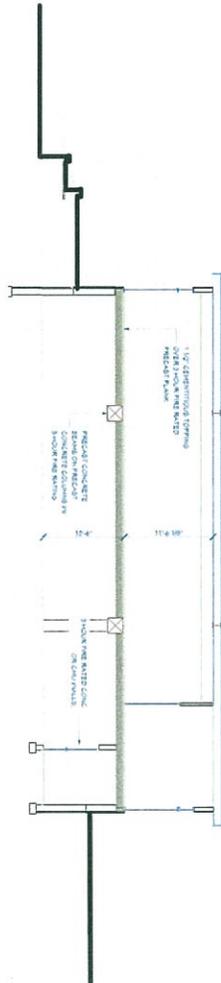
A505

Project:	1555
Client:	Beach House Properties, LLC
Architect:	Bouril Design Studio, LLC
Date:	07/19/16



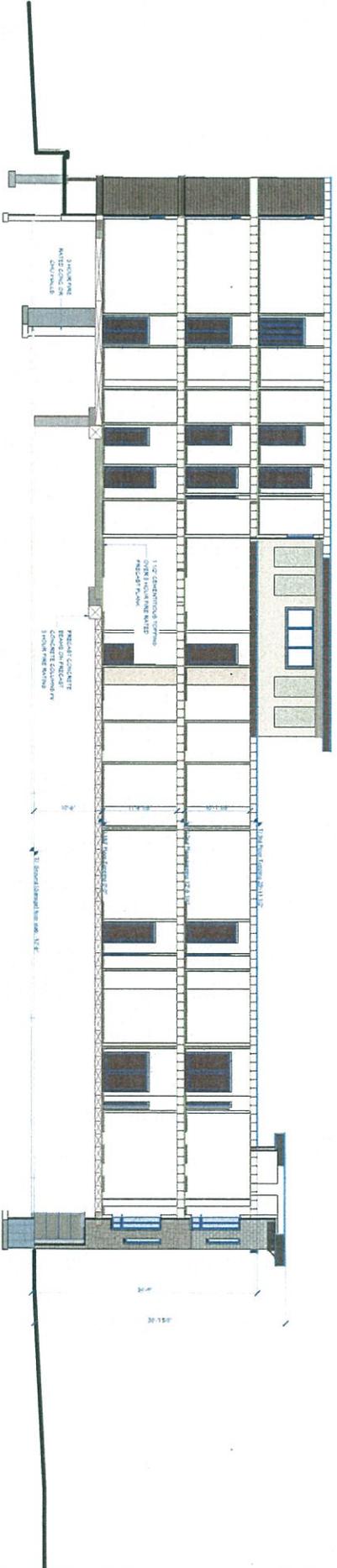
1 - BUILDING SECTION - SOUTH WING

SCALE: 1/8" = 1'-0"



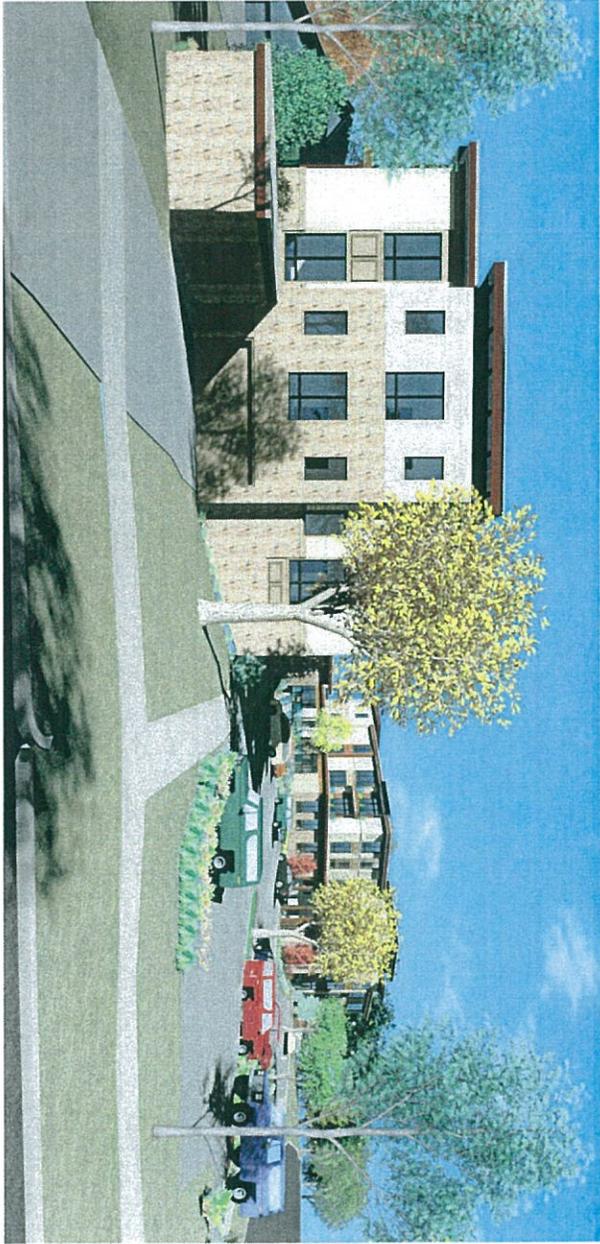
2 - BUILDING SECTION - SOUTH WING

SCALE: 1/8" = 1'-0"



3 - BUILDING SECTION - SOUTH WING

SCALE: 1/8" = 1'-0"



View of east elevation (center) from across Lake Edge Road



View of east elevation (center) from across Lake Edge Road - along South property line

Project:	18-03
Date:	07/17/18
Scale:	1/8" = 1'-0"
Sheet:	01 of 04

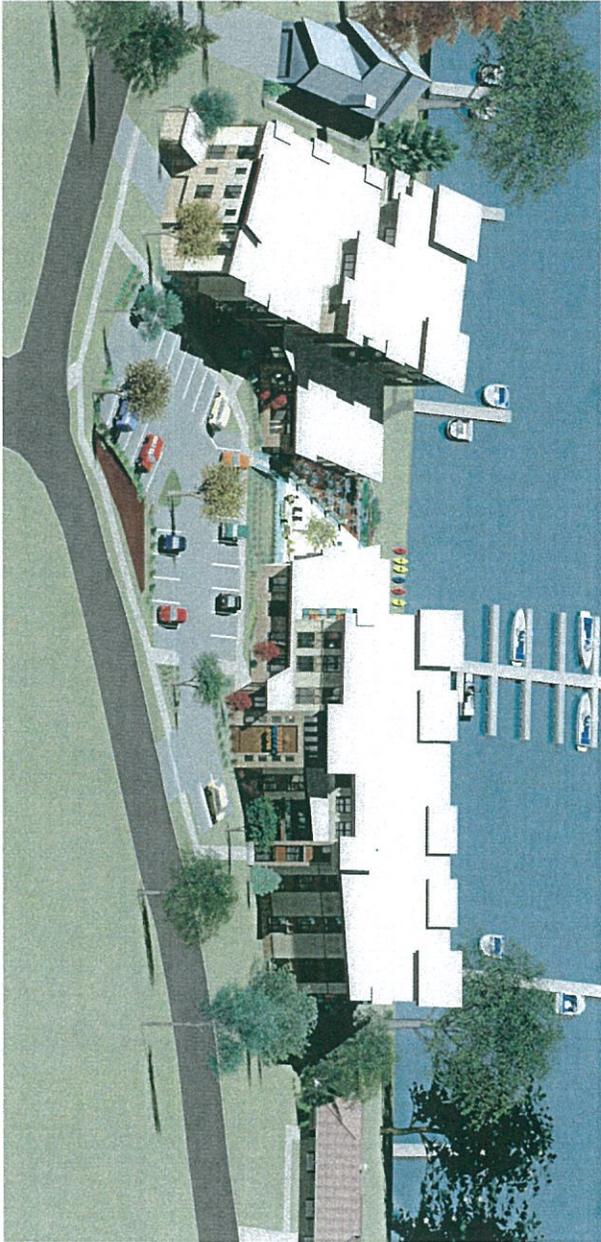
Naubesa Shores Apartments & Condos
 Bremer Road, McFarland, Wisconsin, 53556
 Beach House Properties, LLC. (owner)



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 6425 Olive Road Suite 2, Madison, WI 53719
 608-822-3400 www.bourilstudio.com

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Orthographic Aerial View from Road side



Orthographic Aerial View from Lake Winnebago

Project:	18-39
Client:	Beach House Properties, LLC
Location:	McFarland, WI
Date:	5/18/18
Scale:	
Sheet:	
Drawn by:	
Checked by:	
Approved by:	

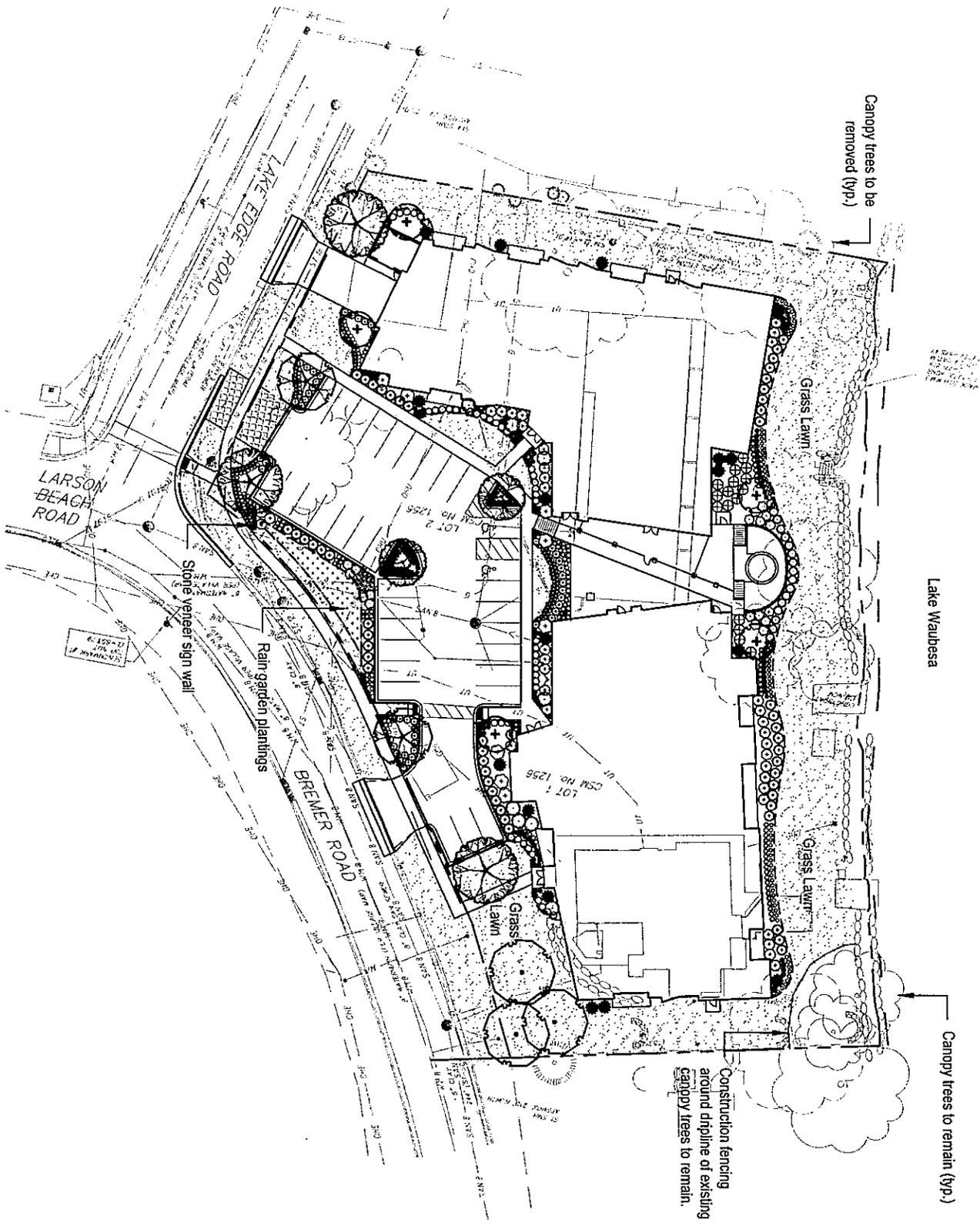
Winnebago Shores Apartments & Condos
 Bremer Road, McFarland, Wisconsin, 53556
Beach House Properties, LLC. (owner)



Bouril Design Studio, LLC
 6425 Olney Road Suite 2, Madison, WI 53719
 608.433.3489 www.bourilstudio.com

3rd Plan Commission Submittal
 (Revised)
 Not for Construction

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Lake Waubesa

Canopy trees to remain (typ.)

Canopy trees to be removed (typ.)

Construction fencing around dipline of existing canopy trees to remain.

Notes:

1. Any future revisions shall conform to village of MtArland landscaping standards and points requirements.
2. Trees selected for planting shall be healthy, free of insects, diseases and damage. Parking lot trees shall have a minimum branching height of six feet above the ground to allow adequate visual and physical clearance.
3. All plantings shall be installed in accordance with the wisconsin department of transportation standard specifications for road and bridge construction.
- 4.

PROJECT NO.	DATE	DRAWN BY	CHECKED BY
L100			

REVISIONS:	DATE	BY

WAUBESA SHORES APARTMENTS AND CONDOS
 BREMER ROAD, MCFARLAND, WISCONSIN 53558
 BEACH HOUSE, LLC (OWNER)

2023 LANDSCAPE ARCHITECTURE FIRM
 2023 LANDSCAPE ARCHITECTURE FIRM
 2023 LANDSCAPE ARCHITECTURE FIRM

3RD PLAN COMMISSION
 SUBMITTAL (REVISED)
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PLANT SCHEDULE

PLANT SCHEDULE

MEDIUM EVERGREEN SHRUBS

CANOPY TREES

CODE BOTANICAL NAME / COMMON NAME

QTY

 Jc Juniperus chinensis 'Katalpa's Compact' / Katalpa Compact Pfizer Juniper 51

BA Betula alleghaniensis / Yellow Birch 3

NON-CONTRIBUTORY PLANTS

LOW EVERGREEN SHRUBS

CODE BOTANICAL NAME / COMMON NAME

QTY

 abf Agastache x 'Blue Fortune' / Blue Fortune Anise Hyssop 59

GDE Gymnocladus dioica 'Espresso' / Kentucky Coffee Tree 2

 asb Allium tanguticum 'Summer Beauty' / Summer Beauty Allium 65

OV Ostya virginiana / American Hopbush 5

 abi Ansonia labernaemontana 'Blue Ice' / Blue Ice Star Flower 104

THG Tilia mongolica 'Harvest Gold' / Harvest Gold Linden 2

 bla Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama Grass 68

UMA Ulmus x 'Morton' / Accolade 3

 ckl Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass 107

MEDIUM EVERGREEN TREES

CODE BOTANICAL NAME / COMMON NAME

QTY

 htr Hemerocallis x 'Happy Returns' / Happy Returns Daylily 46



PAC Picea abies 'Cupressina' / Columnar Norway Spruce 17

 Lig Lespedeza thunbergii 'Gibraltar' / Thunberg Lespedeza 8

LOW DECIDUOUS SHRUBS

CODE BOTANICAL NAME / COMMON NAME

QTY

 Lig Lespedeza thunbergii 'Gibraltar' / Thunberg Lespedeza 8

dgn Deutzia gracilis 'Nikko' / Nikko Slender Deutzia 35

 ls Liriope spicata 'Creeping Lily Turf' 116

Sbt Spiraea betulifolia 'Tor' / Birchleaf Spirea 11

 pvs Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass 16

Slg Spiraea japonica 'Goldmound' / Goldmound Spirea 35

TALL DECIDUOUS SHRUBS

LOW DECIDUOUS SHRUBS

CODE BOTANICAL NAME / COMMON NAME

QTY

 Ab Aronia arbutifolia 'Brilliantissima' / Brilliant Red Chokeberry/Red Chokeberry 20

LOW EVERGREEN SHRUBS

CODE BOTANICAL NAME / COMMON NAME

QTY

 Mpm Myrica pensylvanica 'Morton' / Morton Bayberry 16

MEDIUM DECIDUOUS SHRUBS

CODE BOTANICAL NAME / COMMON NAME

QTY

 Rib Rhus typhina 'Baltiger' TM / Tiger Eyes Sumac 8

Alb Aronia melanocarpa 'Iniquus Beauty' TM / Black Chokeberry 18

 Fbc Fothergilla gardenii 'Beaver Creek' / Dwarf Witchhazel 11

Voj Viburnum carlesii 'J.N. Select A' / Spice Island Korean Spice Viburnum 16

3RD PLAN COMMISSION SUBMITTAL (REVISED) NOT FOR CONSTRUCTION

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DATE: 11/11/11
 DATE: 11/11/11
 DATE: 11/11/11
 DATE: 11/11/11
 DATE: 11/11/11
 DATE: 11/11/11

WABUESA SHORES APARTMENTS AND CONDOS
 BREMER ROAD, McFARLAND, WISCONSIN 53558
 BEACH HOUSE, LLC (OWNER)

DATE: 11/11/11
 DRAWN BY: [blank]
 NO. [blank]
 PLAN SYMBOL: L101

**McFarland Beach House
Landscape Points**
15-Sep-16

Street Frontage	LF	Canopy Trees Required	Shrubs Required
Total LF of Street Frontage	431	9	0

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Canopy Tree	40	11	0	440
Medium Deciduous Tree	25	0	0	0
Low Deciduous Tree	15	0	0	0
Tall Evergreen Tree	30	0	0	0
Medium Evergreen Tree	20	6	0	120
Low Evergreen Tree	12	0	0	0
Tall Deciduous Shrub	5	8	0	40
Medium Deciduous Shrub	3	33	0	99
Low Deciduous Shrub	1	81	0	81
Medium Evergreen Shrub	5	28	0	140
Low Evergreen Shrub	3	0	0	0
Non-Contributory Plants	0	375	0	0
Street Frontage Points Total				920

Rear and Side Yard Frontage	LF	Mix of Trees Required	LF of Shrubs Required (30% of frontage)
Total LF of Rear and Side Yard Frontage	670	13	201

Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Canopy Tree	40	0	3	0
Medium Deciduous Tree	25	2	0	50
Low Deciduous Tree	15	0	0	0
Tall Evergreen Tree	30	0	0	0
Medium Evergreen Tree	20	11	0	220
Low Evergreen Tree	12	0	0	0
Tall Deciduous Shrub	5	35	0	180
Medium Deciduous Shrub	3	12	0	36
Low Deciduous Shrub	1	0	0	0
Medium Evergreen Shrub	5	23	0	115
Low Evergreen Shrub	3	17	0	51
Non-Contributory Plants	0	149	0	0
Rear and Side Yard Frontage Points Total				652

Off-Street Parking Lots	Parking Stalls Required	Islands/Peninsulas Required	Canopy Trees Required	Shrubs Required
	34	2	2	0
Element	Point Value	Quantity Proposed	Quantity Existing	Points Achieved
Canopy Tree	40	2	0	80
Off-Street Parking Lot Points Total				80
TOTAL LANDSCAPE POINTS				1652

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**3RD PLAN COMMISSION
SUBMITTAL (REVISED)**
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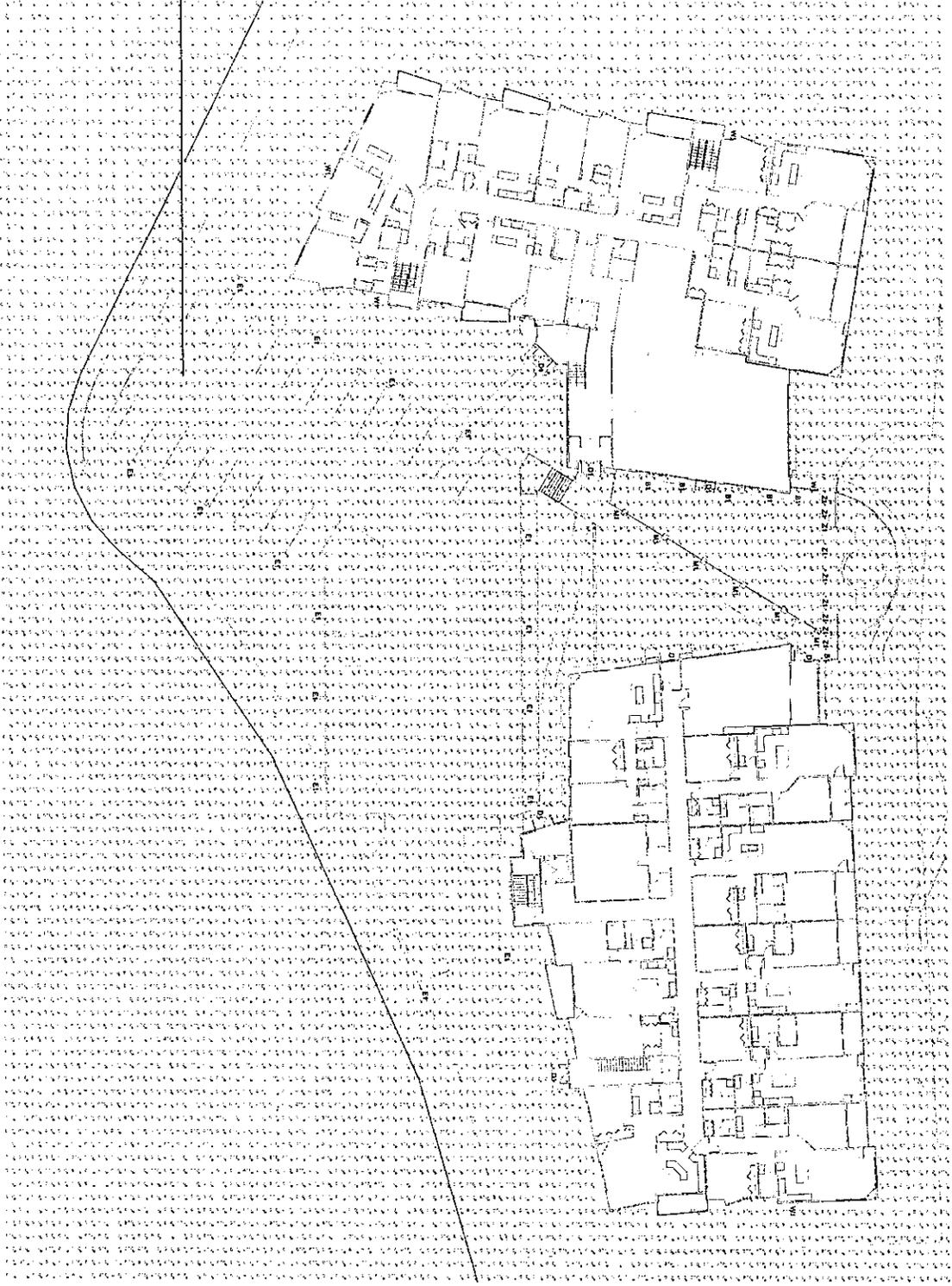
DORRIS DESIGN
301 S. ANTHONIS
MADISON, WI 53703
TEL: 608.261.5000
WWW.DORRISDESIGN.COM

WAUBESA SHORES APARTMENTS AND CONDOS
BREMER ROAD, MCFARLAND, WISCONSIN 53558
BEACH HOUSE, LLC (OWNER)

DATE: 09/15/16
DRAWN BY: [blank]
CHECKED BY: [blank]
LANDSCAPE POINTS: **L102**

NOTES:
 1. CALCULATIONS WERE CONDUCTED USING AGI32 SOFTWARE.
 2. A 10 LIGHT LOSS FACTOR (LLF) WAS USED FOR ALL CALCULATIONS WITH AN LED LIGHT SOURCE.
 3. GRADE IS ASSUMED FLAT.

PARKING LOT PHOTOMETRICS
 AVERAGE: 0.2 FC
 MINIMUM: 0.1 FC
 MAXIMUM: 2.8 FC
 UNIFORMITY: 18.00



① SITE LIGHTING CALCULATION
 SCALE: 1/32" = 1' - 0"

EL01

ARCHITECTURAL LIGHTING DESIGN
 DESIGN DEVELOPMENT
 NOT FOR CONSTRUCTION
 08/15/2016

WAUBESA SHORES APARTMENTS AND CONDOS
 BREMER ROAD
 MCFARLAND, WI





TECHNICAL MEMORANDUM

5950 Seminole Centre Ct. Suite 200
Madison, Wisconsin 53711
608-663-1218
www.klengineering.com

To: James Joehnk, P.E.
Vierbicher Associates, Inc.

From: Mike Scarmon, P.E., PTOE
KL Engineering, Inc.

Date: August 3, 2016

RECEIVED
AUG 04 2016
VILLAGE OF McFARLAND

Subject: Waubesa Shores Apartment and Condominiums – Traffic Impact Evaluation

Introduction

The purpose of this memo is to summarize the traffic impacts of the proposed Waubesa Shores Apartment and Condominiums development, located primarily on Lot 1 and Lot 2 of Certified Survey Map (CSM) 01256 in McFarland, Wisconsin. Also included in the proposal is a satellite parking lot located on Lot 2 of CSM 04586. The proposed development is a three-story building containing 44 residential units and a restaurant. The residential units are planned to initially be a mixture of condominiums and apartments. The apartments will eventually be converted into condominium units. The proposed site plan includes one proposed full access point to the main development site surface lot on Bremer Road approximately 160' north of Larson Beach Road, one proposed full access point to the main development site underground parking on Lake Edge Road approximately 100' south of Larson Beach Road, and one proposed full access point to the satellite parking lot on Lake Edge Road, approximately 300' south of Larson Beach Road.

Existing Conditions

The existing land uses at the primary site location include a restaurant on Lot 1, and a twelve unit two story apartment building on Lot 2, of CSM 01256. The restaurant has been closed since late 2015. The apartment building is currently occupied. These parcels are located on the west side of Lake Edge Road and Bremer Road and have two accesses onto Bremer Road. The intersection of Bremer Road, Larson Beach Road and Lake Edge Road, adjacent to Lot 2, operates as a T-intersection with stop control on Lake Edge Road. CSM 04586 Lot 2 is located on the east side of Lake Edge Road adjacent to the existing Walgreens pharmacy and is currently vacant.

Trip Generation and Distribution

The projected trip generation of the proposed development was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*. Based on proposed land use descriptions, ITE land uses of Residential Condominium/Townhouse (ITE land use code 230) and High Turnover (Sit-Down) Restaurant (ITE land use code 932) were used to estimate proposed development trips. While the development is initially planned to comprise of both condominiums and apartments, the trip generation rate for Residential Condominium/Townhouse is greater than that of Mid-Rise Apartment. The Residential Condominiums/Townhouse land use rate was used to provide a more conservative trip generation estimate.

Based on 44 proposed residential units and a 2,742 square feet (SF) restaurant, approximately 605 trips are expected to be generated by this development on an average weekday. Approximately 49 of these trips are expected during the AM peak hour and approximately 50 trips are expected during the PM peak hour. A trip represents one entering or exiting vehicle movement. A vehicle that enters and exits the development is considered two trips.

Trips generated by the existing land uses on the proposed development site were also quantified in order to determine the expected change in trips generated by the development. A traffic count of the existing apartment driveway was taken in July of 2016 to estimate trips generated by the existing apartment during the peak hours. Daily trips generated by the existing apartment building were estimated using the ITE *Trip Generation Manual, 9th Edition*. ITE land use Apartments (ITE land use code 220) was used. When the traffic count was taken, the existing restaurant land use was no longer active. Therefore, trips previously generated by the restaurant were estimated using the ITE *Trip Generation Manual, 9th Edition*. ITE land use High Turnover (Sit-Down) Restaurant (ITE land use code 932) was used. The size of the existing restaurant building is approximately 3,220 SF. The total of apartment plus assumed previous restaurant trips was found to be 489 trips during an average weekday and 37 and 42 trips during the AM and PM peaks, respectively.

The projected trip generation of the proposed development is expected to be slightly higher than the existing land use (including the closed restaurant) trip generation. Increases of approximately 12 and 8 trips are expected during the AM and PM peak traffic periods, respectively; an increase of 116 trips is expected over an average weekday.

Traffic Impacts

The greatest increase in trips generated over any one hour period is expected to be approximately 12 trips. The expected total increase of 116 trips will be distributed throughout the day. Note that these trips represent total vehicles entering and exiting from the development and do not refer to "round" trips."

The majority of trips to and from the site are expected to utilize Larson Beach Road to access USH 51. Vehicles are expected to use the small portions of Lake Edge Road and Bremer Road between development access points to reach Larson Beach Road.

A reduction in increased trips generated may be realized if a high proportion of the customers of the proposed restaurant are residents of the proposed residential units or travel to the restaurant by boat. The increased traffic volumes are not expected to have significant impacts to traffic operations in the area.

Parking

The proposed site plan includes 147 total parking spaces. The planned parking space allocation is as follows: 88 dedicated residential parking spaces on the main development site, 20 dedicated restaurant parking spaces on the main development site, 33 dedicated restaurant parking spaces in the satellite parking lot, and six shared parking spaces in the satellite parking lot. This totals 88 dedicated and six shared residential parking spaces and 53 dedicated and six shared restaurant parking spaces. Each land use is expected to experience peak parking demand at different times, increasing the viability of the shared parking spaces.

The proposed development includes additional pedestrian facilities so that pedestrians may travel from the satellite parking lot to the primary site. These facilities include sidewalk on the east side of Lake Edge Road, a crosswalk on the northbound approach of the Lake Edge Road intersection with Larson Beach Road and Bremer Road, and a curb ramp on the west side of Lake Edge Road to serve the proposed crosswalk. A curb ramp is currently present on the east side of the proposed crosswalk.

The dedicated residential parking spaces are provided at a ratio of two spaces per unit. No specific ratio is required for properties zoned Planned Development Infill District; however, two spaces per unit is required for multifamily zoning and is expected to be adequate for the proposed residential parking needs.

Parking for the restaurant land use is provided at a rate of approximately 21.5 spaces per 1000 SF of land use when the six shared spaces are included. This ratio is expected to be adequate based on the ITE *Parking Generation, 4th Edition* manual. Additionally, boat parking spaces on Lake Waubesa will be provided for customers of the restaurant, possibly reducing parking demand.

Conclusions

The conclusions relating to the impacts and findings of the proposed Waubesa Shores Apartments and Condominiums development are summarized as follows:

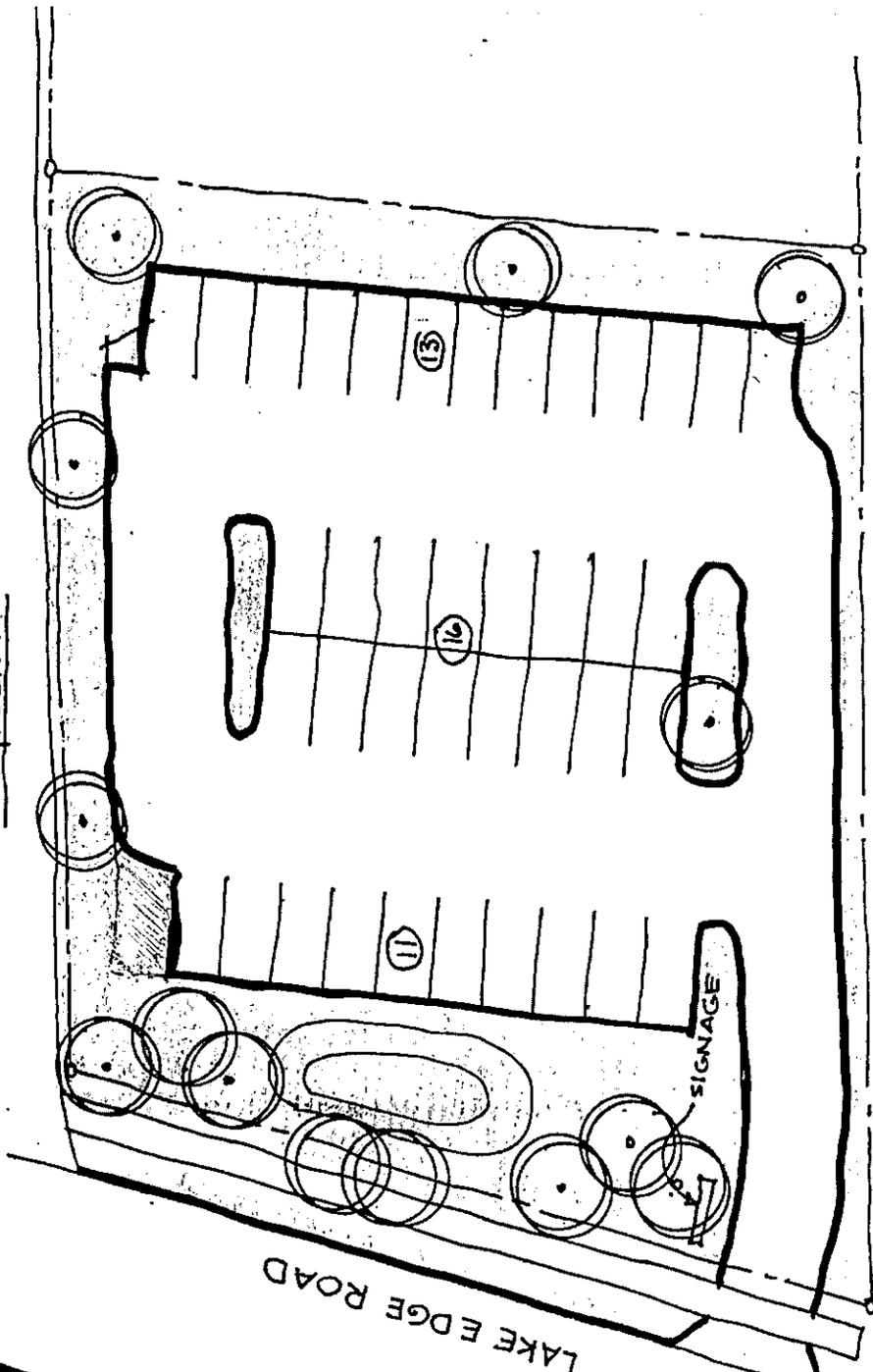
- The proposed development is expected to result in no more than approximately 12 additional trips during over any one hour period with a daily increase of approximately 116 trips.
- The increased trip generation is not expected to have a significant impact on the nearby roadways and intersection.
- 88 dedicated and six shared parking spaces are proposed for the residential units, consistent with zoning requirements for similar land uses.
- 53 dedicated and six shared parking spaces are proposed for the restaurant, consistent with ITE parking generation rates for that land use.

ATTACHMENT A
Proposed Site Plan

ATTACHMENT B

Proposed Satellite Parking Lot Site Plan

Walgreen's



Parking = 29 stalls
SITE PLAN • PRELIMINARY

1"=20'-0"



ATTACHMENT C
Trip Generation Tables

Trip Generation – Proposed Waubesa Shores Development

Land Use	ITE Land Use Code	Size	Weekday Daily Trips (rate)	AM Trips			PM Trips		
				In (rate)	Out (rate)	Total (rate)	In (rate)	Out (rate)	Total (rate)
Residential Condominiums/ Townhouse	230	44 Units	256 (5.81)	3 (17%)	16 (83%)	19 (0.44)	15 (67%)	8 (33%)	23 (0.52)
High-Turnover (Sit-Down) Restaurant	932	2,742 SF	349 (127.15)	16 (55%)	14 (45%)	30 (10.81)	16 (60%)	11 (40%)	27 (9.85)
Total:			605	19	30	49	31	19	50

Trip Generation – Existing Land Uses

Land Use	ITE Land Use Code	Size	Weekday Daily Trips (rate)	AM Trips			PM Trips		
				In (rate)	Out (rate)	Total (rate)	In (rate)	Out (rate)	Total (rate)
Apartments	220	12 Units	80 (6.65)	0 *	2 *	2 *	7 *	3 *	10 *
High-Turnover (Sit-Down) Restaurant	932	3,220 SF	409 (127.15)	19 (55%)	16 (45%)	35 (10.81)	19 (60%)	13 (40%)	32 (9.85)
Total:			489	19	18	37	26	16	42

* Observed traffic volumes.

We the undersigned, urge the Plan Commission/Village Board to uphold existing zoning regulations at 5604 Lake Edge Road and 4506 Larson Beach Road.

RECEIVED
SEP 14 2016
VILLAGE OF MCFARLAND

Redevelopment of the properties can and should occur under existing zoning regulations.

Signature	Printed Name	Address	Date
	Teri Keeler	3018 Waubesa Ave	9/9/16
	Deanna Duraford	5504 Bremer	9/9/16
	TIM CAFFNEY	5438 BREMER RD	9/11/16
	Wayne, Charlie ^{Wayne A. Charlie}	5504 Bremer	9/11/16
	RAFAEL BORREGO	14 BECCINGHAM CT.	9/11/16
	Krista Borrego	14 Bellingham Ct.	9/11/16
	Laurie Fuchke	6304 Holscher Rd	9/11/16
	Susan Ottmann	2781 Tower Rd	9/11/16
	Charlotte Ottmann ^{Charlotte Ottmann}	2781 Tower Rd ^{2781 Tower Rd}	9/11/16 ^{9/11/16}
	Egon Schulz	5414 Bremer Rd	9/11/16
	Kristine Fauerbach	2201 Williams P. Street	9/11/16
	LuAnn Ransley	2783 Tower Rd, McFarland, WI	9/11/2016
	George Keeler	3018 Waubesa Ave	9/11/2016
	G. Frank Ransley	2783 Tower Rd McFarland	9/11/2016
	Michael Siwick	381 FRANKLIN ST POBESVILLE, WI 53536	9/11/2016
	Gussie Menz	2205 MAYFLOWER DR MADISON 53562	9-11-2016
	Maurita Reisinger	524 Glen Rd	9-11-2016

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>	<u>Date</u>
<i>[Signature]</i>	Peter O Johnson Jr	2867 Bible Camp Rd	9/11/16
<i>[Signature]</i>	Lisa Dillman	5208 Card Ave	9/11/16
<i>[Signature]</i>	Dawn Conley-Wallace	4505 Lakeview Ave	9/11/16

We the undersigned, urge the Plan Commission/Village Board to uphold existing zoning regulations at 5604 Lake Edge Road and 4506 Larson Beach Road.

Redevelopment of the properties can and should occur under existing zoning regulations.

Signature	Printed Name	Address	Date
<i>Michael Wokasch</i>	Michael Wokasch	5420 Bremer Rd	9/11/2016
<i>Mary Wokasch</i>	MARY WOKASCH	5420 BREMER RD	9/11/2016
<i>Timothy R. Gill</i>	TIMOTHY R. GILL	5410 BREMER RD	9-11-16
<i>Tami Patchun</i>	Tami Patchun	5317 Bremer Rd	9-11-16
<i>Brian Fillbach</i>	BRIAN FILLBACH	4504 WISCONSIN AVE MCFARLAND, WI 53558	9-11-16
<i>Theresa Crowley</i>	Theresa Crowley	5209 Card St McFarland, WI 53558	9-11-16
<i>Ferry Giese</i>	FERRY GIESE	4515 LAKEVIEW MCFARLAND	9/11/16
<i>Sue Wiemer</i>	Sue Wiemer	4519 Lakeview Ave McFarland	9/11/16
<i>Shelley Giese</i>	Shelley Giese	4515 Lakeview McFarland	"
<i>David S Wiemer</i>	David Wiemer	4519 Lakeview	9/11/16
<i>Karen Fillbach</i>	Karen Fillbach	4504 Wisconsin Ave, McFarland, WI	9/11/16
<i>Douglas Dillman</i>	Douglas Dillman	5208 Card St	9/11/16
<i>H. Coyle</i>	H. Coyle	5210 Card Ave	9/11/16 9/11/16
<i>Nancy Poole</i>	Nancy Poole	5212 Card St. McFarland, WI	
<i>Patricia Hansen</i>	Patricia Hansen	4511 Lakeview Ave McFarland WI	
<i>Sally Ann Healy</i>	Sally Ann Healy	4507 Wis. Ave. McFarland Wis	9/11/16

We the undersigned, urge the Plan Commission/Village Board to uphold existing zoning regulations at 5604 Lake Edge Road and 4506 Larson Beach Road.

Redevelopment of the properties can and should occur under existing zoning regulations.

Signature	Printed Name	Address	Date
<i>Thom D. Stater</i>	Thomas D. Stater	5310 Card Ave McFarland	9/13/16
<i>DJR</i>		4515 Dallon Ct McFarland	9/13/16
<i>Susan Smith</i>	Susan Smith	5434 Bremer Rd McFarland	9/13/16
<i>Lawrence Lechner</i>	Lawrence Lechner	5417 Bremer Rd, McFarland	5355 9/13/16
<i>Dan Schiefelbein</i>	Dan Schiefelbein	5427 Bremer Rd McFarland	9/13/16
<i>John Wendling</i>	John Wendling	5516 Bremer Rd. McFarland	9/13/16
<i>Mary E. Wendt</i>	Mary E. Wendt	5517 Bremer Rd. McFarland, Wis	9/13/16
<i>Rodney W. Wendt</i>	Rodney W. Wendt	5517 Bremer Rd. McFarland, Wis	9-13-16
<i>Jan Devine</i>	Jan Devine	5430 Bremer Rd McFarland,	53558
<i>Kate Anderson</i>	Kate Anderson	5407 Bremer Rd	9/13/16
<i>Dan Sutton</i>	Dan Sutton	5407 Bremer Rd	9/13/16
<i>SPENCER McLOY</i>	SPENCER McLOY	5406 BREMER RD	9/13/16
<i>Margit Schiefelbein</i>	Margit Schiefelbein	5407 Bremer Rd	9/13/16
<i>A.E. Powers</i>	A.E. POWERS	5512 BREMER RD	9-13-16
<i>Barbara Powers</i>	BARBARA POWERS	5512 BREMER RD	9-13-16

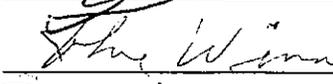
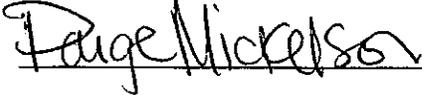
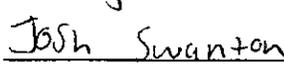
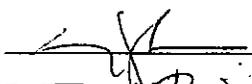
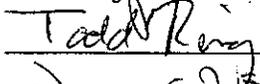
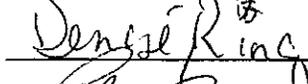
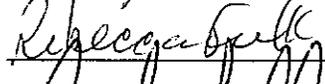
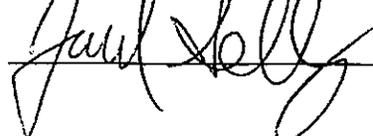
We the undersigned, urge the Plan Commission/Village Board to uphold existing zoning regulations at 5604 Lake Edge Road and 4506 Larson Beach Road.

Redevelopment of the properties can and should occur under existing zoning regulations.

Signature	Printed Name	Address	Date
<i>Gail Poser</i>	GAIL POSER	5822 Lake Edge Rd	9/7/16
<i>Lawrence Tainter</i>	LAWRENCE TAINTER	6208 S. COURT	9/7/16
<i>Lyn Erickson</i>	LYN ERICKSON	4613 Dale Rd.	9-7-16
<i>John Erickson</i>	John Erickson	4613 Dale Rd	9/7/2016
<i>Roger Segelbrech</i>	Roger Segelbrech	5830 Lake Edge	9/7/2016
<i>Deanne Funkhouser</i>	Deanne Funkhouser	5834 Lake Edge Rd	9/7/2016
<i>Wendy Crone</i>	Wendy Crone	5908 Lake Edge Rd	9/7/2016
<i>Alan Carrou</i>	ALAN CARROU	5908 LAKE EDGE RD	9-7-16
<i>Mary Gorst</i>	Mary Gorst	5904 Lake Edge Rd	9/7/16
<i>Rich Gorst</i>	Rich Gorst	5904 Lake Edge Rd	9/7/16
<i>John F. Poser</i>	John F. Poser	5822 Lake Edge	9-7-16
<i>Stuart Allbaugh</i>	Stuart Allbaugh	5622 Lake Edge Rd	9-7-16
<i>Bonnie Allbaugh</i>	Bonnie Allbaugh	5622 Lake Edge Rd	9-7-16
<i>Julianne Brown</i>	Julianne Brown	5704 Lake Edge Rd	9/13/16

We the undersigned, urge the Plan Commission/Village Board to uphold existing zoning regulations at 5604 Lake Edge Road and 4506 Larson Beach Road.

Redevelopment of the properties can and should occur under existing zoning regulations.

Signature	Printed Name	Address	Date
	Alliso Davis	6142 Exchange St	9/11/16
	Gary Whippert	5514 Alben Av	9/11/16
	Debra Kloth	6417 Exchange St	9/11/16
	Paul Johnson	6137 Eagle Lakes Dr	9/11/16
	John Winner	5403 Main St	9/11/16
	Paige Mickelson	4700 Dale St	9/11/16
	Josh Swanton	4700 Dale St	9/11/16
	Amy Johnson	4610 LARSON BEACH RD. McFARLAND	9/11/16
	Todd Ring	4608 Larson Beach Rd.	9/11/16
	Denise Ring	4608 Larson Beach	9/11/16
	Fbo RING	4608 Larson Beach	9/11/16
	MARY CONWAY	5525 BREMER RD.	9/11/16
	Rebecca Felle	5523 Bremer Rd	9/11/16
	Jared Selly	5519 Bremer Rd	09/11/16

We the undersigned, urge the Plan Commission/Village Board to uphold existing zoning regulations at 5604 Lake Edge Road and 4506 Larson Beach Road.

Redevelopment of the properties can and should occur under existing zoning regulations.

Signature	Printed Name	Address	Date
	RONALD GUSSICK	5708 Lake Edge Rd	9-12-16
	Sharyn Gussick	5708 Lake Edge Rd	9-12-16
	Mark Wegner	5704 Lake Edge Rd	9/12/16
	Tom Mestrich	6116 Overlook	9/13/16
	Camila Berigan	600 Lake Edge Rd.	9/13/16
	Marge Ticek	6130 Overlook Dr McFarland	9/13/16
	Franklin	5620 US Hwy 51 McFarland	9/13/16
	Paul Dan	5826 LAKE EDGE RD, McFARLAND	9/13/16
	Maryann Thayer	5728 Lake Edge Rd McFarland	9/13/16
	LARRY PFISTER	5724 Lake Edge Rd	9/13/16
	Lois PFISTER	5724 Lake Edge Rd	9/13/16

September 12th, 2016

Members of the Village of McFarland
Village Board, Planning Commission,
Public Safety Committee and Public Works Department

Re: Waubesa Shores Condominiums

Dear Board Members:

Thank you again for the opportunity to comment on the proposed development. I have attended numerous planning, safety and neighborhood meetings and have had multiple conversations with Board Members, Village Residents and the Developer. I had submitted a letter to the Village Board on August 22nd, 2016. That letter represented a summary of those conversations and concerns that had been raised regarding the proposed development at that point in time. The information presented below represents revisions and additional comments based upon the Developer's latest proposal dated August 26th, 2016.

As a preface to the following comments I would like to state that the majority of Village Residents, Neighbors and I agree, encourage and support the development of the site and appreciate all the time and effort that Board Members and the Developer have provided on the project.

1. The primary concern from the majority of residents in the Village remains the scale of the project.
 - a. The proposed large scale of the building is entirely out of character with the surrounding residential neighborhood and over-all Village atmosphere. Although the Developer has made some concessions, reducing the number of units from 42 to 39, the concern remains that the proposed project is too large for the site.
 - b. The project is not consistent with Village resident's recent responses to the 2016 Comprehensive Plan Update Survey as presented to the Planning Commission August 15th, 2016.
 - c. The neighborhood and most Village residences consists of 1 to 2 story single family homes.
 - d. The proposed project consists of 3- 4 stories and occupies a foot print larger/longer than the existing entire Dollar Store strip mall. Over two times the foot print of Walgreens and twice the height.

- e. Currently there is approximately 40ft. between the existing Beachhouse, existing apartment building and adjacent residences, the proposed development proposes minimum side yard setbacks as narrow as 15ft.
 - f. The attached images demonstrate the stark contrast between the proposed project and adjacent homes and demonstrates the adverse impact to neighborhood density.
 - g. Although the number of units have been reduced by 3, the visual impact of the west elevation of the project remains the same as indicated in the attached image.
 - h. The number of 2 bedroom units have been increased since the last submittal. It appears they are counting Dens as bedrooms. The majority of these Dens only have one ingress/egress point, i.e. door or window. For safety purposes aren't all bedrooms to have two ingress/egress points?
 - i. Views approaching the site from the east and west are attached to indicate the scale and contrast to existing residences, terrain and the impact to the public view of the Lake.
2. The project is not consistent with the current zoning restrictions and laws.
- a. We understand that the Parcel of land that the former Beachhouse occupies is currently zoned (CG) General Commercial District and the Parcel of land the existing Apartment building occupies is currently zoned (R3) General Residential District.
 - b. These current zoning designations are what has been determined by the Village to be appropriate for these sites and are consistent with the recently completed 2016 Comprehensive Plan Update Survey.
 - c. The combined acreage of both sites is 77,406 SF, or 1.8 acres.
 - d. Assuming the combined 1.8 acres is zoned R3, The **Permitted** residential units on the combined site would be **14.4 units** (1.8 acres * 8 units per acre). **Conditional Use** (once all site development concerns are satisfactorily addressed) allows as many as **27 units** (1.8 acres * 15 units per acre). The proposed development is for 39 units, 12 more units than the maximum allowed under all current zoning regulation). In addition, the Developer is

proposing a Restaurant, Club house, Workout Room, Office Meeting Room for a total of an additional 4,700 sf.

- e. The Apartment Building setback to the OHWM is currently approximately 80 ft. and the proposed structure setback is 42 ft.
3. Traffic, parking and safety have been cited as major concerns.
- a. These issues are exasperated by the proposed scale and density of the project.
 - b. A traffic and parking study was arranged and paid for directly by the Developer. Their Consultant certainly presented a pro development view point. They still have not adequately addressed pedestrian and cyclists, the proposed “community room”, proposed off site street and additional on street parking which further increases pedestrian traffic on an already busy corridor.
 - c. The existing marina is a public marina which requires public upland access and public parking.
 - d. The number of existing pedestrians, cycling, and joggers as well as children going to school and playing are significant.
 - e. Traffic through the neighborhood will increase significantly
 - f. Cycling traffic is expected to increase significantly with the new bike trail through McDaniel Park.
 - g. Existing narrow streets and on-street parking also increase safety concerns.
 - h. How will the satellite parking lot be controlled over the long term? Will it be controlled by the Condominium Association, an Apartment Management Company or the Village? How will it be assured in the long term that it will remain as parking for Waukesha Shores? Will this parcel be combined with the other two parcels? What level of development will be allowed on the eastern portion of that site? Seems like that is a remote location and residents will likely park as close to the building as possible, i.e., on the street.
4. Storm water requirements do not satisfy typical Best Management Practices and look to be totally inadequate to serve the proposed development and protect the water quality in our rivers and lakes.
- a. The Developer will require a DNR storm water permit, which will likely require additional storm water management area.

- b. With a storm water point discharge and the proposed improvements to the shoreline a Chapter 30 permit will be required from the DNR, a Section 10 and Section 404 permit and water quality certificate will be required by the USACE and possibly the EPA. These permit requirements may also have a significant impact on storm water management area required on-site.
 - c. We understand that the previous soil remediation efforts associated with the removal of old fuel tanks was not completed. How do the remaining soil conditions impact proposed construction, existing storm sewer system and the lake?
5. Since the early 1960's public access has been provided to the lakefront at this location.
- a. Both pedestrian traffic and boat launch facilities were accessible to the public since that time.
 - b. R.O.W.'s extend to the lake at most street ends in the Village and provide public access. We understand that only a portion of the R.O.W. remains on site today. Does this public R.O.W. extend into and it has become part of the proposed private development.
 - c. Views of the lake will no longer exist due to the 5-6 ft. raised "roof top" plaza and landscape screening.
 - d. Access to the public marina slips must be maintained.
 - e. Village residents will lose their long time access and views to the Lake.
 - f. There is very minimal green space or natural preservation associated with the project. Is the project required to reserve lands for open space?
6. Economic Development and Impacts
- a. Minimal information has been provided relative to project economics.
 - b. We understand that proposed units are valued between \$350K to \$600K. Assuming an average cost \$450K that's a total value of \$17.5M plus the value of the Restaurant and Club House. The Developer has the potential to realize a significant profit with the proposed development.
 - c. Residents realize and support the fact that the existing properties require improvement and improvements are inevitable. However, to date all discussions have been totally focused on the Developer and the Village desires

Members of the Village of McFarland
Village Board, Planning Commission,
Public Safety Committee and Public Works Department
Page 5

to make a profit and increase tax base without regard for the impact to Village owner occupied property values.

- d. The value of the adjacent properties will, without question, decrease. The largest decreased will be to the immediate neighbors to the north and south and will continue to decrease values throughout the neighborhood.
- e. The economics may work for the Developer and the Village tax base initiative, but do not work for the residents of the Village.

We encourage that our representatives in the Planning Commission and Village Board continue to work with the Village residents toward balance and compromise. The project can be developed within the current zoning ordinances and be a win, win, win situation for the Developer, Village and all Village residents.

The project is currently zoned for a maximum of approximately 14 units under permitted use and a maximum of 27 under conditional use requirements. We believe a two story, 14-27 unit condominium development, is more compatible with the site character and residential area. It is also consistent with the current zoning, desires of the neighborhood and over-all Village residents based upon the 2016 Comprehensive Plan Update survey.

Sincerely:



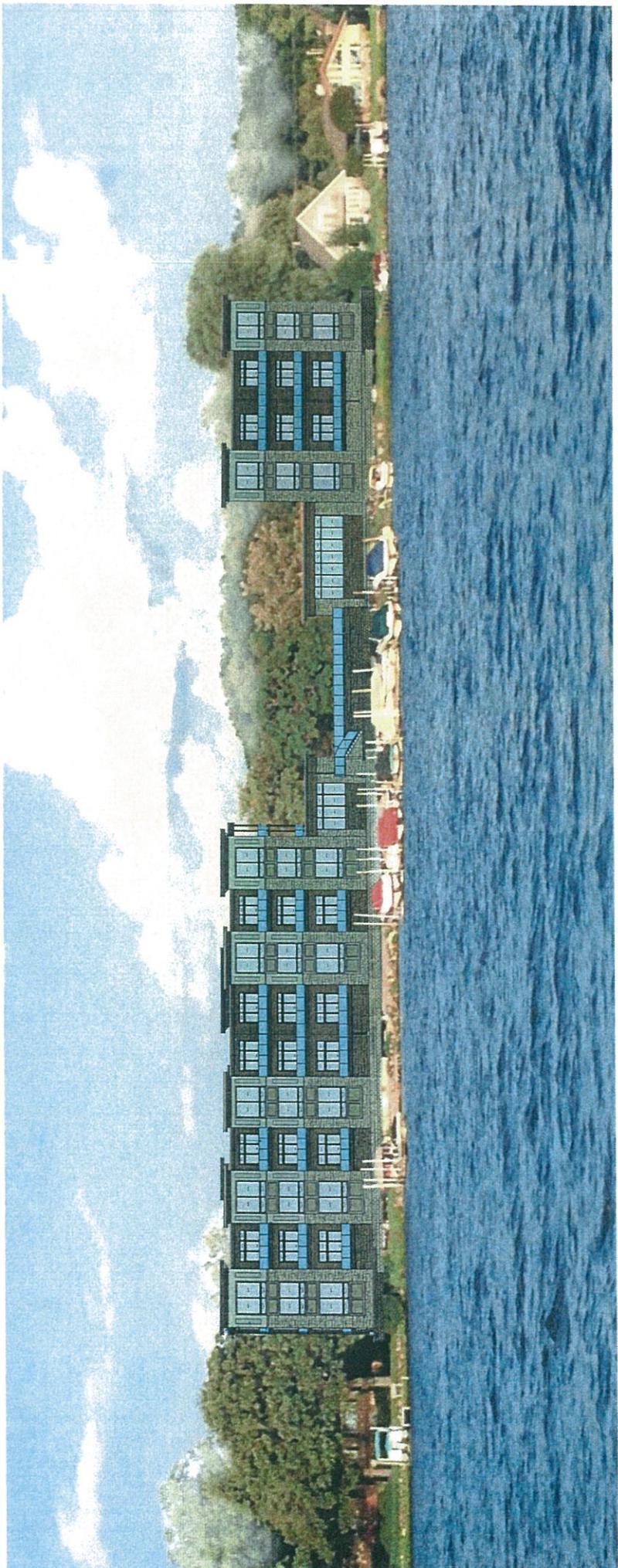
Lars T. Barber, R.L.A.
5434 Bremer Road
lbarber@baird.com

cc/enc: (4) images of the proposed development indicating relationships to adjacent residents and neighborhood.

Members of the Village of McFarland
Village Board, Planning Commission,
Public Safety Committee and Public Works Department
Page 6

Brad Czebotar
Jerry Adrian
Stephanie Brassington
Tom Mooney
Dan Kolk
Mary Pat Lytle
Clair Utter
Kate Barrett
Ron Berger
Bruce Fischer
Steve Jackson
Marv Meyers

Pauline Boness
Sandy Bakk
Kathryn Lyons
Kenneth Machtan
Dick Staley
Barbara Zabawa
Bob Mecum
Don Miller
Richard Vela
Chris Fredrick
Cathy Kirby
Matt Schuenke







EXISTING CONDITIONS



PROPOSED

From: info@yaharalakes.org 
Subject: McFarland / Lake Waubesa Development
Date: September 16, 2016 at 9:26 AM
To: brad.czebotar@mcfarland.wi.us, jerry.adrian@mcfarland.wi.us, Stephanie.Brassington@mcfarland.wi.us,
Thomas.Mooney@mcfarland.wi.us, dan.kolk@mcfarland.wi.us, marypat.lytle@mcfarland.wi.us, Clair.Utter@mcfarland.wi.us
Bcc: stualf@charter.net



Dear Village Board and Plan Commission Members:

The Yahara Lakes Association, Ltd. (YLA) is a non profit organization dedicated to representing waterfront property owners and advocating for the vitality of the Yahara chain of lakes so all citizens may enjoy them. The YLA Board of Directors consists of 18 elected Board members representing approximately 350 members. The Board **opposes** the current development proposal relating to the former Beach House Restaurant property - please see attached letter for details.

Thank you for your attention and consideration to this issue,

Roy Carter
President - Yahara Lakes Association, Ltd



September 2016

Yahara Lakes Association Position on Development of McFarland Waubesa Shores

As a non-profit association of riparians of the Yahara chain of lakes and waterway, we are dedicated to protecting and improving the Yahara Lakes for all lake users. As such, we are interested in developments affecting our members, lake users, and the quality of the lakes and waterways.

We are most concerned that the development at issue will change the quality of the area of single family homes and enjoyment of Lake Waubesa for riparians and other users. Of great concern are the environmental impacts of this development and the issues of storm water runoff, water quality, shoreline habitat, development density, lake access, and impacts on the character of the residential neighborhood. These issues should be fully investigated and resolved with environmental sensitivity before proceeding with this project. We also understand that the project as proposed would require changes to the zoning for the site. We ask that zoning changes are not approved until the environmental and neighborhood impacts are appropriately addressed. The site has historically allowed access to the lake for those who would enjoy it, and we understand that access would be either limited or eliminated if the project proceeds. Access to our lakes is vital for public use and for insuring that residents have a sense of ownership and interest in our lakes. Additionally, there appears to be the possibility of including a large commercial marina. A project of this magnitude must be openly examined for the impacts on residents and lake quality.

In summary, the Board of Directors of the Yahara Lakes Association **opposes** the project as it has been presented because we believe it is not in the best interests of lakeside landowners and others who use the lake. It will change the character of the neighborhood and the lake, and presents potential environmental threats to the quality of the lake. *This project should not be approved without a complete investigation of lake quality and*

project should not be approved without a complete investigation of lake quality and neighborhood issues and their resolution for the public good.

Sincerely,

Roy Carter and the Board of Directors

President - Yahara Lakes Association, Ltd.

Board of Directors – Yahara Lakes Association, Ltd.

www.yaharalakes.org

Yahara Lakes Association, Ltd.

P.O. Box 22

Waunakee, WI 53597

608.239.1664

Email: info@yaharalakes.org



To: Village of DeForest Board, Commission Members, and Staff

From: Mark Roffers, Village Planning Consultant

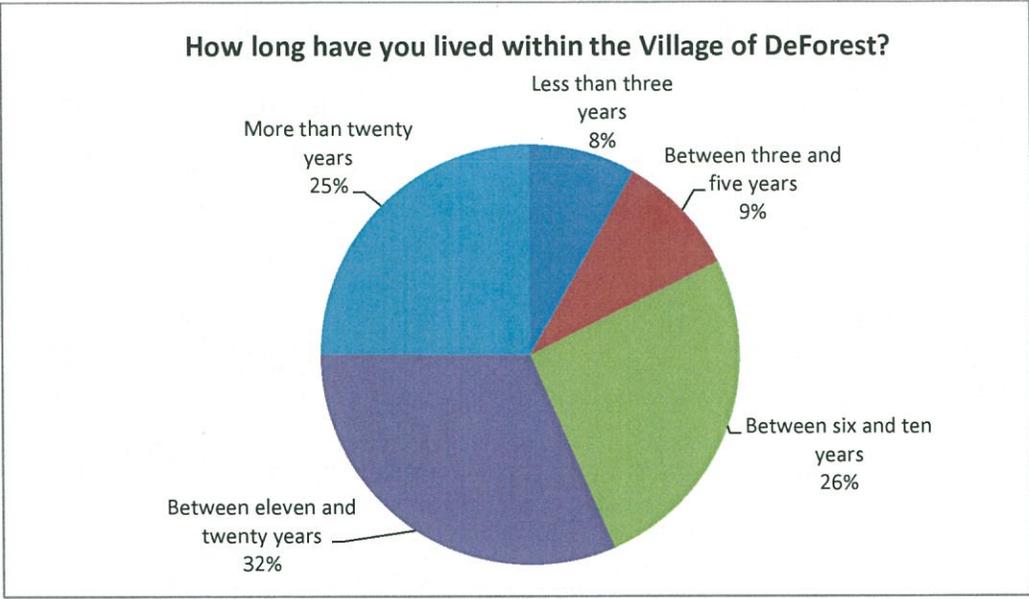
Date: August 21, 2012

Re: Results of Community Survey Associated with Comprehensive Plan Update

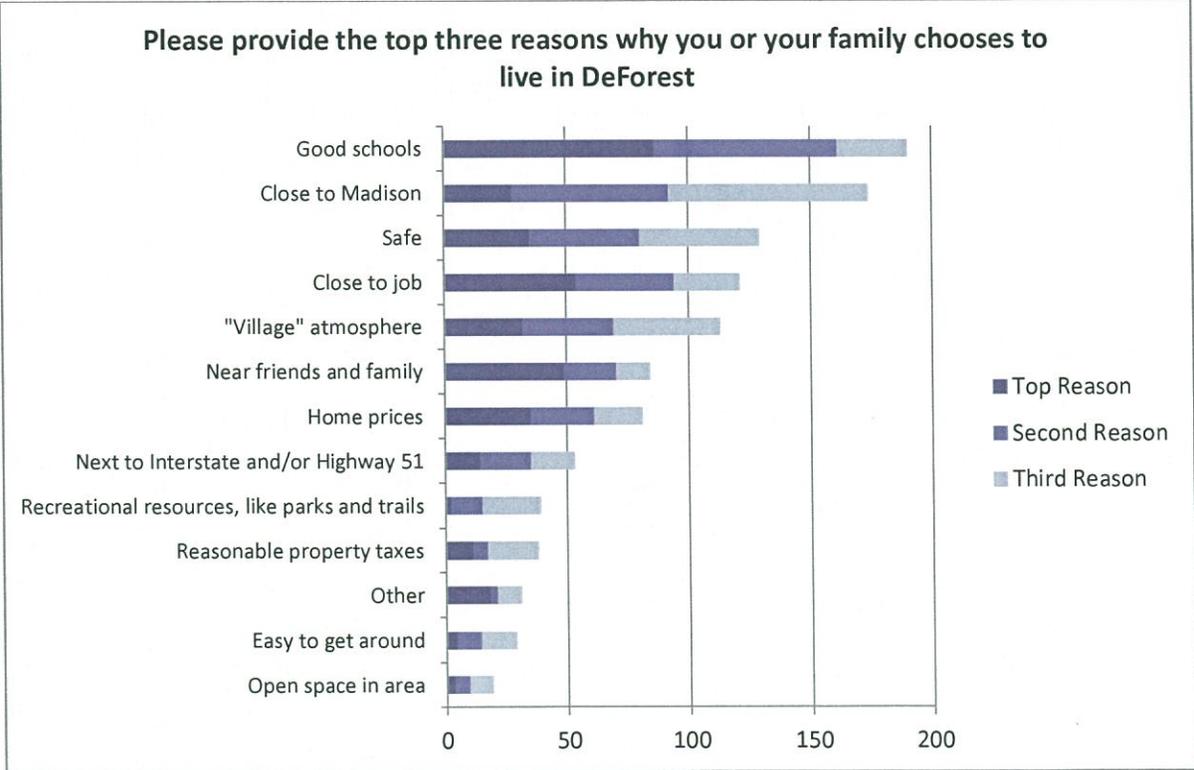
In Summer 2012, with direction from the Village Board and Planning and Zoning Commission, Village staff and consultants conducted a community survey to gather input on community priorities and preferences. The survey results will advise the Village on its pending Comprehensive Plan update. The survey was primarily conducted using an internet survey tool, but hard-copy surveys were also available. The Village provided all utility customers with a written notice directing them to the Web address where the survey was available. Village staff also used the Village's web page and other tools to inform residents of the survey.

There were 374 responses to the survey, which is equal to about 11% of Village households. In general, survey respondents reflected of the actual age distribution in the Village and are longer-term residents. Respondents were weighted towards homeowners, women, and parents with children, when compared to the characteristics of general population in DeForest. Detailed respondent characteristics are as follows:

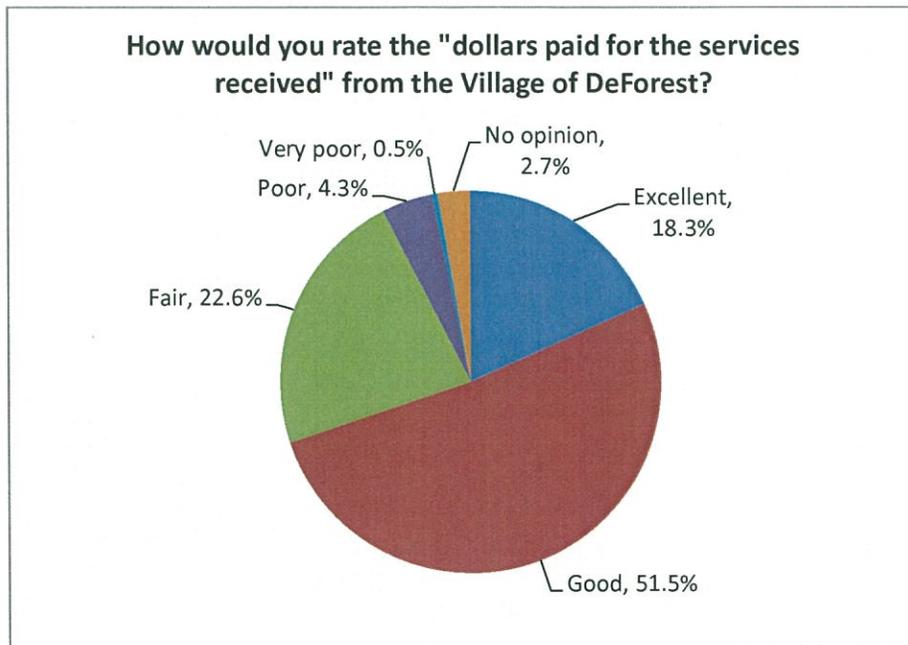
- About 95% of respondents were homeowners, compared to the 76% of the DeForest's total population that lives in owner-occupied residences, per the 2010 Census.
- About 66% were women, compared to the 52% of DeForest's population that is female.
- About 74% of all respondents reported having school-aged children in the house. About 42% of all DeForest households have individuals under 18 per the Census.
- 29% of respondents were between 30 and 39 years of age, 37% of respondents were between 40 and 49, and 6% of respondents were 65 years or over. Per the 2010 Census, 12% of DeForest's adult residents are 65 years or over, and 56% are between 25 and 49.
- Most survey respondents have been residents of the Village for at least 11 years, as represented in the following figure.



Survey respondents were asked to select their top three reasons for choosing to live in DeForest, from among 13 potential reasons listed. "Good schools" and "Close to Madison" were most often listed among respondents' top three reasons. "Good schools" and responses related to proximity to a job, friends, or family members most frequently listed as the top reason. Community safety and "village" atmosphere were also commonly selected reasons.



Responses to two questions help gain insights into perceptions about DeForest today; these perceptions are generally positive. Nearly 70% of respondents rated the “dollars paid for the services received” by the Village as either good or excellent. This represents an improvement from responses to a similar question asked in a Village survey in 2002. 83% believed the Village’s appearance over the past five years had either stayed the same or improved, which is a similar distribution to 2002 responses to the same question.

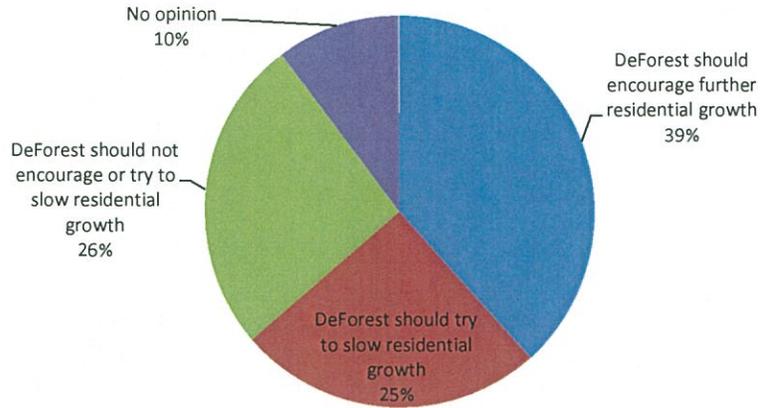


Respondents were also asked to share their attitudes on future development in the Village. In general, they favored additional residential, commercial, and (to a lesser extent) industrial development.

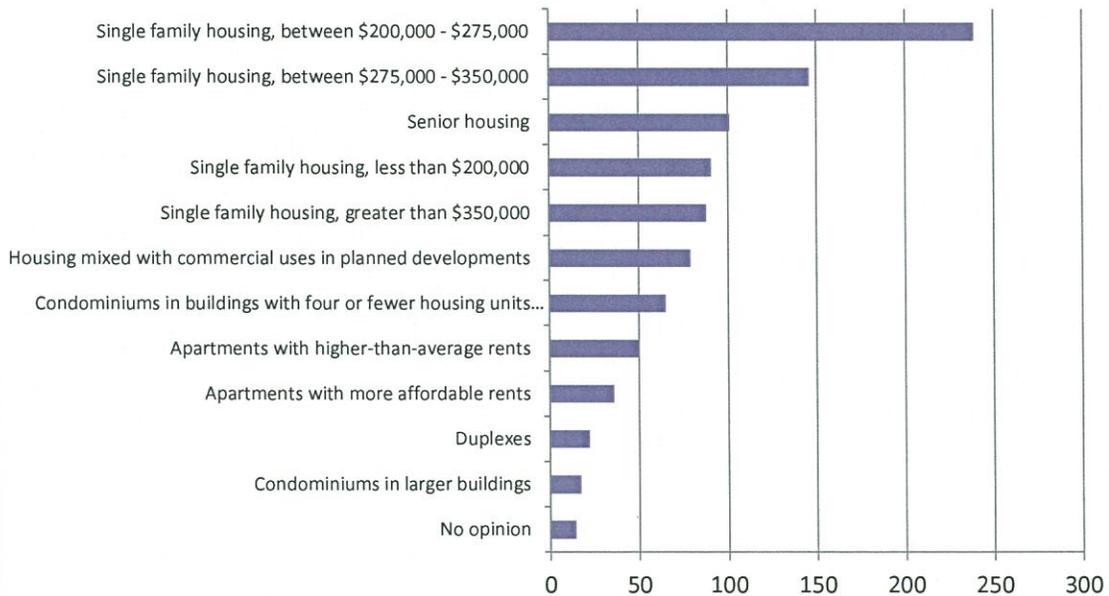
Preferences for more or similar levels of residential growth were higher than preferences expressed in response to a similar question in the 2002 survey. This is probably indicative in the historically low amounts of residential development in the past five years.

Preferred forms of residential development included senior housing and single family residences with similar characteristics to newer homes in the Village today. A new house and lot in the Village generally costs between \$250,000 and \$350,000. These housing preferences were probably also significantly influenced by the housing types occupied by most respondents—19 out of every 20 respondents were homeowners. Finally, the survey did not attempt to make any connection between preferred housing types and preferred forms of non-residential development. For example, it can be challenging for a community to attract retail and commercial service development without significant population/housing density in a customer/employee service area.

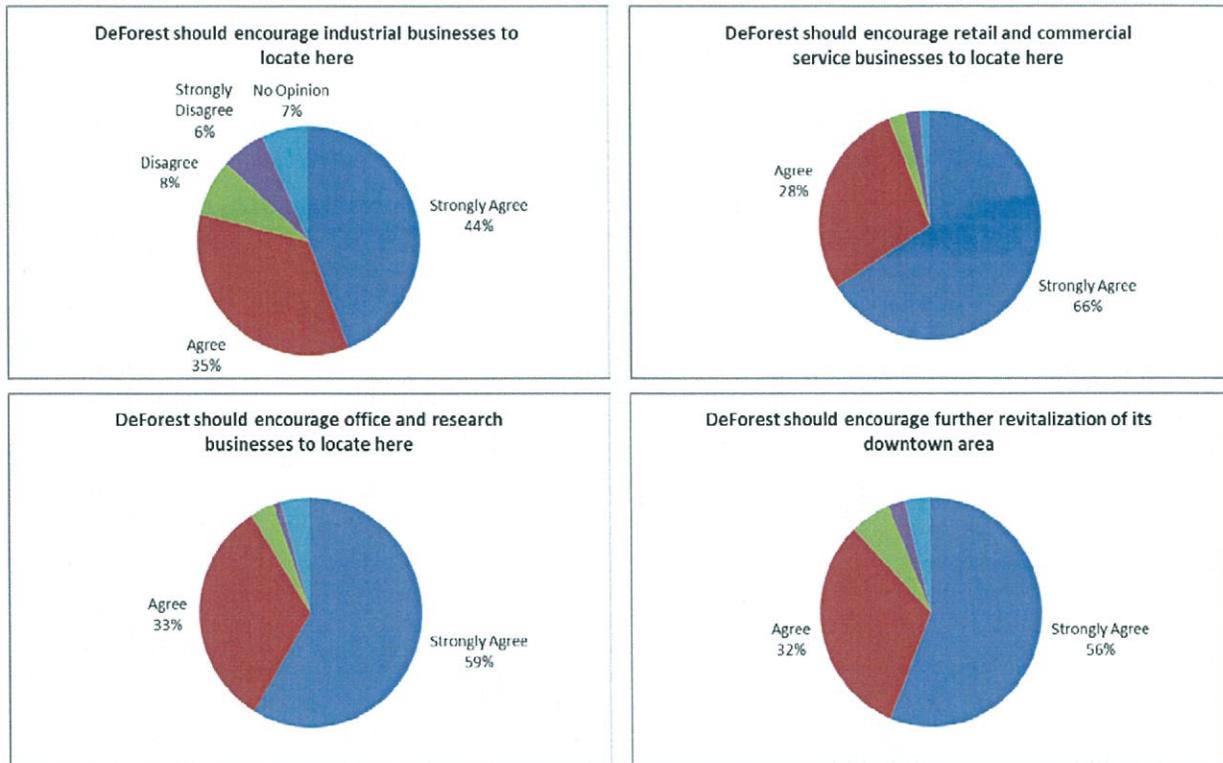
Which of the following statements best reflects your attitude on future residential growth?



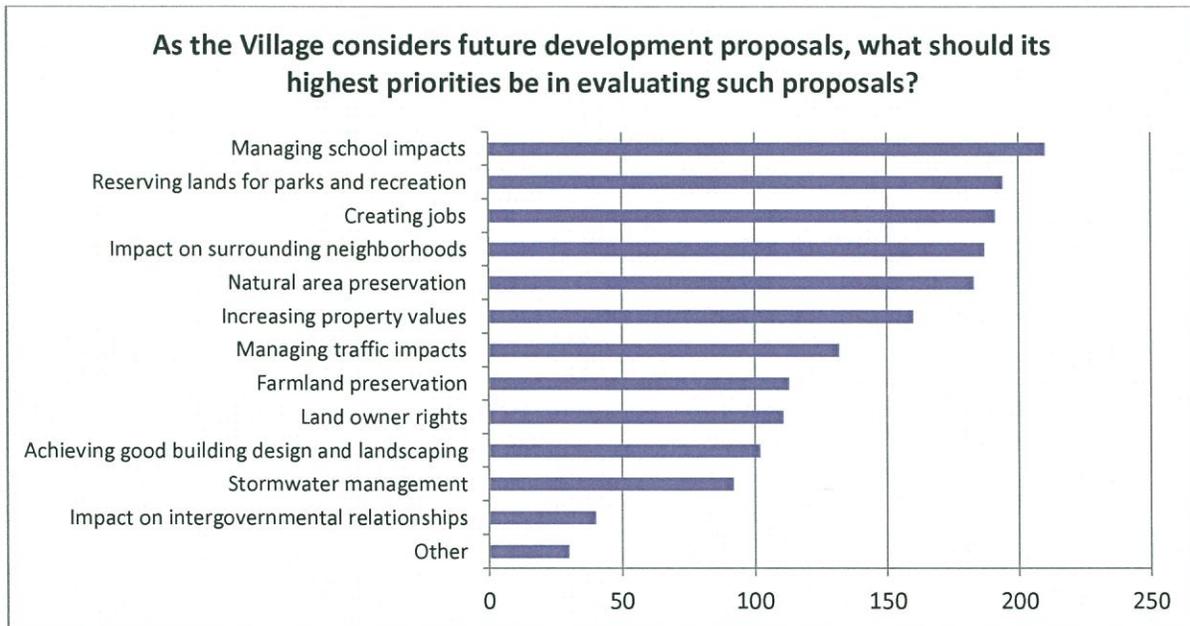
What types of housing should the Village promote?



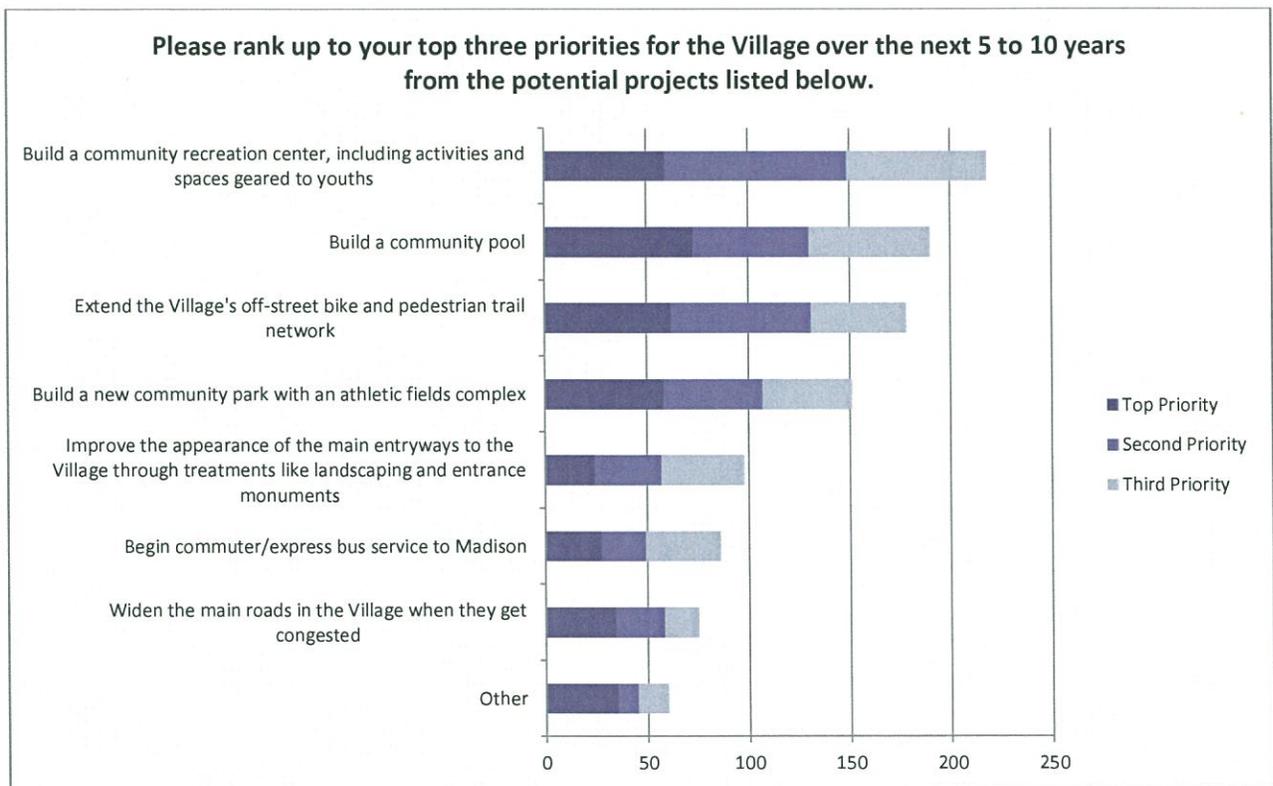
A significant majority of respondents “strongly agreed” that DeForest should encourage retail, service, office, and research uses and continued downtown redevelopment. Compared to the other non-residential options and to responses to a similar 2002 survey question, there was less support for industrial development. This may be correlated to some open-ended responses suggesting concerns about odors from existing industries.



Respondents were asked to identify key criteria against which the Village should evaluate future development proposals. Among 13 potential priorities, common choices included school impacts, impacts on recreation and the environment, impact on surrounding neighborhoods, and job and property tax impacts. Potential priorities like stormwater management and intergovernmental impacts were less frequently selected. However, these factors tend to impact other higher priorities, like protecting natural areas and creating jobs.



Respondents were also asked to offer their opinion on public facility and infrastructure investments that the Village has considered or may consider. Potential projects to expand recreational opportunities—including a community recreation center, pool, and more trails—were most often preferred. Expansions to transportation infrastructure (aside from trails) did not receive as much support. In general, these responses, and responses to other questions in the survey, suggest a community interest in creating or enhancing central gathering places.



Respondents were asked to complete the following open ended statement: “As I look forward over the next 10 to 20 years, I wish DeForest would...” Though there were a wide range of responses, the most common categories of responses (in general order of preference) were:

- ...retain its “village” or “small community” character.
- ...increase commercial options, especially restaurants and grocery stores (with some mixed opinions on larger retail uses).
- ...support and improve natural resources.
- ...manage or lower property taxes.
- ...build community recreational facilities, like a pool or community center.
- ...continue to be a safe place for families.
- ...improve the appearance and/or create a unique character for the community.
- ...invest in the downtown and other older parts of the Village.
- ...continue, maintain, or improve relations with neighboring towns.

In total, these survey results should be blended with other input during the Comprehensive Plan update process to inform new and revised policy directions within the Plan.



Village of McFarland Comprehensive Plan Update
 Monthly Progress Report
August 2016



Tasks	Completed Work August	Anticipated Work September
Work Element 1: Project Coordination		
Task 1.1: Internal Project Kick-Off Activities	Task complete.	
Task 1.2: Coordinate Successful Project Completion		
Task 1.3: Project Steering Committee Meetings	Conducted two Plan Commission meetings to review vision, goals, initiatives (8/15 and 8/29)	Provide Village Board with project update on 9/26, and revise "initiatives" ordinance in advance
Work Element 2: Stakeholder Participation		
Task 2.1: Other Committee/Stakeholder Meetings		Follow-up with WisDOT, Ho Chunk, Cemetery Association, County Parks, Christ the King Church
Task 2.2: Web-Based Survey	Task complete	
Task 2.3: Other Web-Based Communications	Continued updating webpage	
Task 2.4: Community Meeting to Guide Plan Update		
Work Element 3: Plan Completion		
Task 3.1: Comprehensive Plan Maps	Shared possible future conditions map changes with Plan Commission	Guide subconsultants on maps and graphics for V&D volume
Task 3.2: Conditions and Issues Volume of Plan	Completed second draft	
Task 3.3: Vision and Directions Volume of Plan	Prepared draft vision, goals, and initiatives for Volume, within PC memo; assemble structure of Volume	Prepare draft Volume (will extend into Oct); work with Public Works on projects to list; other research
Task 3.4: Recommendation and Adoption of Plan		
Task 3.5: Production of Adopted Comprehensive Plan		



Comprehensive Plan Meetings and Milestones Schedule

(Updated September 2, 2016; Subject to Further Change as Process Evolves)

Village Staff/Consultant Kick-off Meetings: *January 12 and 21, 2016*

- Discuss purpose and process for Comprehensive Plan update
- Discuss/refine public participation plan
- Finalize approach for Web-based communications and survey
- Identify community facility and utility conditions and needs
- Respond to questions related to completion of Conditions and Issues volume

Consultant Shares First Draft of Conditions and Issues Volume: *March 2016*

Plan Commission Meeting #1: *March 31, 2016*

- Share purpose and process for Comprehensive Plan update
- Discuss potential vision, themes, directions, and challenges for Plan
- Review draft web-based community survey

Plan Commission Meeting #2: *April 18, 2016*

- Finalize web-based community survey
- Assist with identification of community groups/committees with which to meet
- Present first draft of Conditions and Issues Volume of Plan and invite comments

Consultant Conducts Web-Based Community Survey: *April-June 2016*

Other Committee and Community Group Meetings (up to 14): *late April-July 2016*

- Meet with Community Development Authority (May 4th); Public Works Committee (May 10th); Parks, Recreation and Natural Resources Committee (June 16th); Public Utilities Committee (May 17th); Landmarks Commission (April 28th); Senior Outreach Committee (May 19th); and Public Safety Committee (July 13th)
- Meet with School District to coordinate planning processes and objectives (May 9th)
- Meet and talk with other stakeholder groups, including Chamber of Commerce (June 14th) and McFarland High School Student Advisory Group (May 19th)

Consultant Prepares Next Draft of Conditions and Issues Volume of Plan: *July 2016*

Consultant Proposes Draft Materials for Vision and Directions Volume: *August 7, 2016*

- Draft community vision statement/format
- Preliminary description of specific initiatives for volume
- Preliminary future conditions map adjustments

Plan Commission Meetings #3 and #4: *August 15 and 29, 2016*

- Review results of the other committee and stakeholder group meetings
- Review results of Web survey

- Review and revise preliminary vision, initiatives, and map changes for Vision and Directions Volume of Plan

Village Board Check-in Meeting: *September 26, 2016*

- Review outcomes of Plan Commission meetings #3 and #4
- Provide policy direction on key issues and Plan recommendations

Consultant Prepares First Draft of Vision and Directions Volume of Plan: *Sept-Oct 2016*

Plan Commission Meetings #5 and #6: *November-early December 2016*

- Review and advise changes to first draft of Vision and Directions Volume
- Prepare for community presentation and input meeting
- Consider follow-up stakeholder meetings to review associated chapters during same period (e.g., CDA, Public Works)

Consultant Prepares Second Draft of Vision and Directions Volume of Plan: *December 2016*

Community Presentation on Draft Plan: *early January 2017*

- Invite Board, public, members of earlier committees/groups, and adjoining/overlapping communities to attend and provide input

Consultant Prepares Approval Draft of Vision and Directions Volume: *January 2017*

Joint Village Board/Plan Commission Meeting/Hearing: *February or March 2017*

- Hold formal public hearing on Comprehensive Plan
- Plan Commission recommends Comprehensive Plan for Village Board adoption
- Board adopts Comprehensive Plan

Consultant Prepares Adopted Versions of Both Volumes of Plan: *March 2017*

- Also, follow distribution requirements under Section 66.1001 of Statutes



Comprehensive Plan Survey Results

Revised: 3/28/14

Between December 2013 and February 2014, Village staff and consultants conducted a community survey to gather input on the community's vision, priorities, and preferences. The survey results are one tool to advise the Village on its pending Comprehensive Plan update. The survey was primarily conducted using an internet survey tool using Survey Monkey, but hard-copy surveys were also available. The Village provided all utility customers with a written notice directing them to the Web address where the survey was available. Village staff also used the Village's web page and other tools to inform residents of the survey.

There were 200 responses to the survey, which at about 3.5% of Village households (according to the 2010 Census) is relatively low. Survey respondents were more likely to be slightly older, be homeowners, and be men than the general Weston population. These facts are important to remember when evaluating responses.

More detailed respondent characteristics are as follows:

- Almost 96% of respondents were homeowners, compared to 64% of Weston's total population living in owner-occupied residences, per the 2010 Census.
- About 58% of respondents were men, compared to 49.5% of Weston's population that was male in 2010.
- 51% of survey respondents were between 20 and 49 years of age, while 14% were more than 65 years old. Per the Census, 41% of the Village's population were between the ages of 20 and 49 and 12% were over 65 years old in 2010.

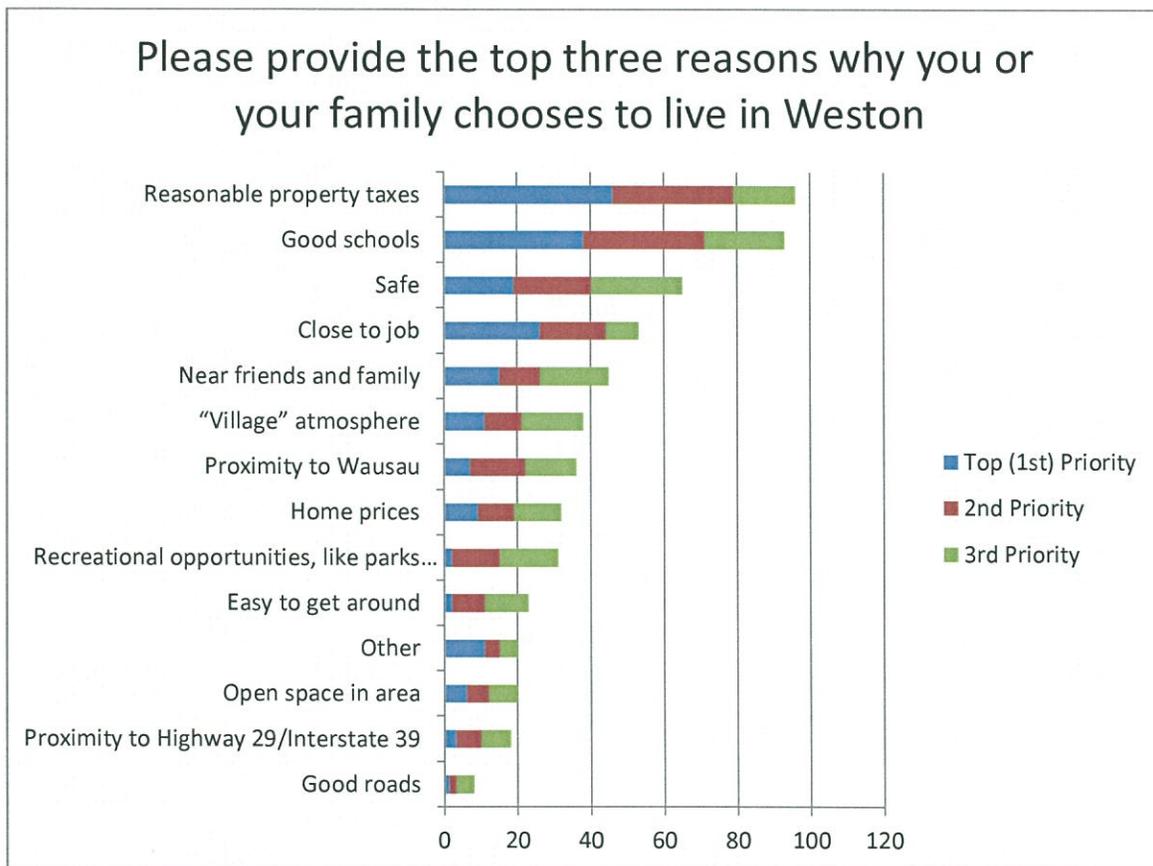
The survey totaled 13 questions and included space for residents to provide open-ended comments. A more detailed Survey Monkey report of all responses is also available upon request.



Comprehensive Plan Survey Results

Revised: 3/28/14

Survey respondents were asked to provide their top three reasons, in order, for choosing to live in Weston, from among 14 potential reasons. Reasonable property taxes, quality schools, and community safety are the main reasons why survey respondents choose to live in Weston. Proximity to a job and family are also important. Other local amenities and low traffic congestion were most often provided as “other” reasons.

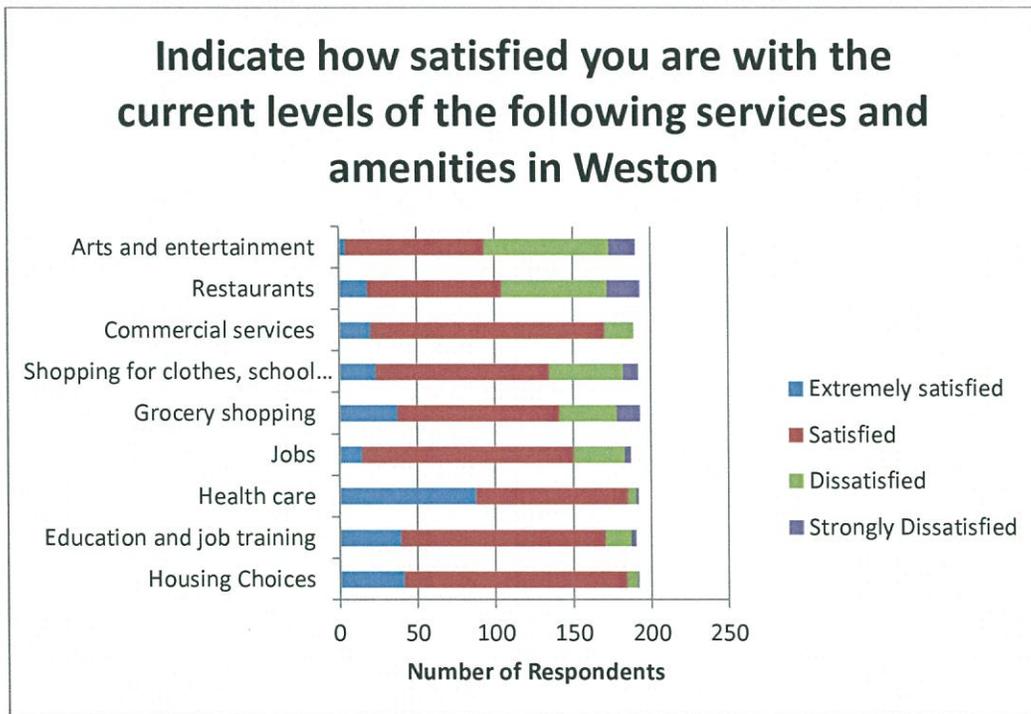




Comprehensive Plan Survey Results

Revised: 3/28/14

When asked about their satisfaction with current services and amenities in the Village, respondents were most satisfied with current housing choices, health care, commercial services, and education and job training. The local presence of St. Clare’s Hospital and other clinics certainly bolstered health care satisfaction levels. The highest levels of dissatisfaction were with Weston’s arts and entertainment and restaurant offerings, which is fairly typical for a suburban community.

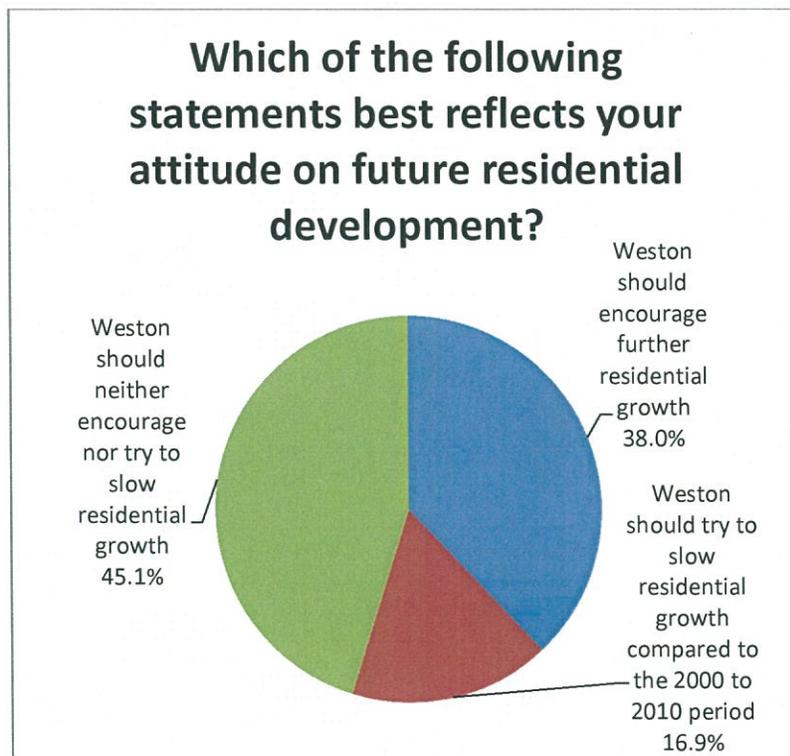




Comprehensive Plan Survey Results

Revised: 3/28/14

Residents were asked about their attitudes on future residential development, framed by information that the Village of Weston's population grew from 12,079 to 14,868 between 2000 and 2010. A strong majority of respondents (83%) believed that Weston should either take a neutral stance or encourage more residential growth. These responses may be indicative of the fact that Weston has yet to see a bump in subdivision and residential building permit activity since the 2007-08 housing crisis.



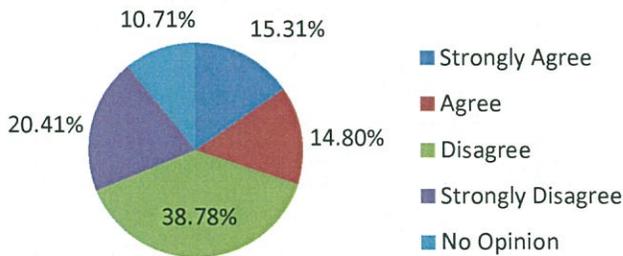


Comprehensive Plan Survey Results

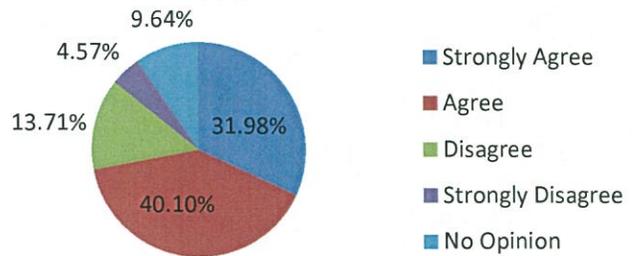
Revised: 3/28/14

When asked about future non-residential development, 91% of respondents agreed that the Village should encourage more retail and commercial services. This is consistent with responses to a previous question that showed some amount of dissatisfaction with local restaurant, arts, and entertainment choices. Nearly three out of every four respondents agreed that Weston should encourage more industrial, health care, and office uses. There was limited support among respondents to creating a downtown area in Weston.

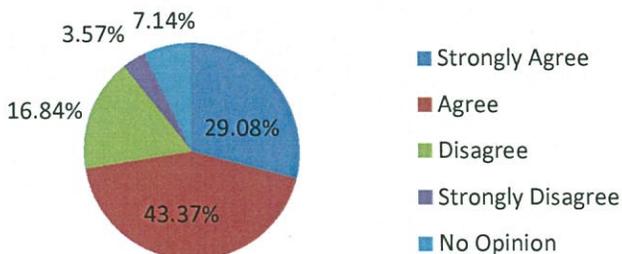
Weston should try to create some type of downtown area



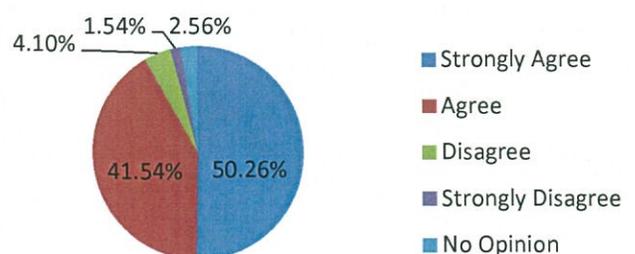
Weston should encourage more industrial businesses to locate here



Weston should encourage more office and health care businesses to locate here



Weston should encourage more retail and commercial service businesses to locate here

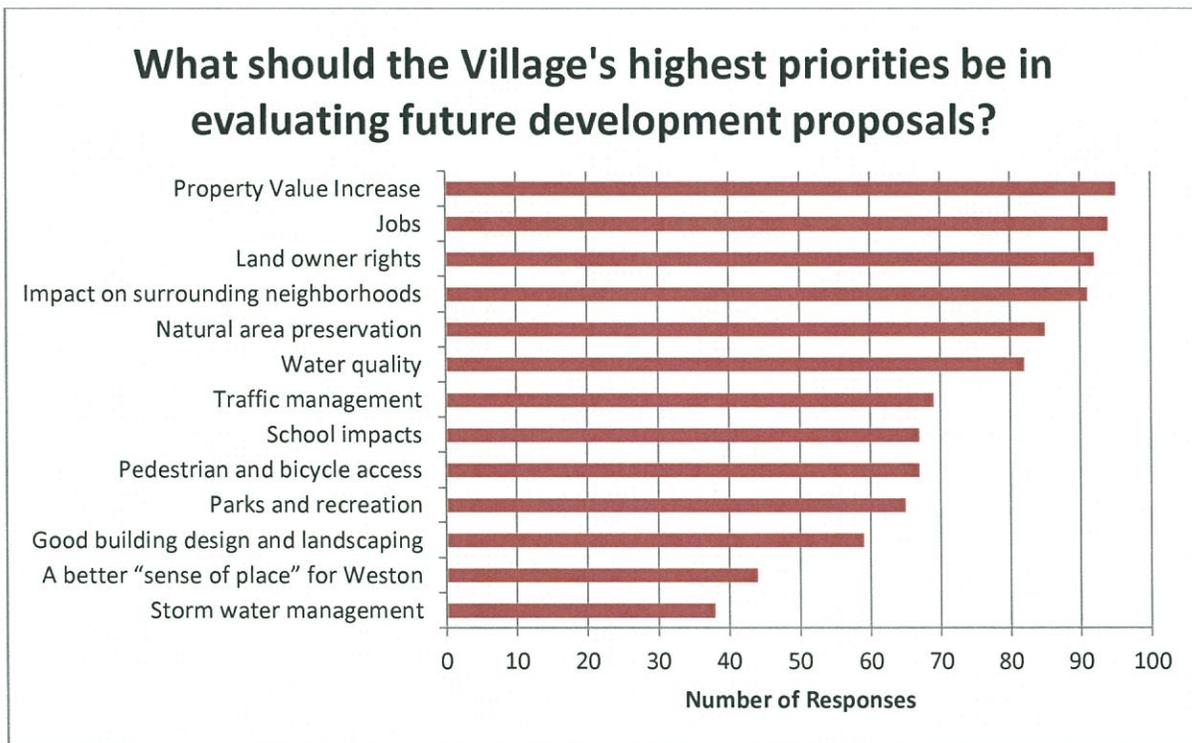




Comprehensive Plan Survey Results

Revised: 3/28/14

Residents were asked what the highest priorities should be when evaluating future development proposals, selecting whatever number from among 14 potential priorities. The highest priority responses focused on economic development, including increasing property values and jobs. Respondents were also concerned about addressing impacts on surrounding neighborhoods, natural areas, and water quality when new development proposals are offered.

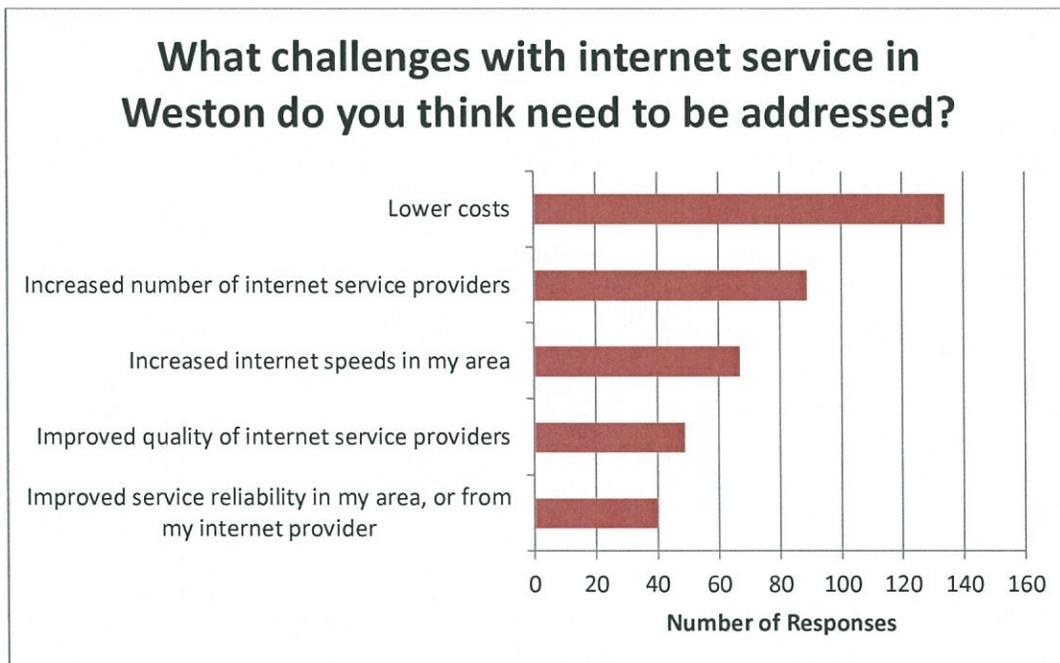




Comprehensive Plan Survey Results

Revised: 3/28/14

To support the new Broadband Technology chapter of the Comprehensive Plan, the survey included a series of questions about internet usage in the area. 95% of survey respondents reported having a computer or tablet with internet in their household. When asked what kind of challenges they faced with internet service in the area, lower costs was the chief concern. The limited number of internet service providers in the area was a second concern.



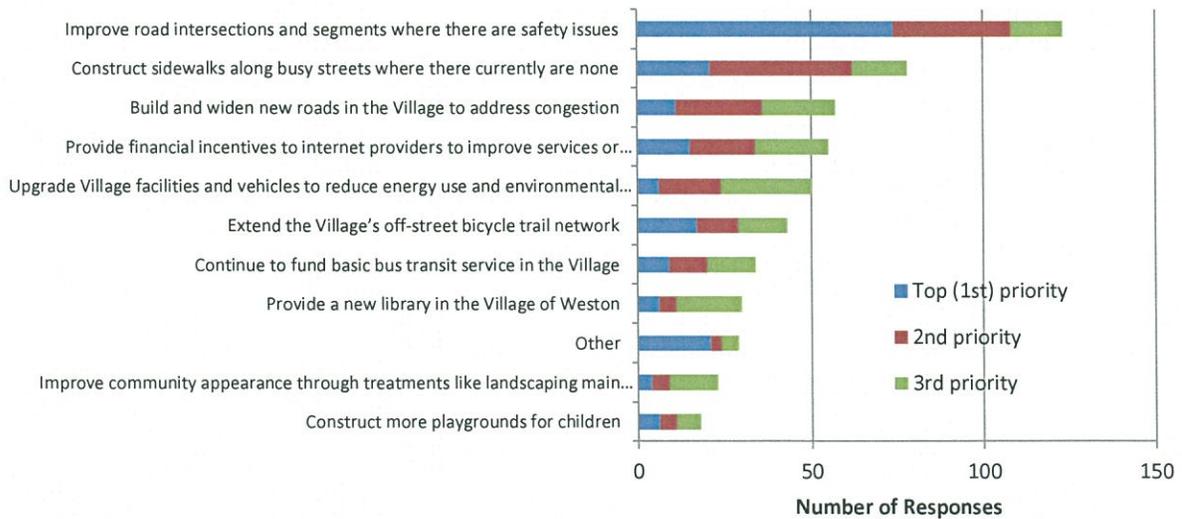


Comprehensive Plan Survey Results

Revised: 3/28/14

Residents were provided a list of ten potential projects the Village might prioritize over the next five to ten years. Transportation projects received the most support among respondents. Greatest support was offered for improving road segments and intersections where there are known safety issues, followed by constructing sidewalks along busy streets. Write-in “other” projects included developing Camp Phillips Road to address both safety concerns and provide a gateway into the community, increasing public safety, maintaining current roads over constructing new ones, and maintaining the Fire/EMS Department.

Given the Village’s limited financial resources, what projects should be prioritized in the next 5 to 10 years?





Comprehensive Plan Survey Results

Revised: 3/28/14

Residents were asked a final, open-ended question through which they were encouraged to offer further thoughts and/or advice for the Village. A variety of responses were offered. The most common advice for the Village of Weston was to:

- Attract more job-creating industries, commercial services, and retail opportunities, particularly restaurants; home improvement stores, other major retailers, and supermarkets; and entertainment and other “third space” options like a coffee shop.
- Keep property taxes and fees down, by increasing the property values in the area, adding new businesses, and avoiding wasteful or secondary spending.
- Retain the small town feel of Weston, instead of trying to replicate or grow like Wausau or other bigger cities. (There is tension between this type of advice and the above common comments.)
- Provide better support public safety and emergency services. Some expressed concern that SAFER could lead to a reduction in the quality of emergency and protective services, either through longer response times or emergency workers who are spread too thin with too much work.
- Prioritize maintaining current roads and intersections over building new ones. Concerns over Camp Phillips Road were mentioned most often, particularly at its intersection with Ross Avenue or the State Highway 29 interchange area.
- Provide more parks and recreation spaces.



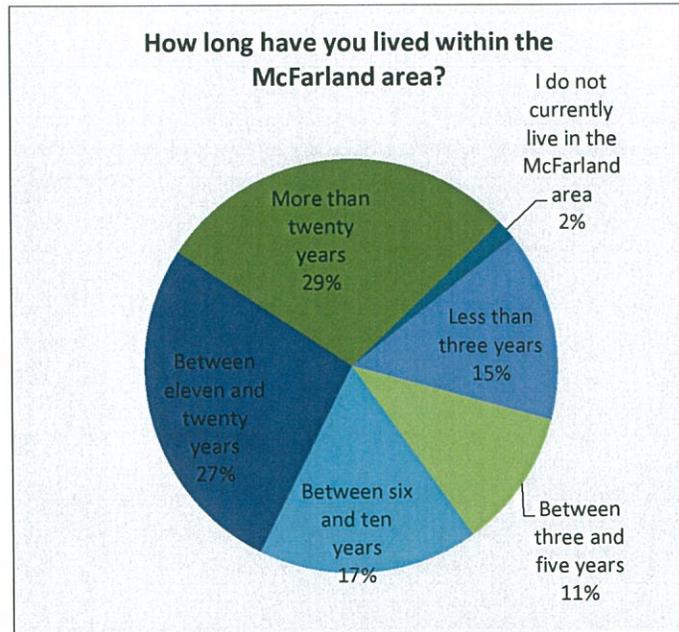
Village of McFarland Comprehensive Plan Community Survey Results Summer 2016

In spring/early summer 2016, with direction from the Village Plan Commission, Village staff and consultants conducted a community survey to gather input on community priorities and preferences. The survey results will advise the Village on the update of its Comprehensive Plan—a guide to McFarland’s growth, change, and preservation. The results will be blended with other input and data collected during the Comprehensive Plan update process to inform policy directions within the Plan.

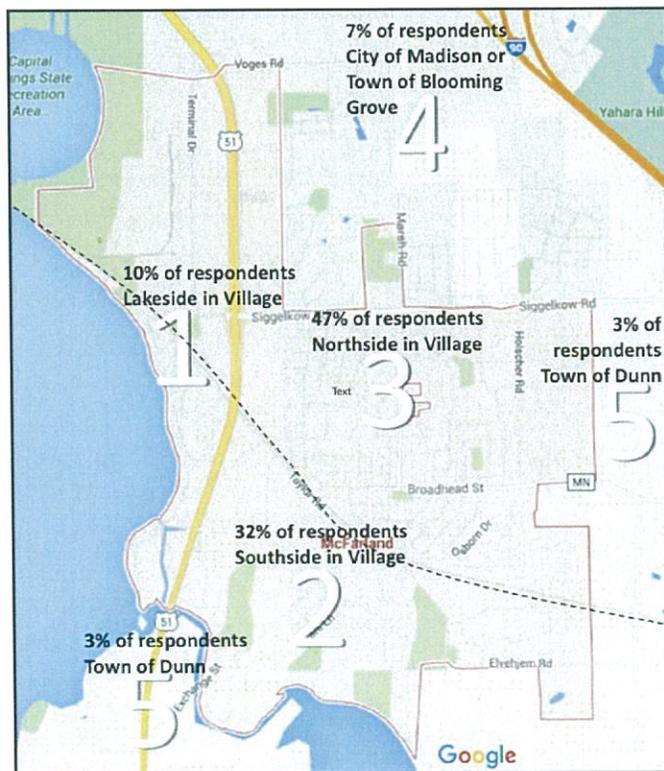
The survey was primarily conducted using an internet survey tool, but hard-copy surveys were also available. The Village utilized various means to make the public aware of the survey. These include the Village newsletter, articles in the community newspaper, the Village’s Web site and Facebook page, email blasts, and postings on signs and in other locations in the community.

There were 258 responses to the survey, which is equal to about 8% of Village households. Survey respondents generally reflected the actual age distribution in the Village, and were generally longer-term residents. Respondents were weighted more heavily towards homeowners, women, and parents with children when compared to the characteristics of all people and households in McFarland, as detailed below:

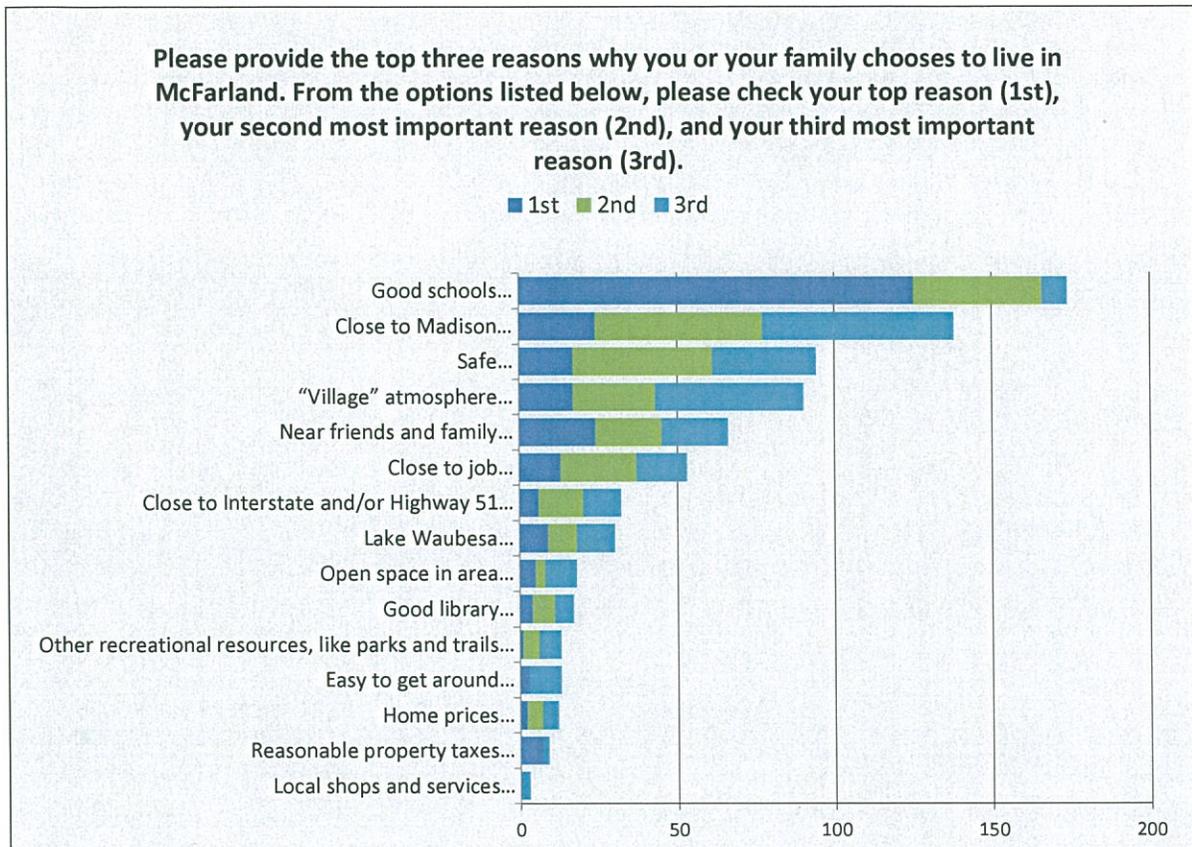
- About 93% of respondents were homeowners, compared to the 73% of the McFarland’s total population that lived in owner-occupied residences in 2010, per the U.S. Census.
- About 61% of survey respondents were women, compared to the 52% of McFarland’s adult population that was female in 2010.
- About 60% of all respondents reported having school-aged children in the house. About 39% of all McFarland households had individuals under age 18 in 2010.
- 7% of survey respondents were between the ages of 20-29; in 2010, 13% of McFarland’s adult population was in that age range.
- 26% of survey respondents were between the ages of 30-39; in 2010, 17% of McFarland’s adult population was in that age range.
- 23% of survey respondents were between the ages of 50-59; in 2010, 30% of McFarland’s adult population was in that age range.
- A majority of survey respondents have been residents of the Village for at least 11 years, as represented in the first chart on the next page.



Respondents were asked to identify in what part of the MCFarland area they lived. Per the following map, 97% are Village of MCFarland residents:



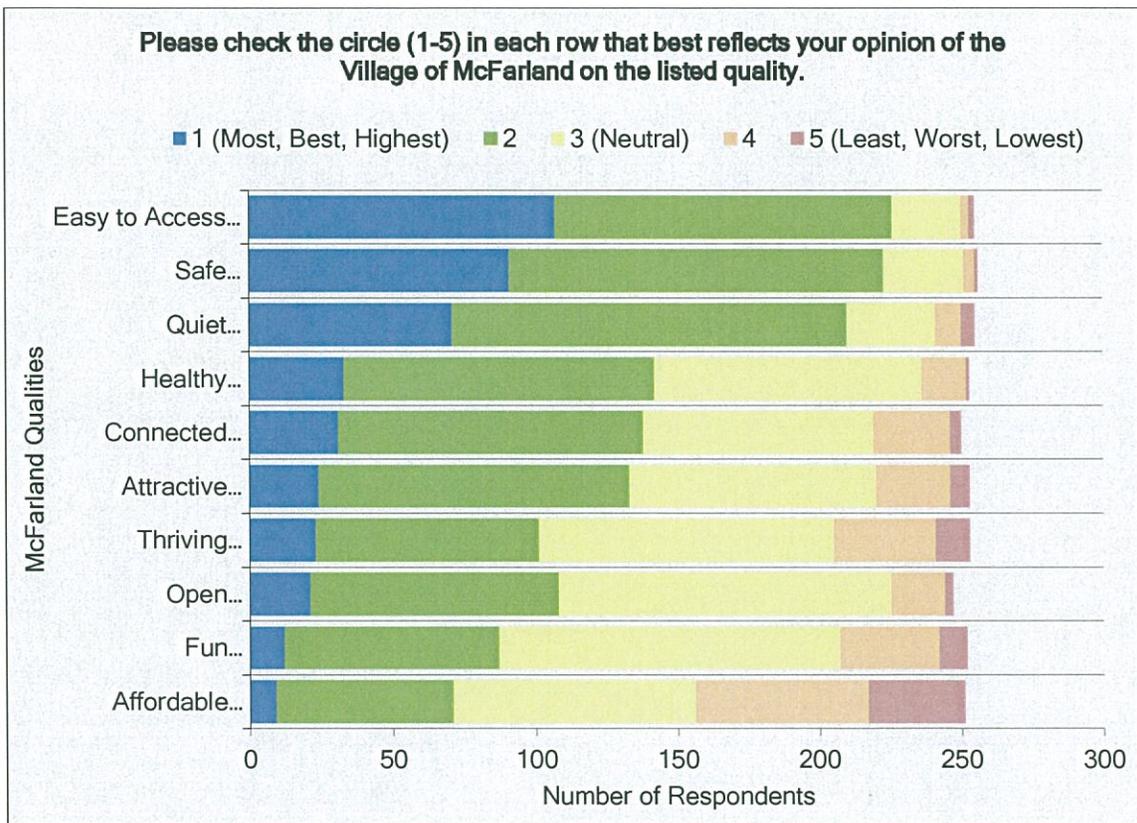
Survey respondents were asked to select their top three reasons for choosing to live in McFarland, from among 15 potential reasons listed. “Good schools” and “Close to Madison” were most often listed among respondents’ top three reasons, with “good schools” the most frequently cited top reason by a significant margin. Community safety and “village” atmosphere were also commonly selected reasons. Proximity-related responses closely followed (i.e., to job, friends and family, highway network).



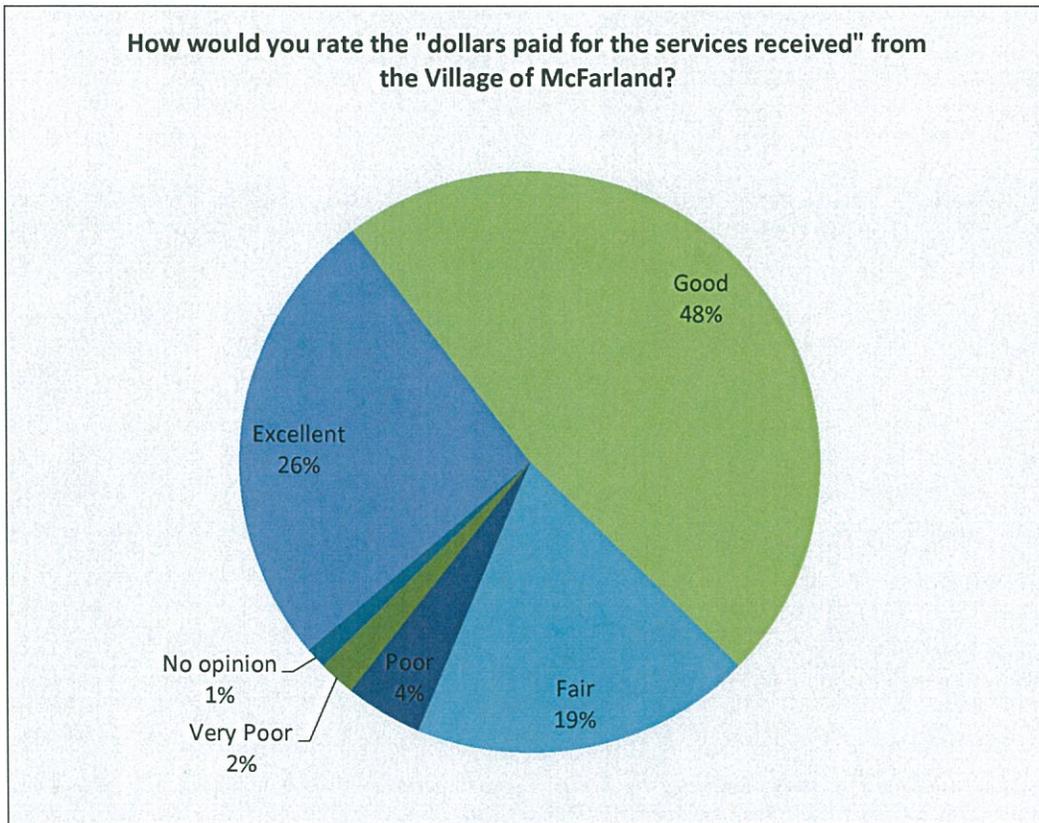
Expense-related reasons, such as home prices and taxes, and the available local shops and services were the least commonly cited reasons. These results correspond with responses to later questions, which suggested concern over housing affordability in McFarland and indicated support to expand retail and commercial service choices.

Through another question, respondents were asked to assign ratings to a list of ten potential qualities of McFarland on a 1 to 5 scale. A “1” response to a particular potential quality meant that McFarland “most”, “best”, or “highly” exhibited that quality in the mind of the respondent. A “5” response meant that McFarland was rated “least”, “worst”, or “lowest” on that quality by the respondent.

Collectively, respondents suggested that “easy to access”, “safe”, and “quiet” were the qualities that best defined McFarland. These correspond with the responses to the previous question. From among the ten potential qualities, McFarland rated lowest on affordability and qualities that suggested activity (e.g., fun, thriving). This foreshadows responses to a later question in which many respondents expressed support to expand recreational offerings in McFarland.



Respondent perceptions on Village services were generally positive. The Village provides services such as sewer and water, police and fire, garbage collection, street maintenance, snow removal, sidewalks and trails, parks, library, youth center, and senior services. 30% of residents' property tax bills are spent on these Village services. Over 70% of respondents rated the "dollars paid for the services received" by the Village as either "good" or "excellent". Only 6% rated "dollars paid for the services received" as "poor" or "very poor". This is a noteworthy level of satisfaction, particularly in an era marked by economic uncertainty and a fair amount of distrust of government.

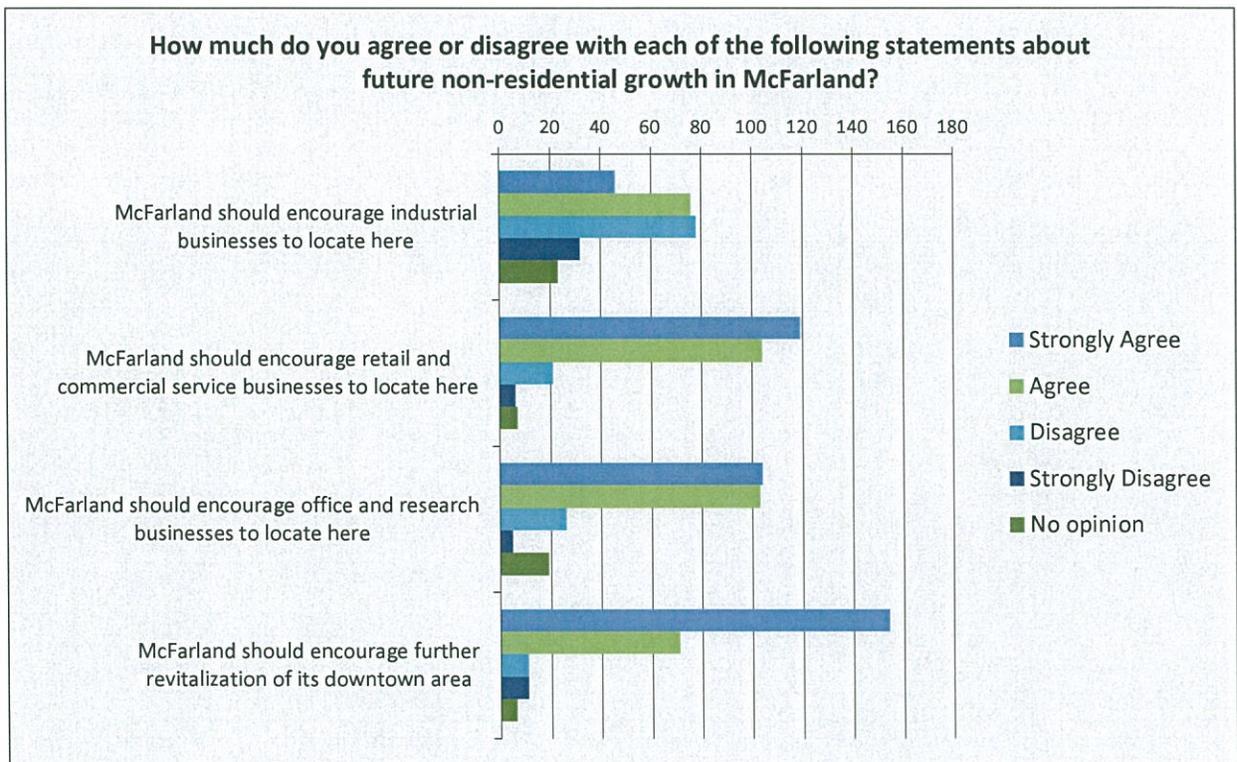


Respondents were asked a series of questions designed to learn attitudes on a potential future vision, policies, development types, and public projects that the Comprehensive Plan could include.

Respondents were asked to complete the following open ended statement: “As I look forward over the next 10 to 20 years, I wish McFarland would...” Though there were a wide range of responses, the most common categories of responses (in general order of preference) were:

- ...increase commercial options, especially restaurants, grocery stores, and family-friendly entertainment.
- ...build community recreational facilities, like a pool or community center.
- ...pay careful attention to growth and development. (Responses suggested widely differing opinions about the appropriate pace of growth.)
- ...manage the ongoing quality and expansion of the schools. (Respondents often indicated an interest in Village-School District collaboration, and sometimes did not distinguish the two.)
- ...retain McFarland’s “village” or “small community” character.
- ...manage or lower property taxes.
- ...invest in the downtown and other older parts of the Village.
- ...continue to be a safe place for families.
- ...preserve and enhance natural resources.
- ...improve community appearance.

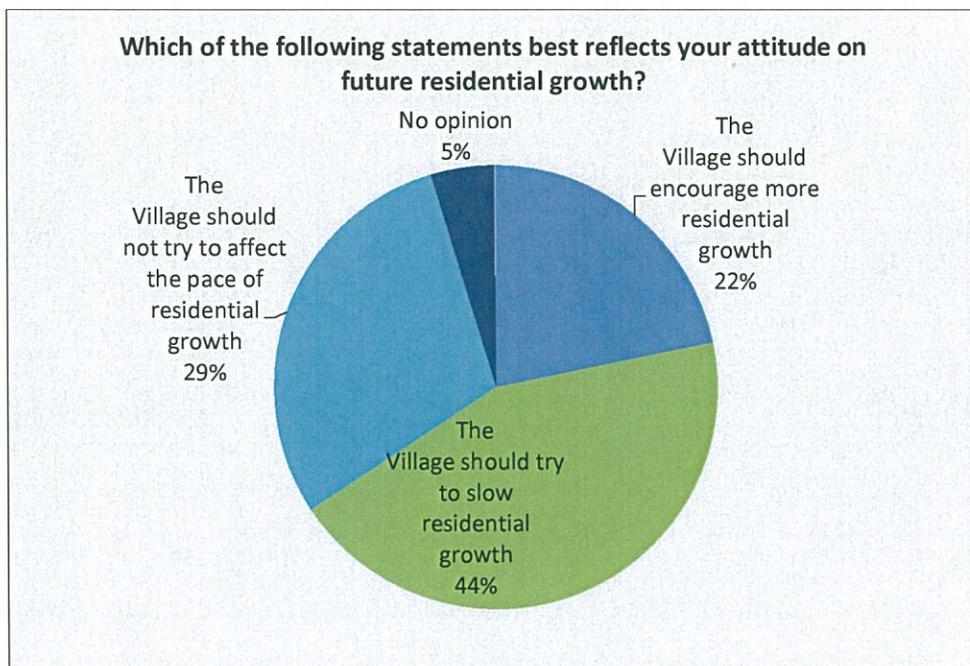
In response to a question about non-residential growth, a significant majority of respondents “strongly agreed” that McFarland should encourage continued downtown redevelopment , and retail, service, office, and research uses. Compared to the other non-residential options, there was less support for industrial development. This may be correlated to some open-ended responses suggesting concerns about the appearances of existing industries, and many respondents desires for a “quiet” community and “village” atmosphere.



Respondents were also asked two questions to gauge attitudes about future residential development.

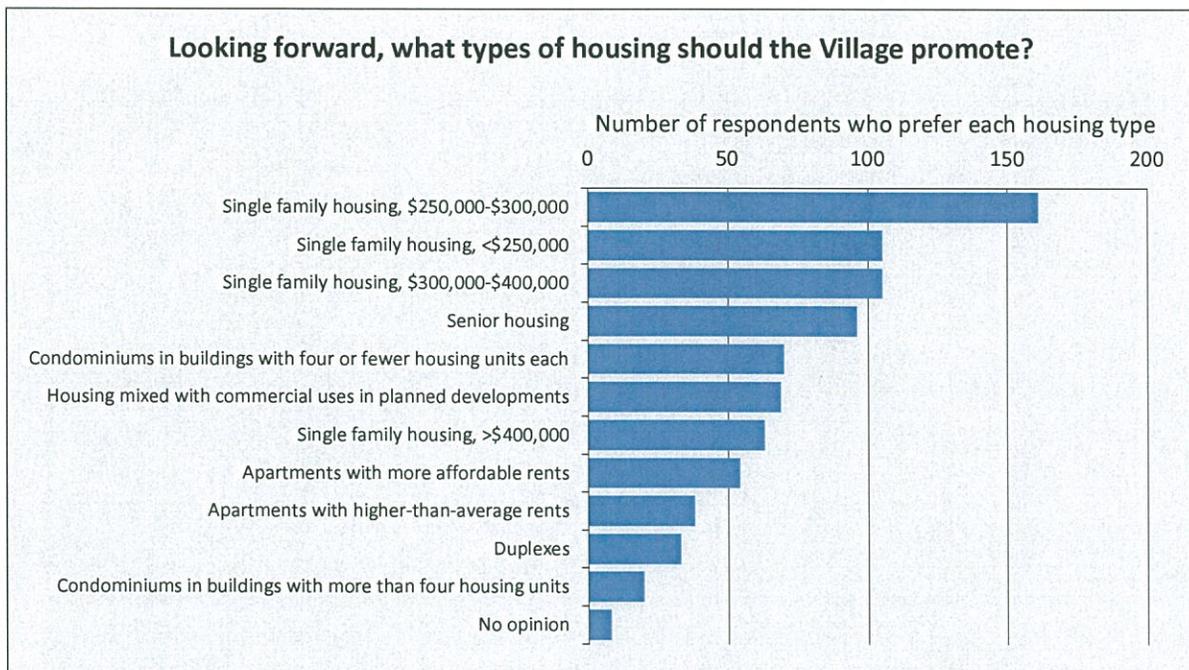
First, respondents were asked to share their opinion about the pace of future residential growth in McFarland. In response, 44% suggested that residential growth should be slowed, but a combined 51% suggested either that the Village should not try to affect the pace or should encourage more residential growth. Responses to other questions, including open-ended questions, suggest that some of those who favor slower growth are concerned about school overcrowding and/or the cost of potential school expansion.

The survey did not attempt to make any connection between preferred housing pace and types and preferred forms of non-residential development. For example, it can be challenging for a community to attract retail and commercial service development without significant population/housing density in a customer/employee service area.

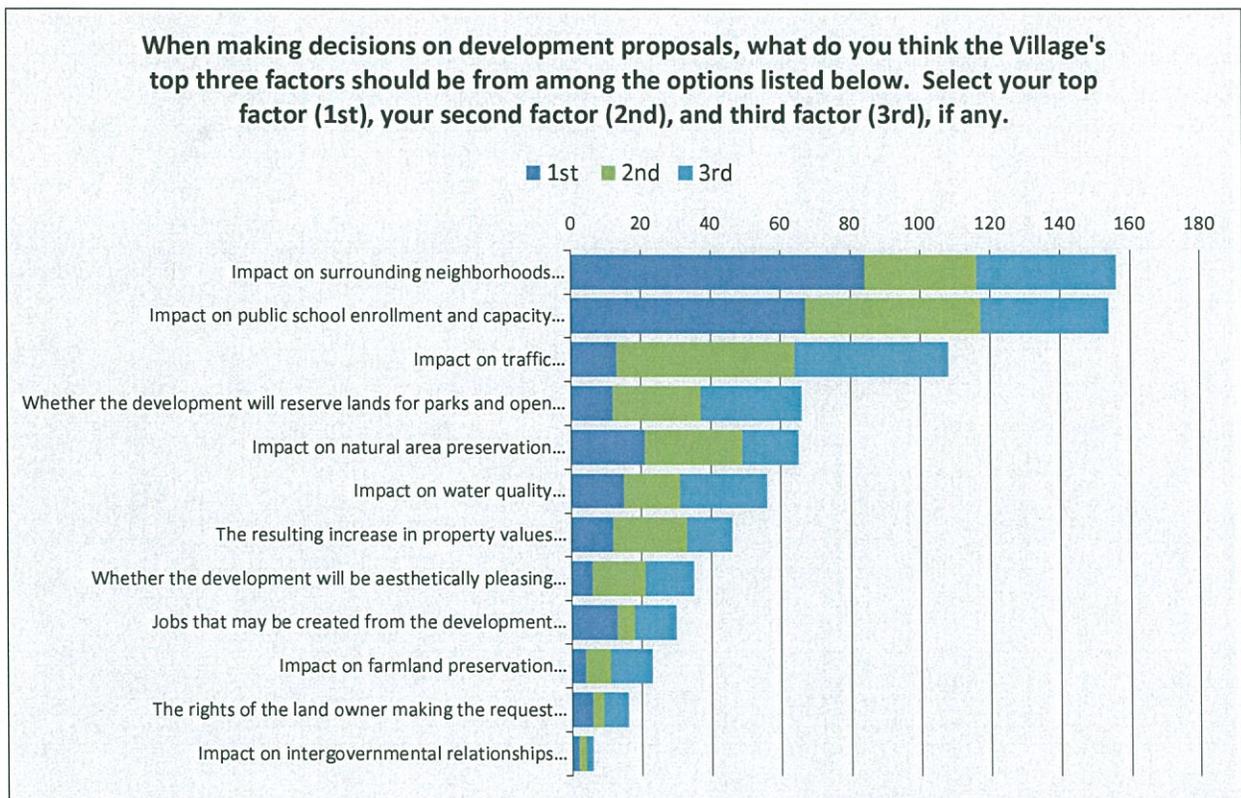


As suggested by the chart below, preferred forms of future residential development were dominated by single family residences with similar characteristics to newer homes in the Village today, and even more affordable single family options. A new house and lot in the Village generally costs between \$300,000 and \$360,000 today. These housing preferences were probably influenced by the housing types occupied by most respondents—9 out of every 10 respondents were homeowners.

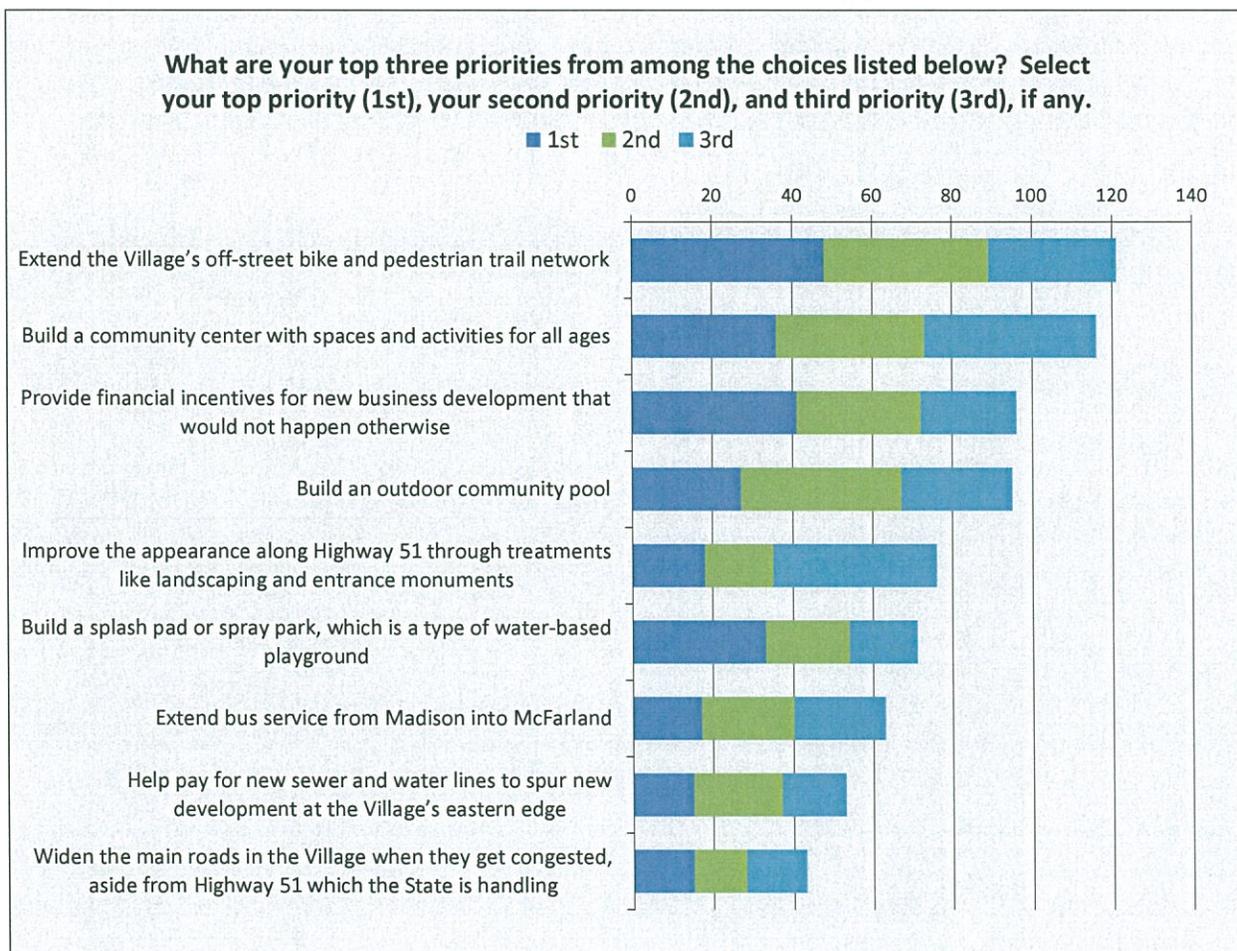
Still, the survey also revealed support for senior housing, condominiums in smaller buildings, and housing mixed with commercial uses in planned developments. These housing types are often indicative and appropriate in downtown settings, which corresponds with support reported earlier for downtown redevelopment.



Respondents were asked to identify key factors against which the Village should evaluate future development proposals. Among 12 listed potential factors, common choices included surrounding neighborhood impacts, school enrollment and capacity impacts, traffic impact, whether parks and open spaces are provided, and whether natural resources are preserved. Less frequently selected factors included farmland preservation, the rights of the land owner making the request, and intergovernmental impacts.



Respondents were also asked to offer their opinion on public facility and infrastructure investments that the Village has considered or may consider in the coming years. Potential projects to expand recreational opportunities—including extending the off-street bike and pedestrian trail network, building an all-ages community center, and outdoor pool—were most often preferred. Another high-ranking priority was providing financial incentives for new business development that would not otherwise happen. Expanding utility and transportation infrastructure (aside from trails) did not receive as much support.



Pauline Boness

From: League of Wisconsin Municipalities <witynski@lwm-info.ccsend.com> on behalf of League of Wisconsin Municipalities <witynski@lwm-info.org>
Sent: Tuesday, September 13, 2016 10:13 AM
To: Pauline Boness
Subject: Capitol Buzz -- Sept. 29 Turn out for Transportation; Assembly GOP Agenda

Having trouble viewing or printing this email? [Click here](#)

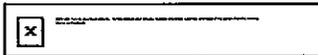
League of Wisconsin Municipalities

Capitol Buzz

September 13, 2016

Witynski@lwm-info.org

www.lwm-info.org



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**Turn out for Transportation on Sept. 29
Event Web Site Created**

The League has joined with the Wisconsin Counties Association and the Wisconsin Towns Association to organize the first-ever statewide transportation town hall event, which is scheduled for the evening of September 29. The purpose of the statewide event is to bring attention to the state's transportation needs and to generate support for solving the transportation funding shortfall. Meetings will occur in nearly all counties in the state and attendees will include county, city, village, and town officials as well as members of the public.

The Transportation Development Association (TDA) has launched a [website](#) that anyone can access to gather information about each event across the state. Information such as the event press release, a listing of locations, and instructions for sharing stories about transportation needs in each corner of Wisconsin are available on this site.

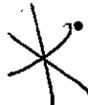
[Click here](#) to find your meeting and share your story!



**Assembly Republican Agenda Eyes
Transportation Funding but also
Preemption of Local Home Rental
Regulations**

Last week Assembly Republicans unveiled their legislative agenda for the 2017-18 legislative session, dubbed the Forward Agenda. The 30-page document is light on details but reveals Assembly Republicans' plans for introducing legislation on a variety of topics, including transportation funding, education funding, public safety recruitment and retention, tax and regulatory reforms, workforce development, and ensuring that people can rent their homes. The agenda presents a mixed bag for municipalities. It includes:

- **Tax reform.** Assembly Republicans will continue their efforts to simplify the tax code and ensure our tax climate creates incentives for job growth and encourages economic development. This might include removing some sales tax exemptions, reducing tax burdens, and forming a group to work with leading economists to study the makeup of Wisconsin's overall tax structure.
- **Transportation funding.** The Assembly GOP will explore different ways to fund state and local roads, including the possibility of toll roads and providing more options for local governments. *(We strongly support the Assembly GOP efforts in this regard.)*
- **Home rental services.** Assembly Republicans want Wisconsinites and tourists to have access to these lodging options and to make sure these services are contributing to our tourism industry in the same manner as traditional hotel and lodging establishments. *(This sounds like the Wisconsin Realtor Association led effort last session to preempt municipal regulation of home rentals, which we opposed until amendments were made late in the session. The bill, AB 583, passed the Assembly, but died in the Senate.)*
- **Public safety recruitment and retention.** Assembly Republicans will consider improving recruitment efforts to help fill these empty positions and retain quality employees. *(We support the Assembly's focus on this issue and look forward to working on a solution to the shrinking number of volunteer fire fighters and EMTs in rural areas.)*
- **PSAPs - 911 funding.** Assembly GOP will reform the 911 funding mechanism to ensure local governments are able to update this technology and move toward an upgraded 911 emergency system. *(In the past such*





Resolution CARPC No. 2016-12-A

Recommending to the Wisconsin Department of Natural Resources Amendment of the WDNR Areawide *Water Quality Management Plan for Dane County* by Revising the Environmental Corridor Boundaries in the Central Urban Service Area in the Village of McFarland

WHEREAS, the Capital Area Regional Planning Commission (CARPC) is a duly created regional planning commission under Wis. Stats. § 66.0309; and

WHEREAS, the CARPC has an agreement with the Wisconsin Department of Natural Resources (WDNR) to provide water quality management planning assistance to the WDNR; and

WHEREAS, the CARPC has adopted, reaffirmed, and recommended amendment of the *Water Quality Management Plan for Dane County*; and

WHEREAS, said plan delineates urban and limited service areas and environmental corridors as amended through July 2016; and

WHEREAS, the Village of McFarland has requested an amendment to the Environmental Corridor boundaries in the Central Urban Service Area; and

WHEREAS, a staff analysis of the proposed amendment has been prepared, which indicates that the amendment is consistent with the water quality standards under Wis. Stats. § 281.15.

NOW, THEREFORE, BE IT RESOLVED that in accordance with Sec. 208 of Public Law 92-500, the Capital Area Regional Planning Commission recommends the amendment of the *Water Quality Management Plan for Dane County* by revising the Environmental Corridors boundaries in the Central Urban Service Area as shown on the attached map.

The recommendation for approval of this amendment is based on the information submitted in support of this amendment, and conditioned on the Village of McFarland pursuing the following:

1. Require a wetland restoration and vegetation management plan for the development.
2. The restored wetland and stormwater management facilities shall be placed in Outlots and designated as environmental corridors.
3. Stormwater runoff from all impervious surfaces shall be directed to one of the proposed stormwater management facilities prior to discharging to the restored wetland to the extent feasible.

It is also recommended that the Village of McFarland pursue the following measures:

1. Consider requiring/using permeable pavement for the shared use path.
2. Place a restrictive covenant on the lots within the plat to limit the use of fertilizer to the need determined by soil testing and to require any fertilizer to contain slow release (water insoluble) nitrogen to prevent groundwater contamination.



Map 1 Amendment Area

Proposed Amendment to the Dane County
Land Use and Transportation Plan and Dane
County Water Quality Plan, Revising the
Environmental Corridors in the Village of McFarland

-  Proposed Environmental Corridors (10.9 acres)
-  Existing Service Area
-  Existing Environmental Corridors
-  Incorporated Area
-  DNR Wetland > 2 acres

Date: 7/6/2016



0 300
Feet
Prepared by staff
of the CARPC.

DRAFT

Yahara Hills Neighborhood Development Plan

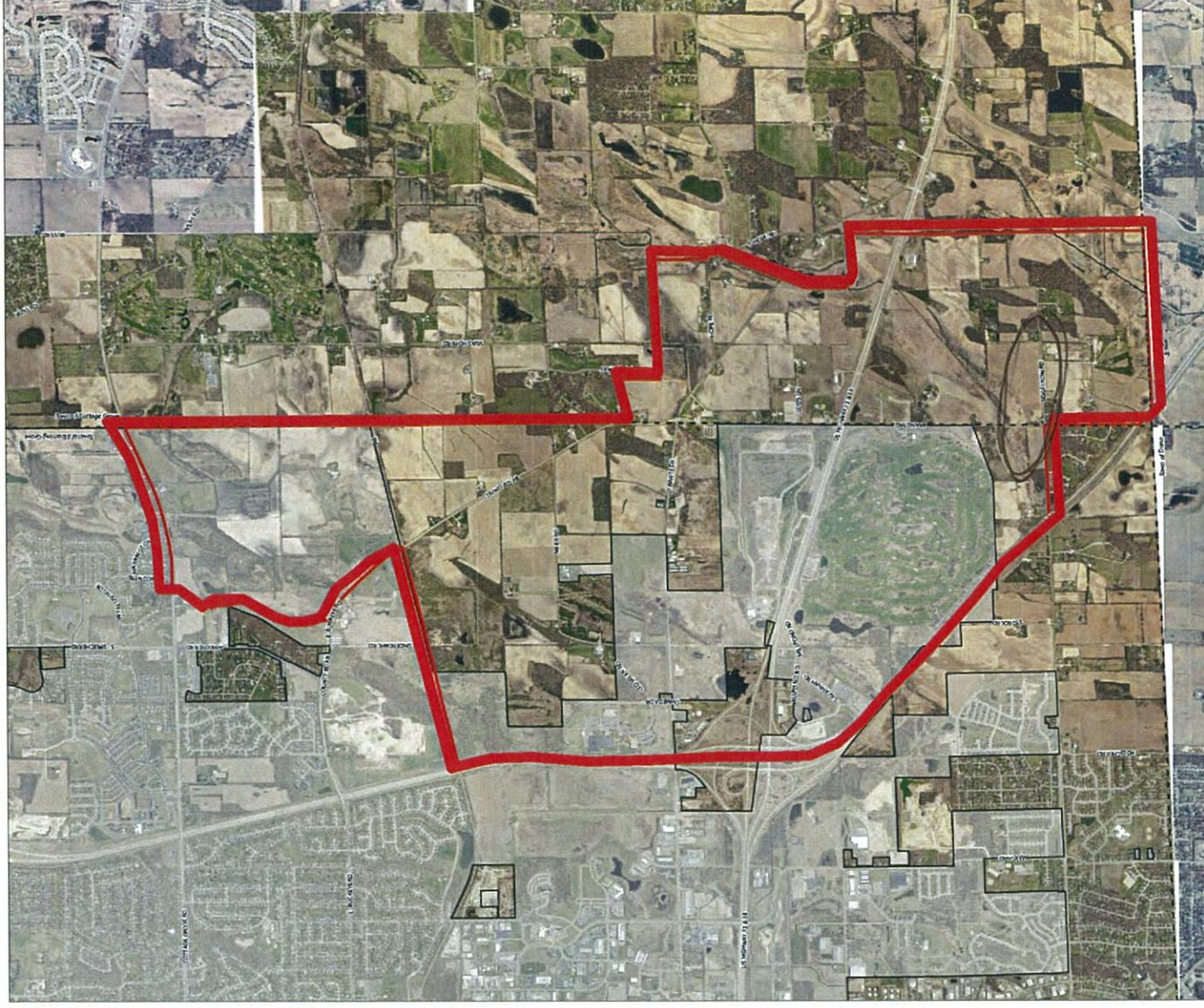
Plan Commission Work Session

September 8, 2016

Meeting Overview

- Recap of Background Information, Kickoff meeting
- Draft Neighborhood Development Plan
- Next Steps
- Questions/Comments

Yahara Hills Neighborhood Development Plan Area

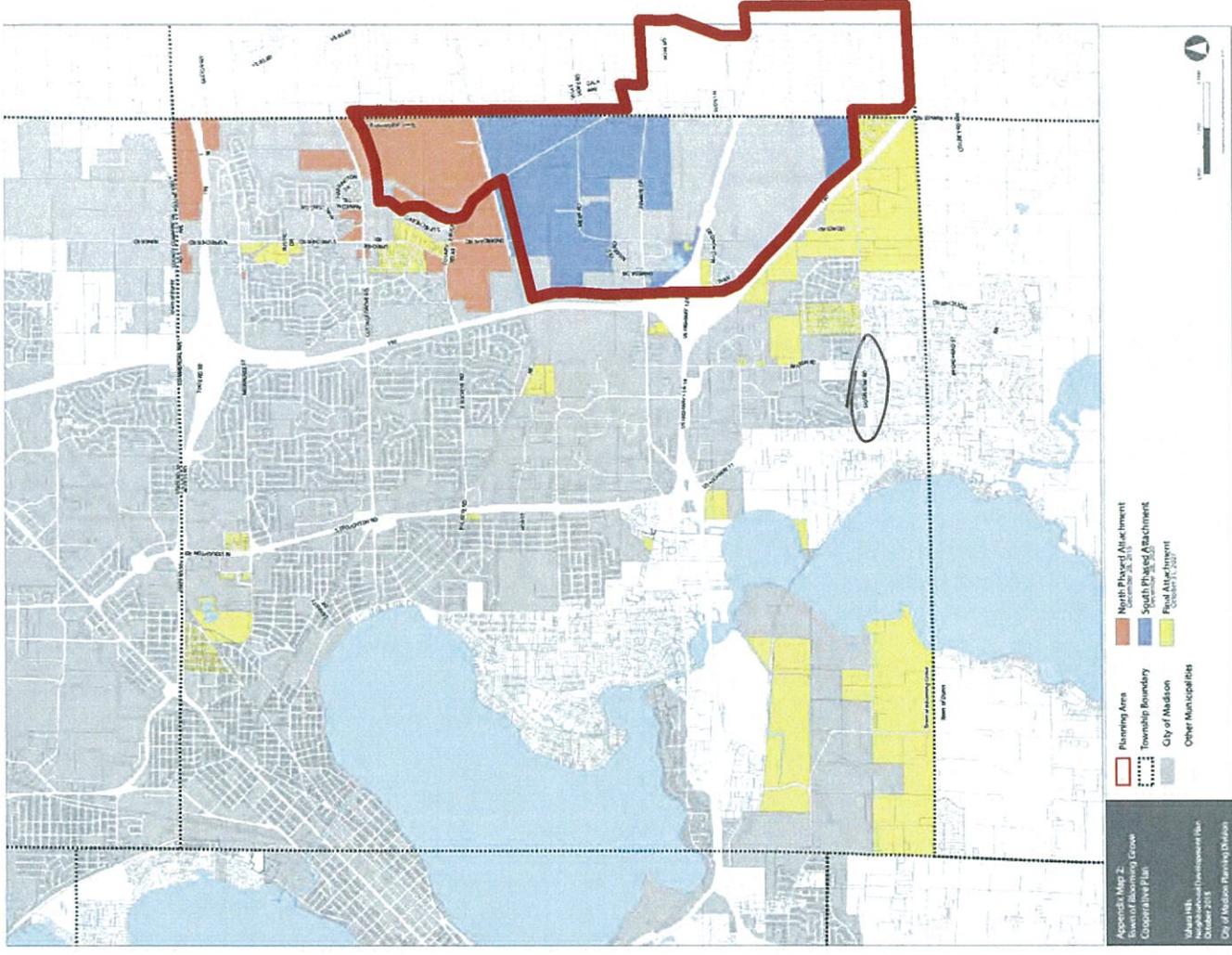


Map 1:
Planning Area

- Planning Area
- Township Boundary
- City of Madison Boundary

Cooperative Plan

- 2015: North Phased Attachment
- 2020: South Phased Attachment
- 2027: Final Attachment
- Attachment of individual properties



Yahara Hills NDP Kick-Off Meeting

- October 29, 2015
- Approximately 75 attendees
- Inform residents and property owners about process
- Gain local perspectives about how future growth could happen

Like most about the area as it is now?

- Natural character, open spaces and topography of landscape
- Proximity to Madison, close but not in the city

Like least about the area as it is now?

- Like the area as it is now
- Isolated, not part of city and no transit service

New amenities to be included?

- Preserved natural amenities for public use
- Parks/Community gardens
- Safe roads for cars and bikes
- Sewer and Water

Concerns about development?

- Loss of rural character
- Transportation - transit, bikes, increase in traffic
- Impact on schools

What is a Neighborhood Development Plan (NDP)?

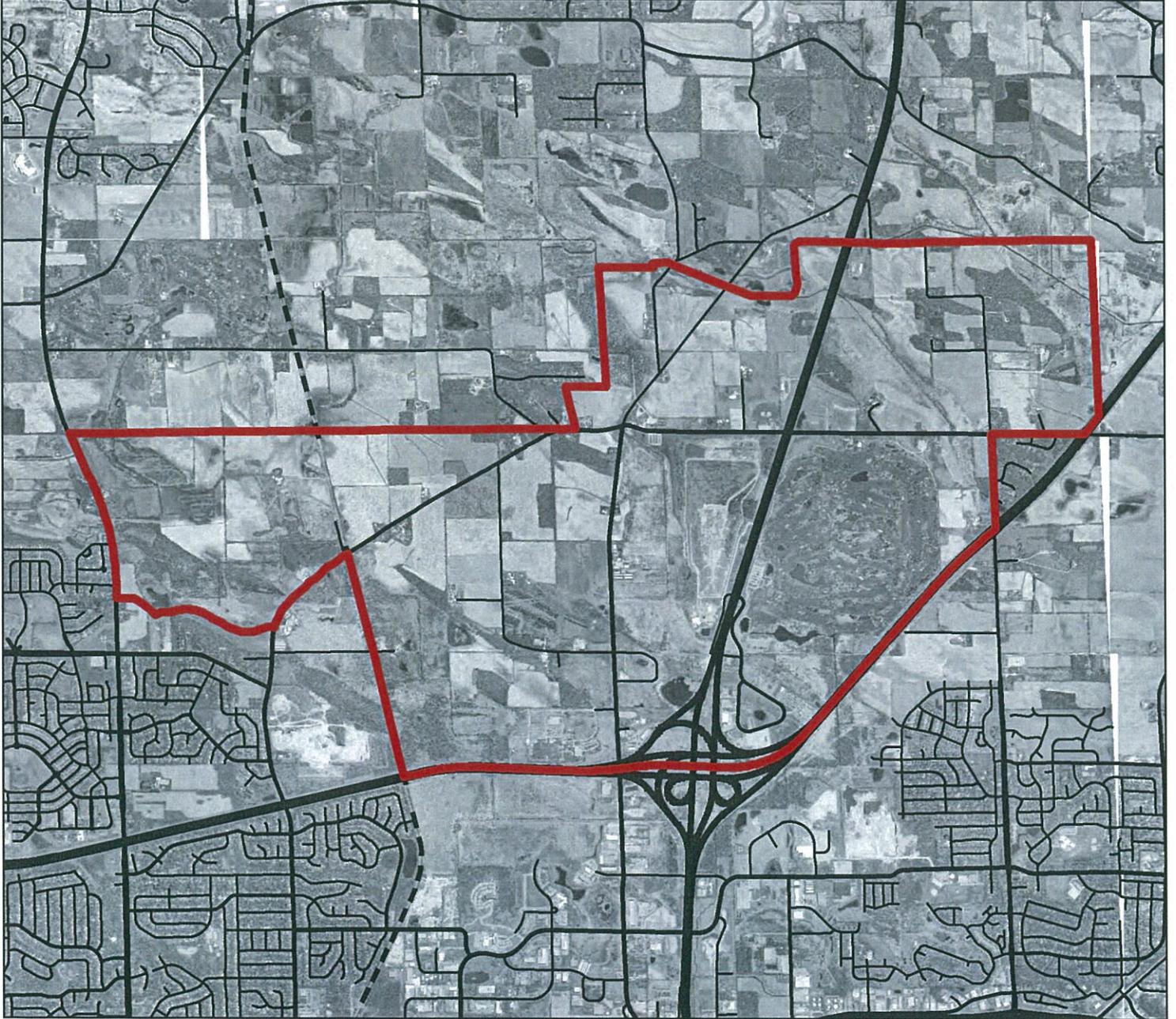
- NDP covers an area that will develop incrementally over decades
- NDP does not force anyone to develop
- Guides development if and when it is proposed

Existing Conditions
Study Area



Transportation

- Streets
- Highways
- · Railroad



Existing Conditions
Study Area

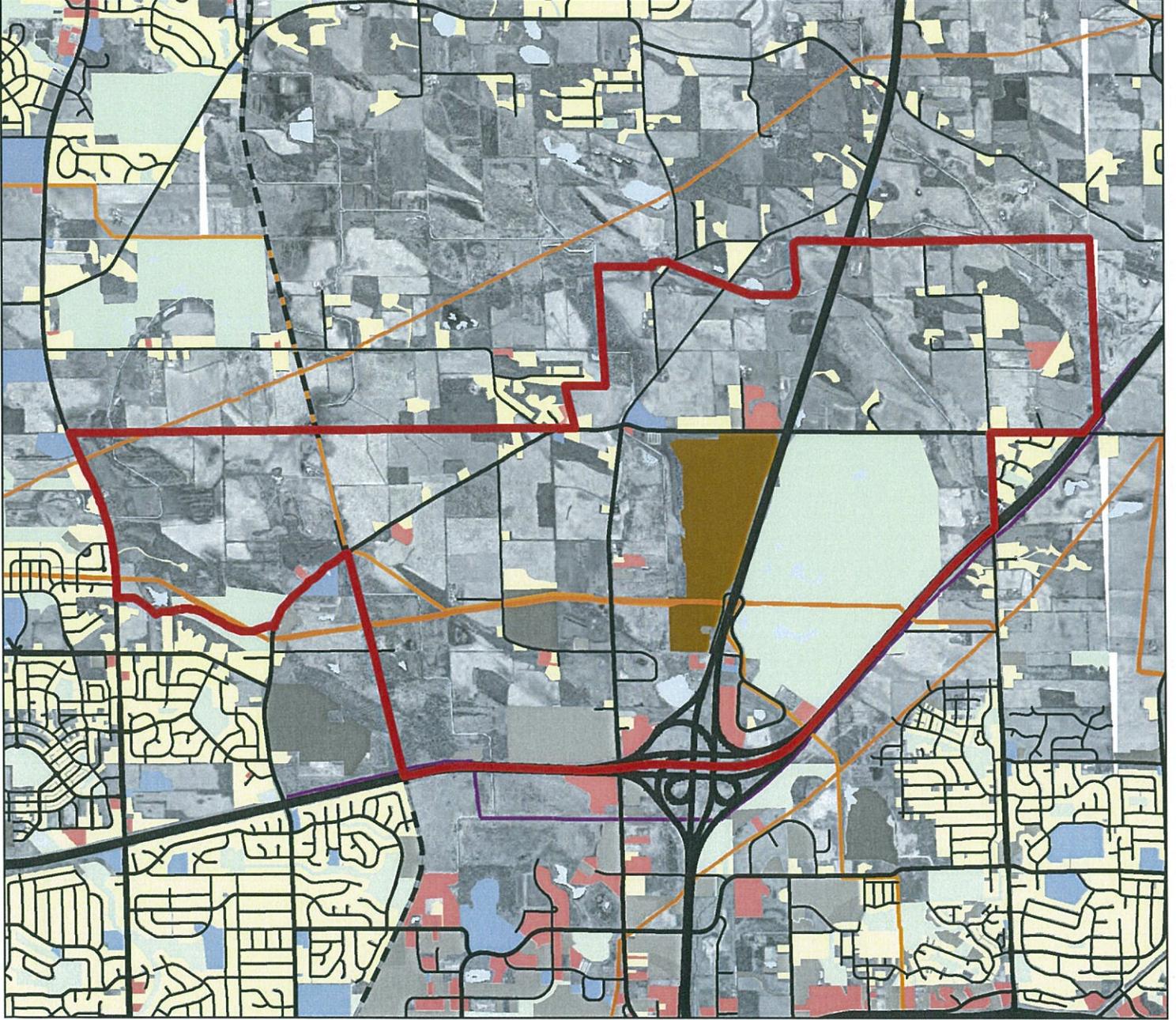


Transportation

- Streets
- Highways
- · - Railroad

Existing Land Use

- Residential
- Commercial
- Industrial
- Institutional
- Parks and Open Spaces
- Mineral Extraction
- Solid Waste Facility
- Natural Gas\Petroleum Pipeline
- Power Lines



**Existing Conditions
Study Area**



Transportation

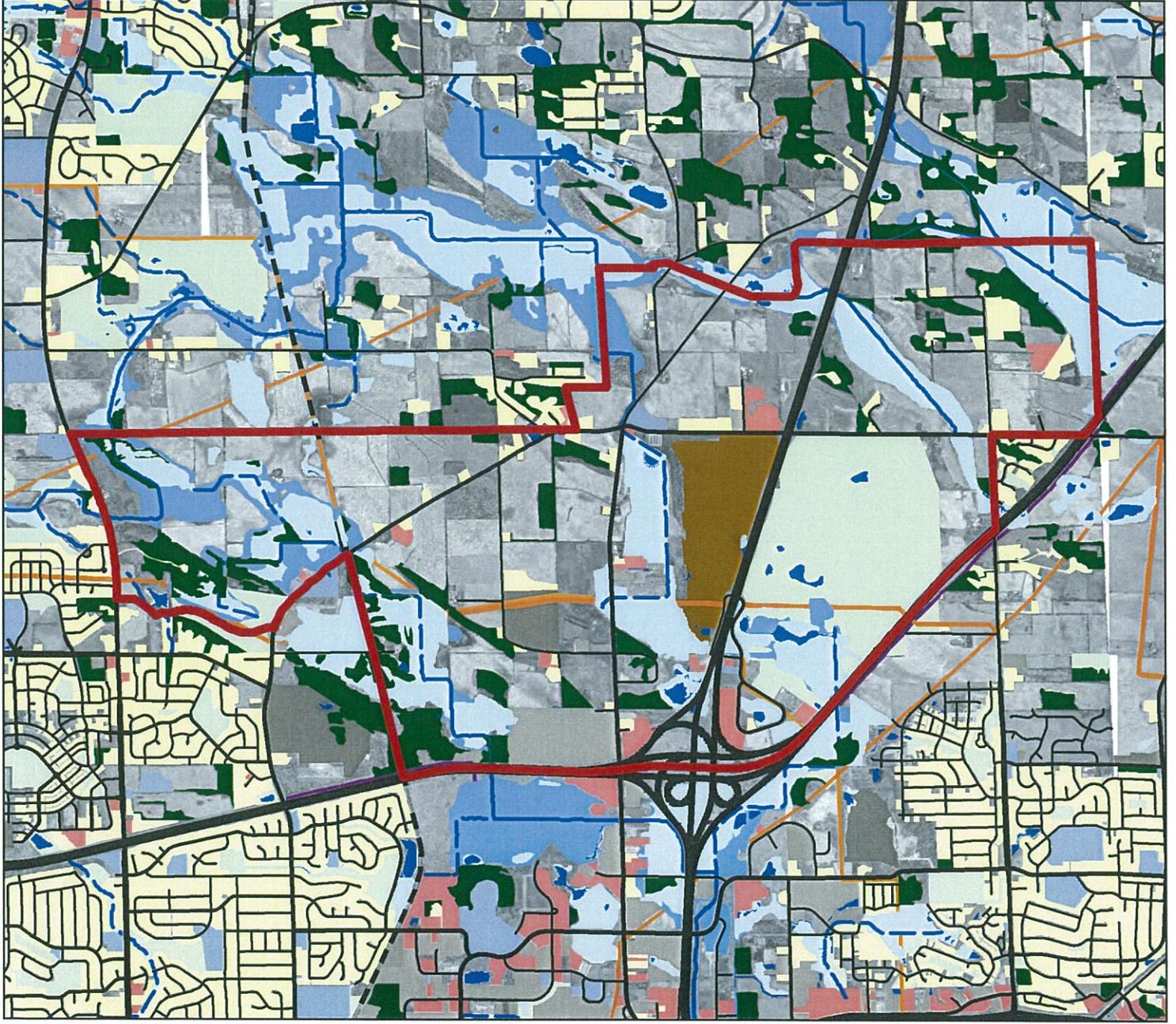
- Streets
- Highways
- · - Railroad

Existing Land Use

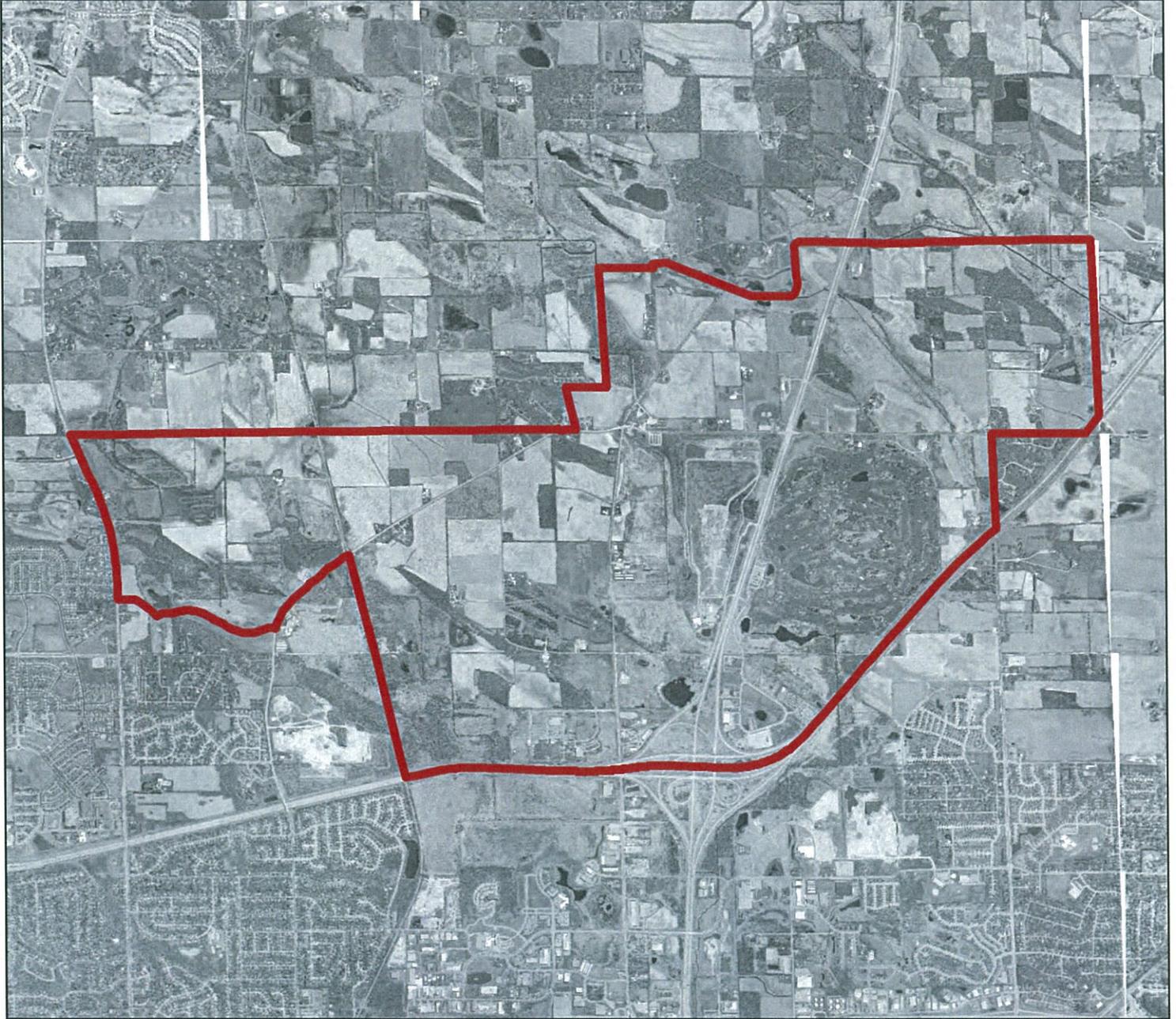
- Residential
- Commercial
- Industrial
- Institutional
- Parks and Open Spaces
- Mineral Extraction
- Solid Waste Facility
- Natural Gas\Petroleum Pipeline
- Power Lines

Natural Features

- Wetland
- Floodplain
- Woodland
- Surface Water
- Perennial Stream
- Intermittent Stream



**Planning Considerations
Study Area**



Planning Considerations
Study Area



Natural Features



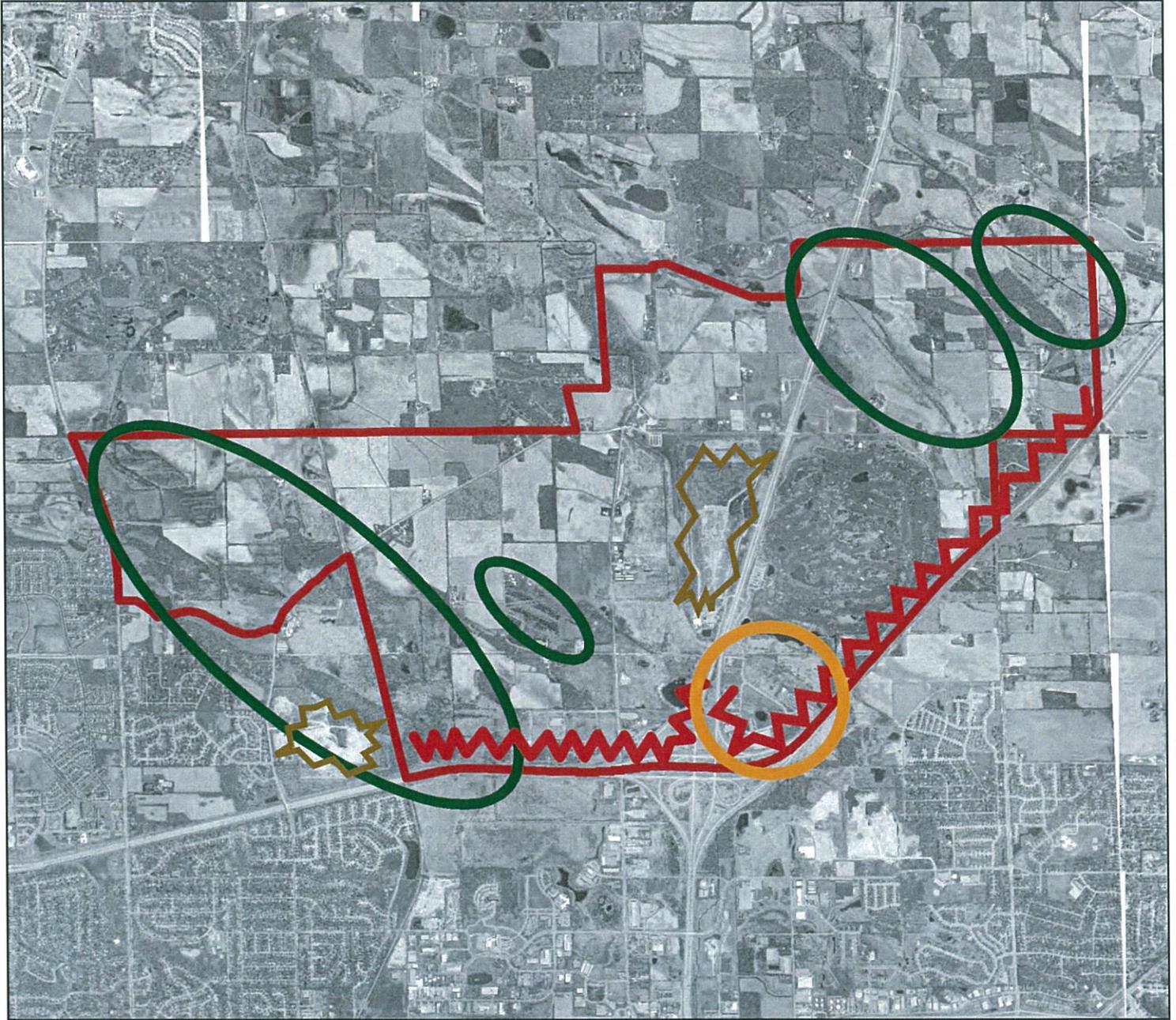
Quarry/Landfill



Highway Noise/Visibility



Regional Destinations



Planning Considerations

Study Area



Natural Features



Quarry/Landfill



Highway Noise/Visibility



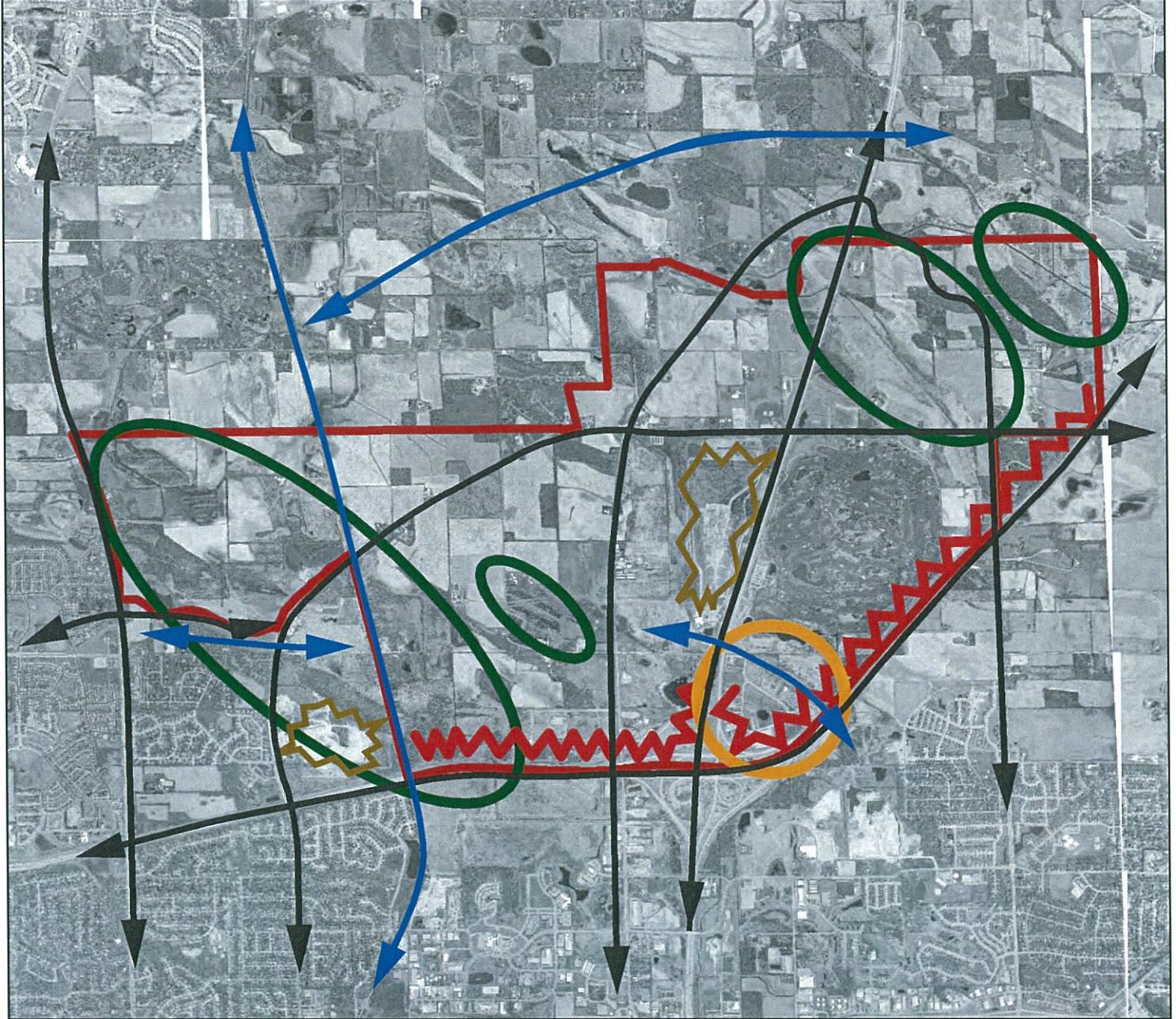
Regional Destinations



Travel Corridors



Regional Trail Connections



Planning Considerations

Study Area



Natural Features



Quarry/Landfill



Highway Noise/Visibility



Regional Destinations



Travel Corridors



Regional Trail Connections



Potential Land Use

Residential



Mixed Use



Industrial



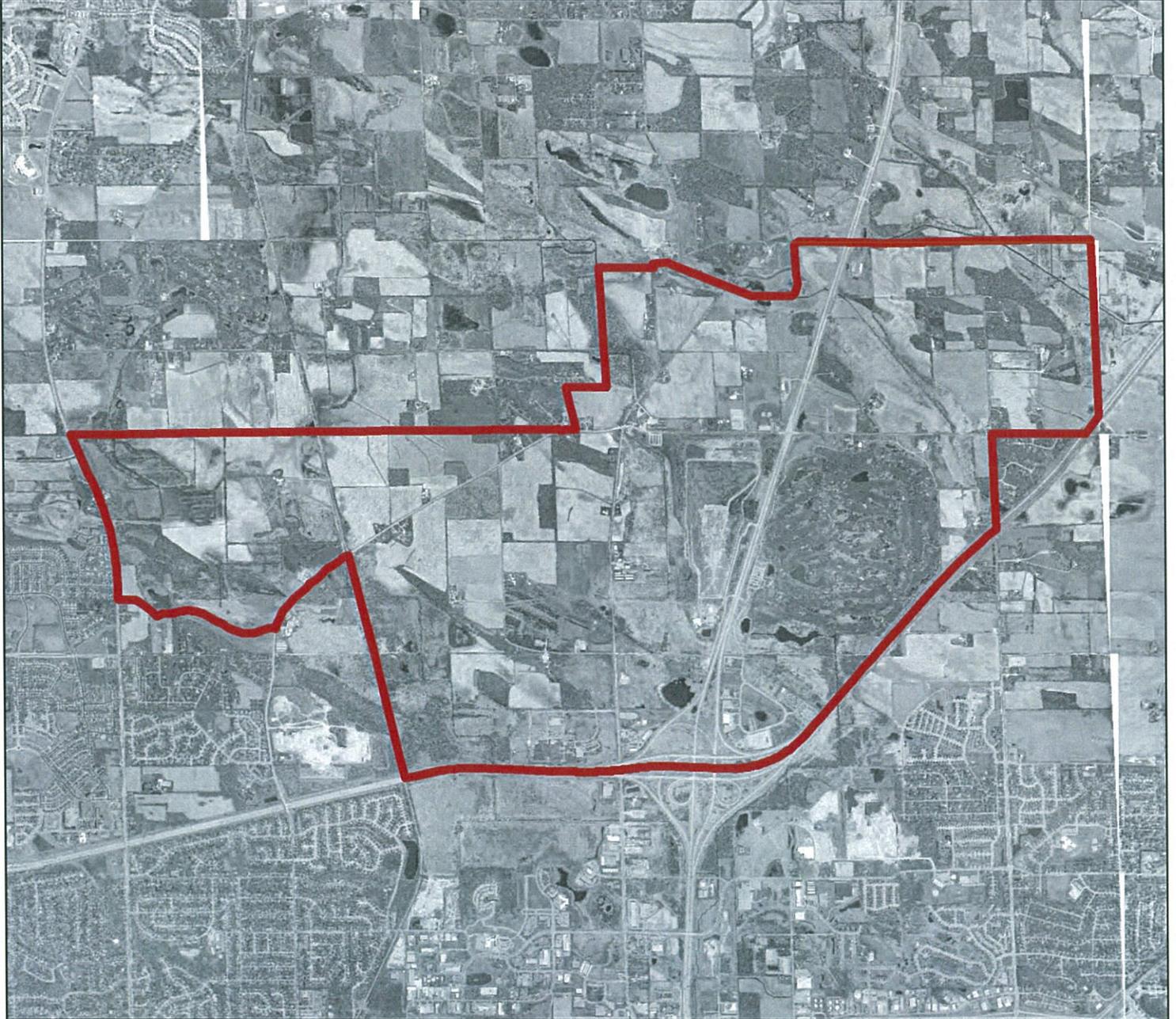
Employment



Parks



**Draft Plan
Study Area**



**Draft Plan
Study Area**

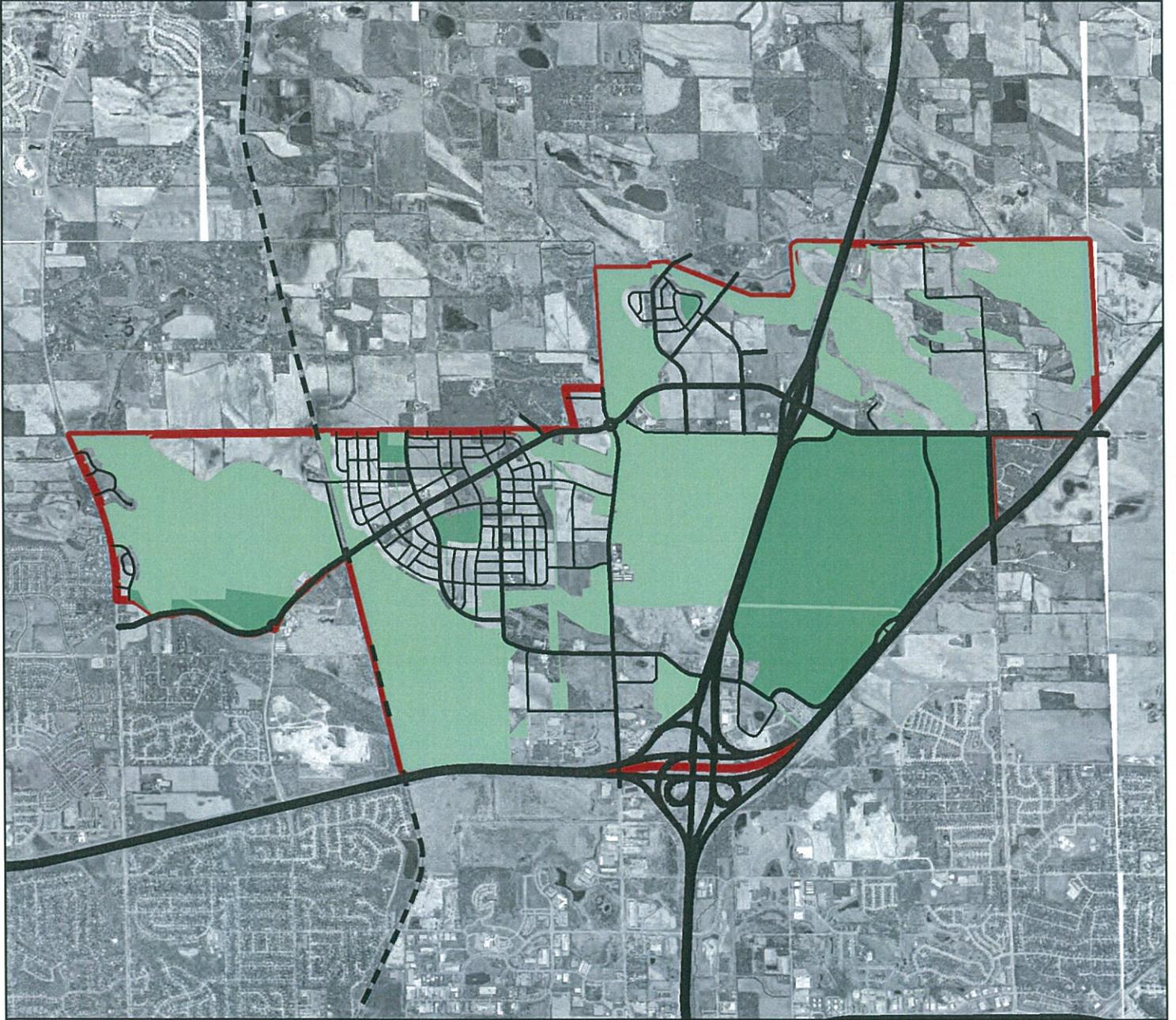


Primary Streets

- Arterial
- Collector
- Local street

Proposed Land Use

- Open space
- Parks 52%



**Draft Plan
Study Area**



Primary Streets

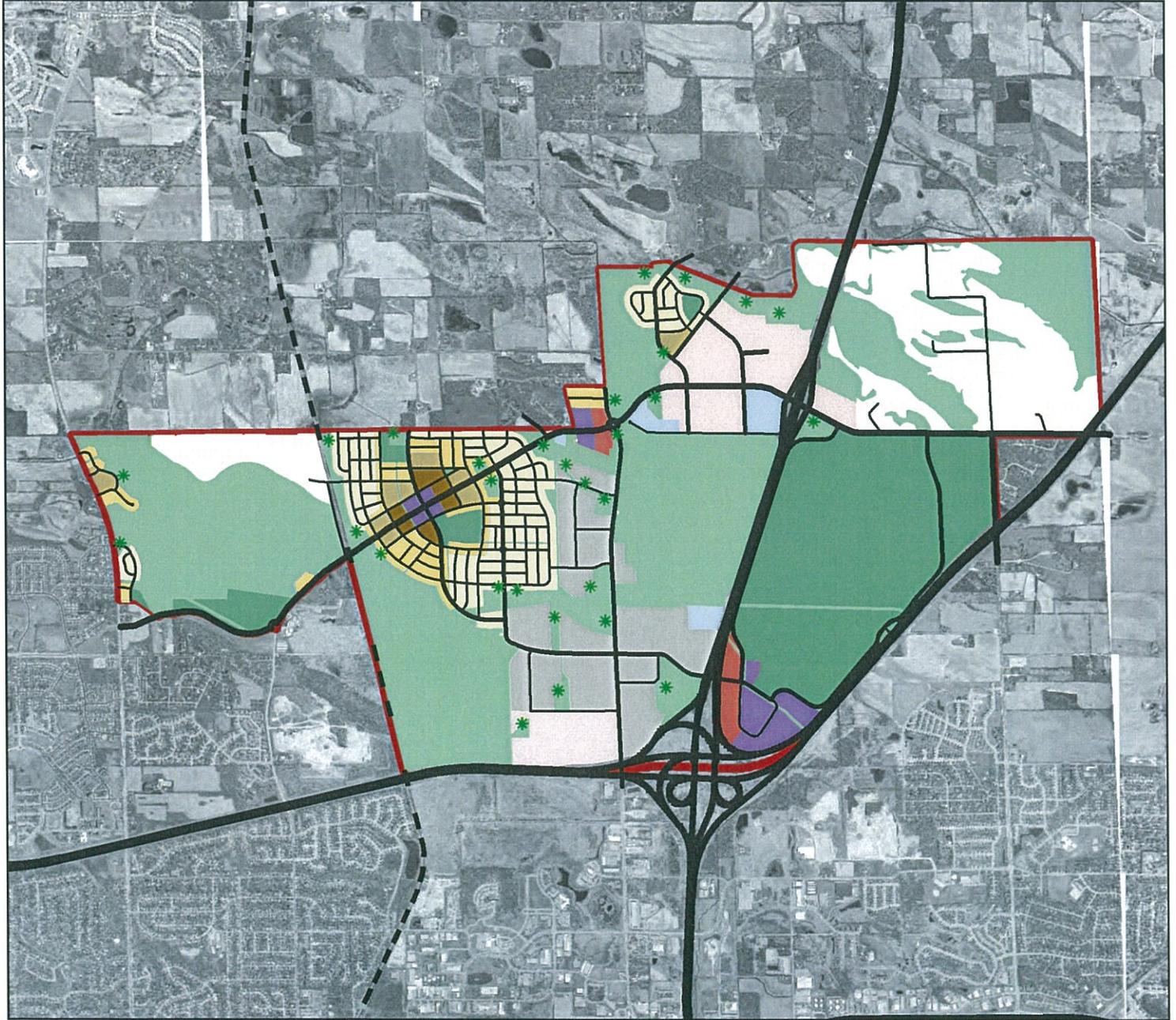
- Arterial
- Collector
- Local street

Proposed Land Use

- Open space 52%
- Parks 1%
- Mixed use 1%
- Commercial 6%
- Employment 7%
- Industrial 1%
- Institutional 8%
- Residential 11%
- Ag/Rural
- Potential Stormwater

Residential Characters

- Type 1
- Type 2
- Type 3
- Type 4



**Draft Plan
Study Area**



Primary Streets

- Arterial
- Collector
- Local street

Proposed Land Use

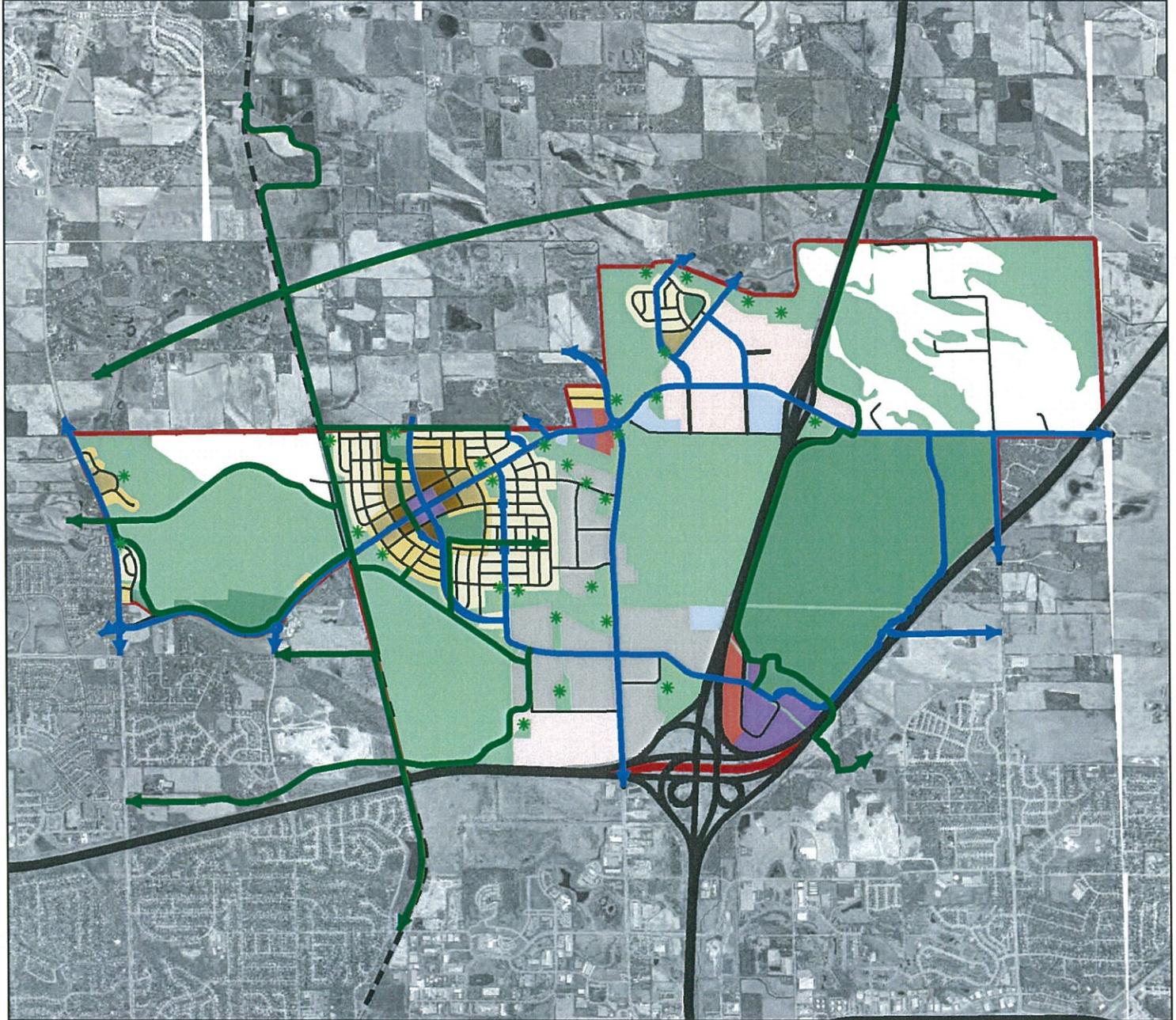
- Open space
- Parks 52%
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- Institutional 1%
- Residential 8%
- Ag/Rural 11%
- Potential Stormwater *

Residential Characters

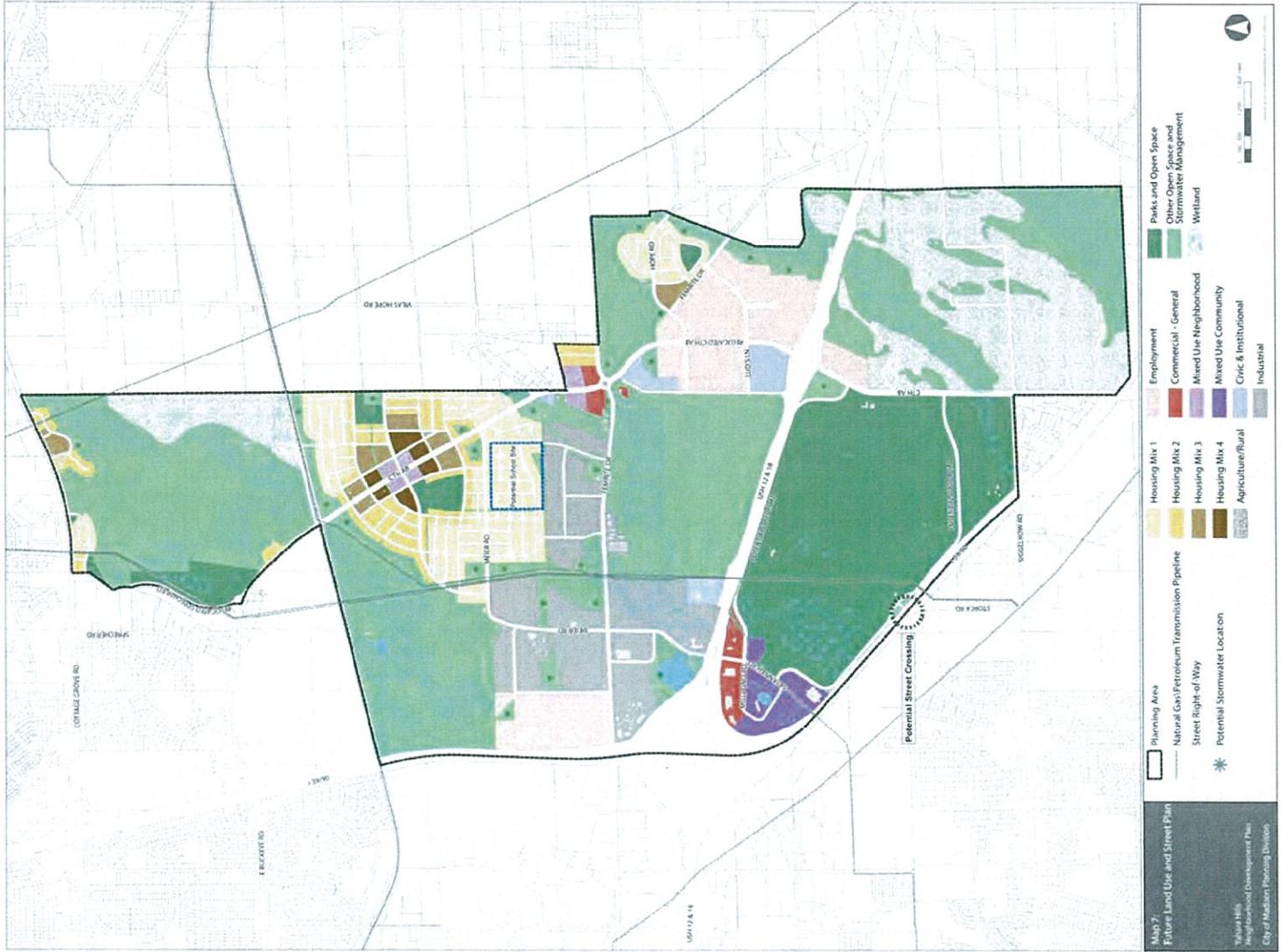
- Type 1
- Type 2
- Type 3
- Type 4

Bike Network

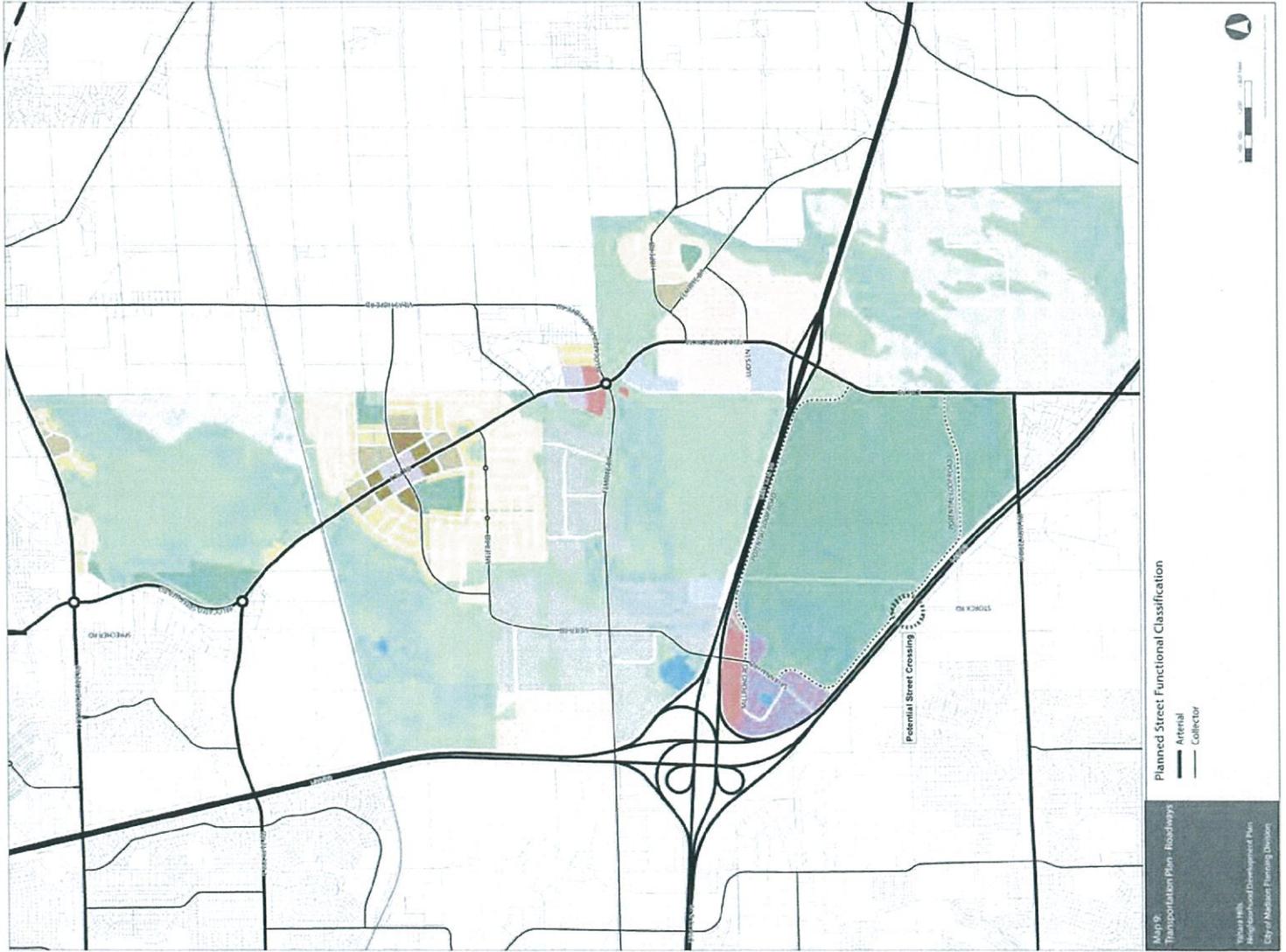
- On-street bike lane
- Off-street multi-use path



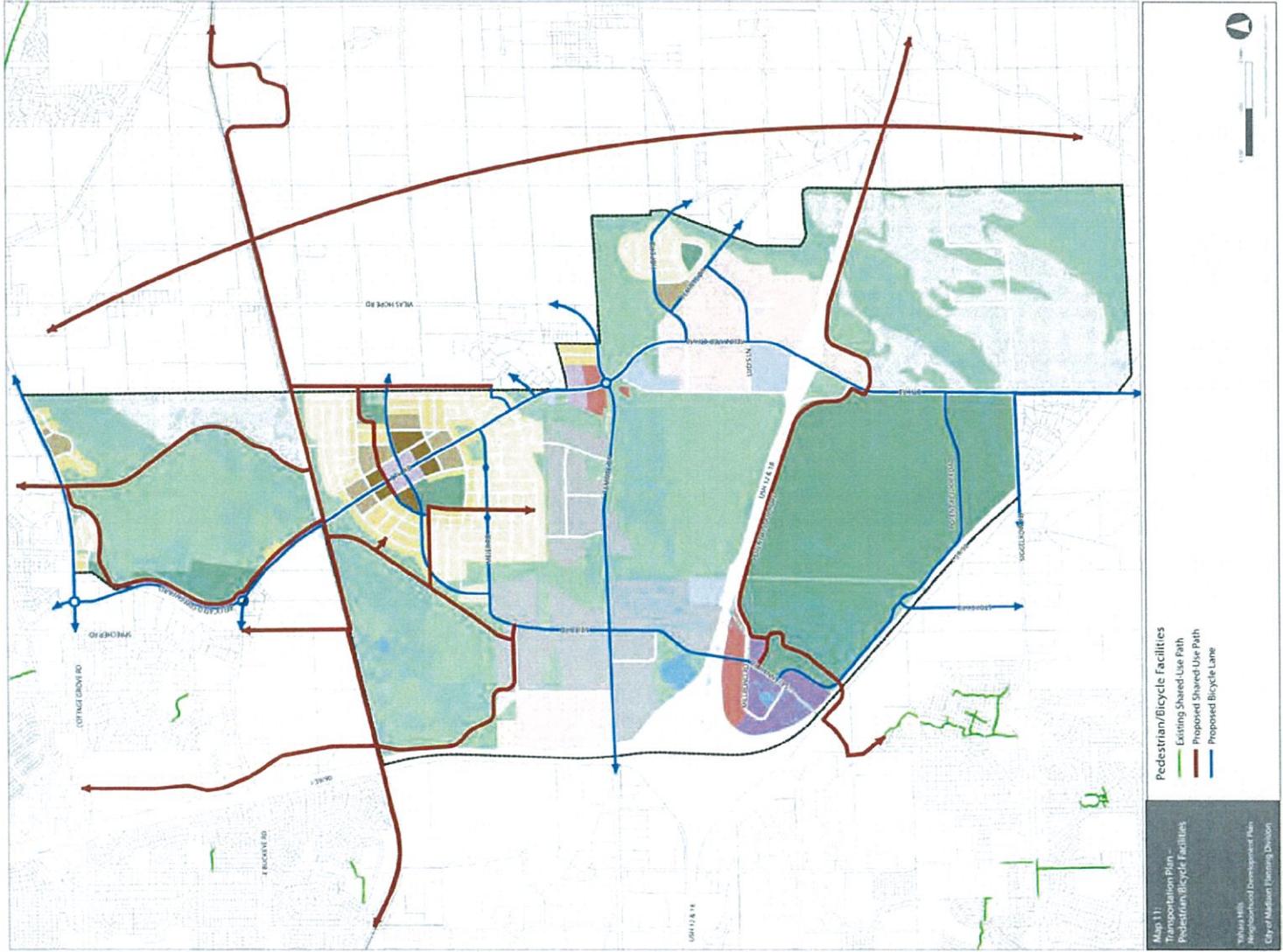
Recommended Land Uses



Planned Streets



Planned Bike and Ped Facilities



Next Steps

- **Project kick-off meeting:** **October 2015**
- **Stakeholder interviews:** **October 2015**
- **Public meeting on draft plan:** **July 2016**
- **Plan Commission work session:** **September 2016**
- **Introduce Plan to Common Council:** **September 2016**
- **Board/Commission meetings:** **October-December 2016**
- **Plan Commission meeting:** **December 2016**
- **Common Council meeting (adoption):** **January 2017**

Slides with all of the maps...

Planning Area



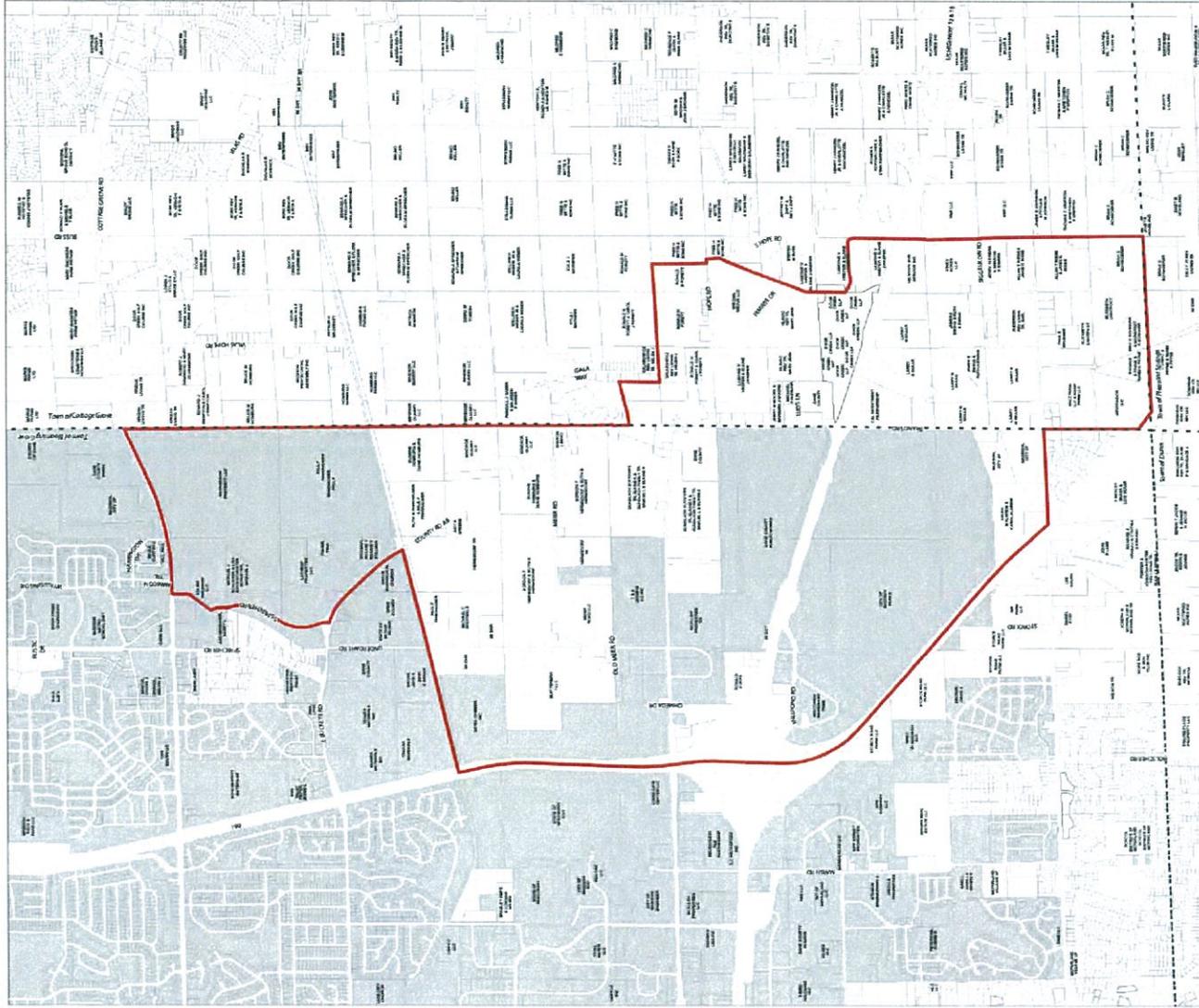
Map 1:
Planning Area

- Planning Area
- Township Boundary
- City of Madison Boundary

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

Scale: 0 0.5 1 Mile

Property Ownership



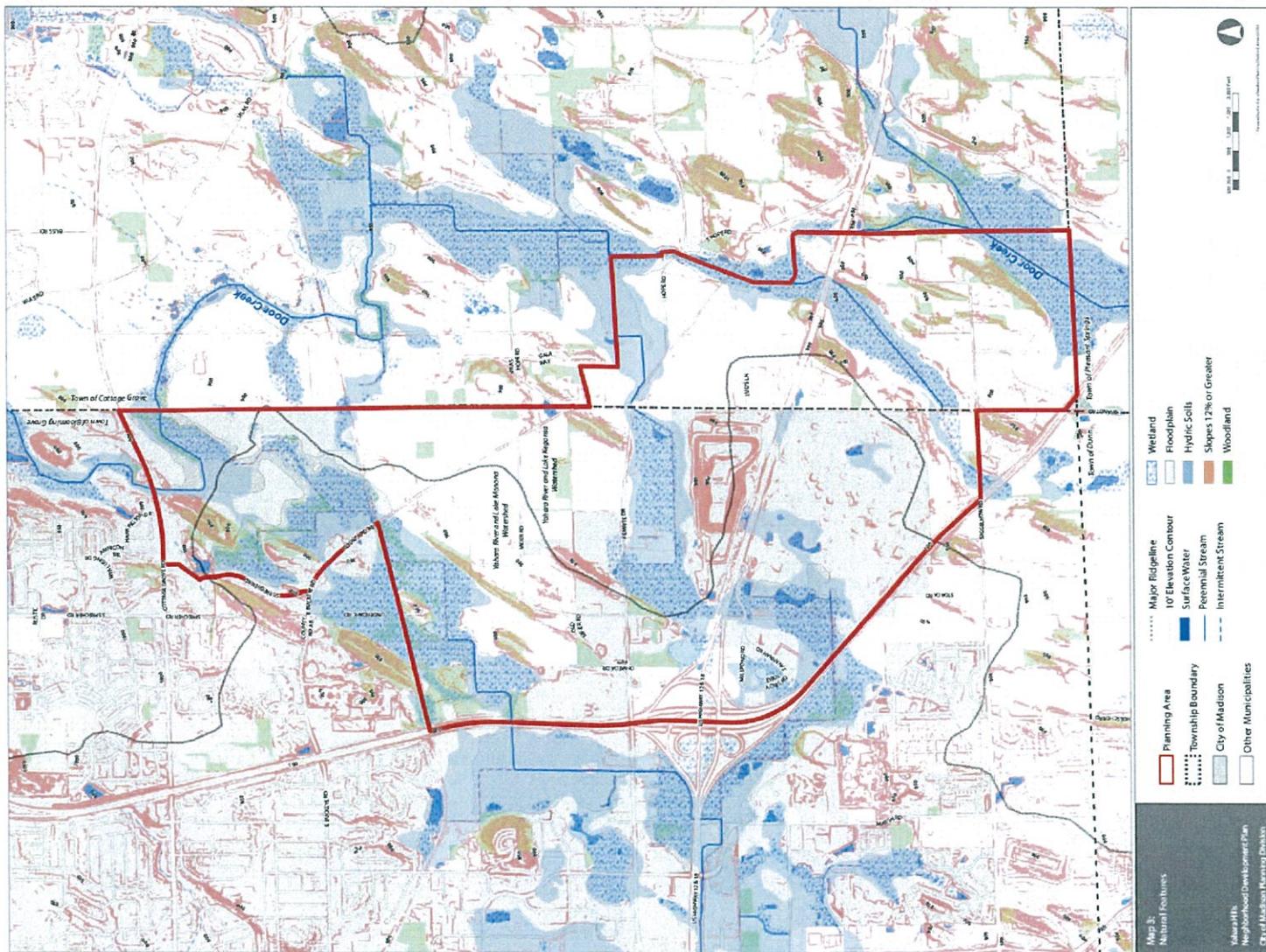
Map 2:
Municipal Jurisdiction &
Property Ownership

Legend:
[Red Outline] Planning Area
[Dashed Line] Township Boundary
[Light Blue Shading] City of Madison
[White Shading] Other Municipalities

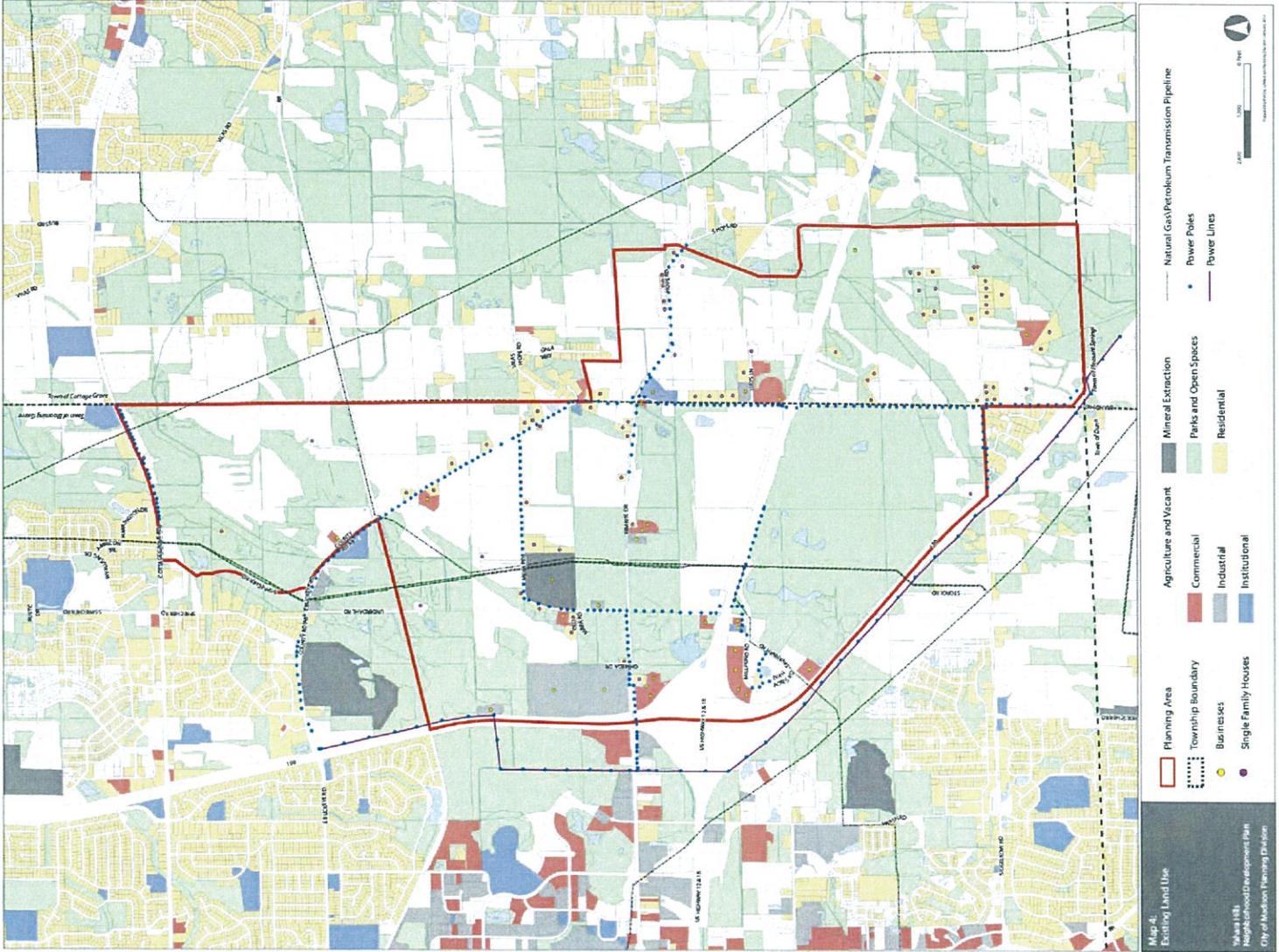
Scale: 0 100 200 300 400 500 Feet
North Arrow

Yahara Hills
Neighborhood Development Plan
City of Madison Planning Division

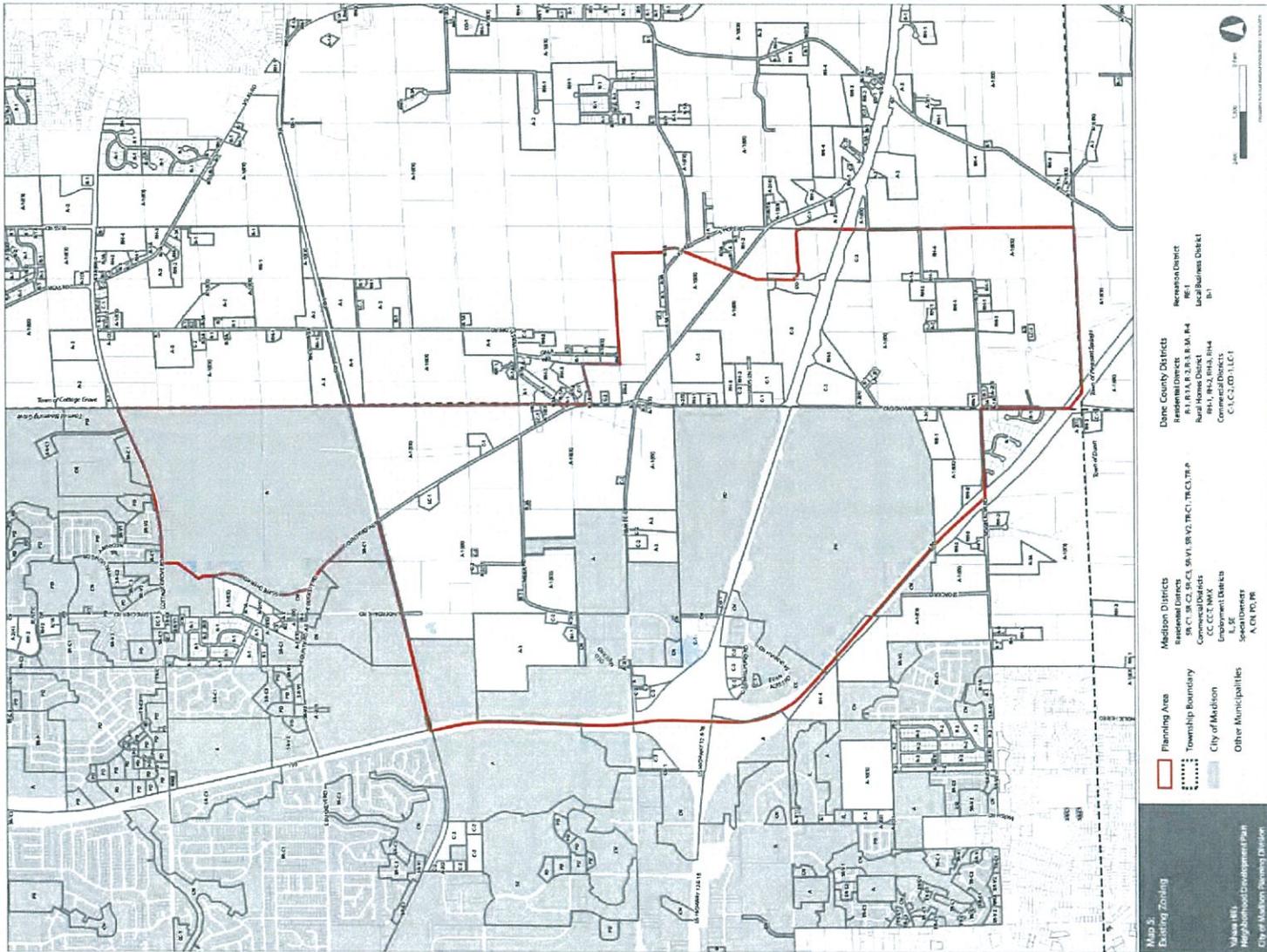
Natural Features



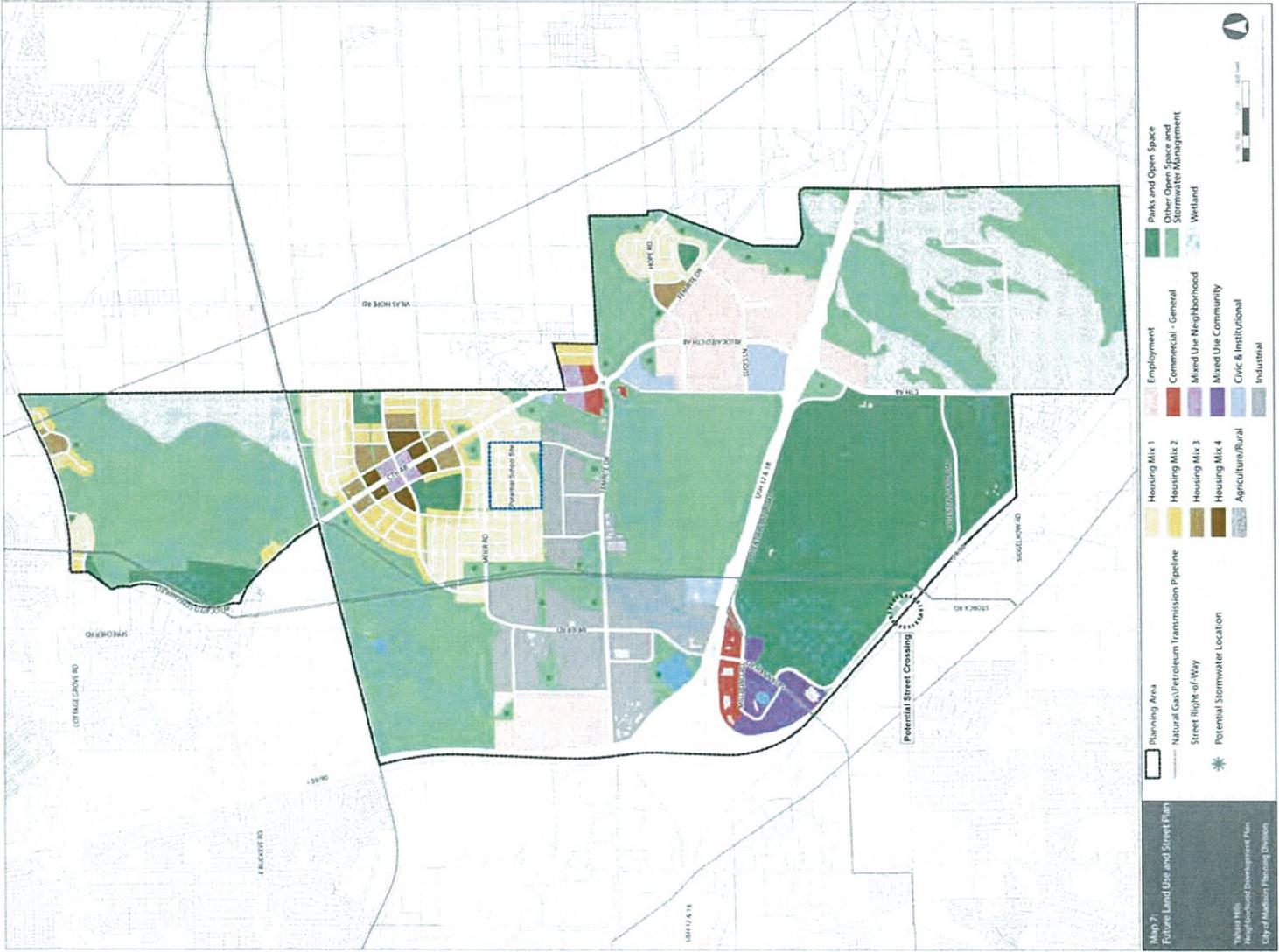
Existing Land Use



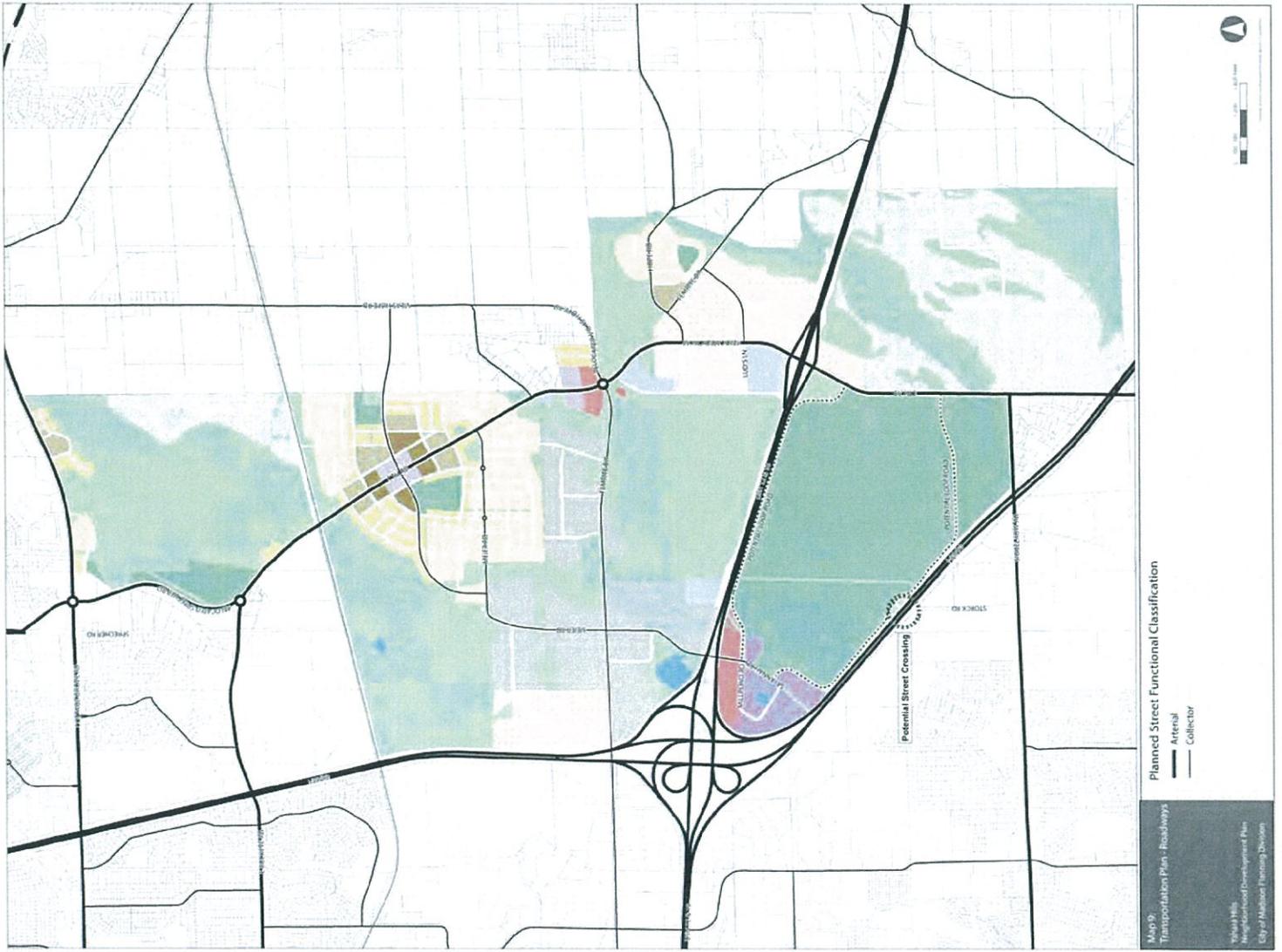
Existing Zoning



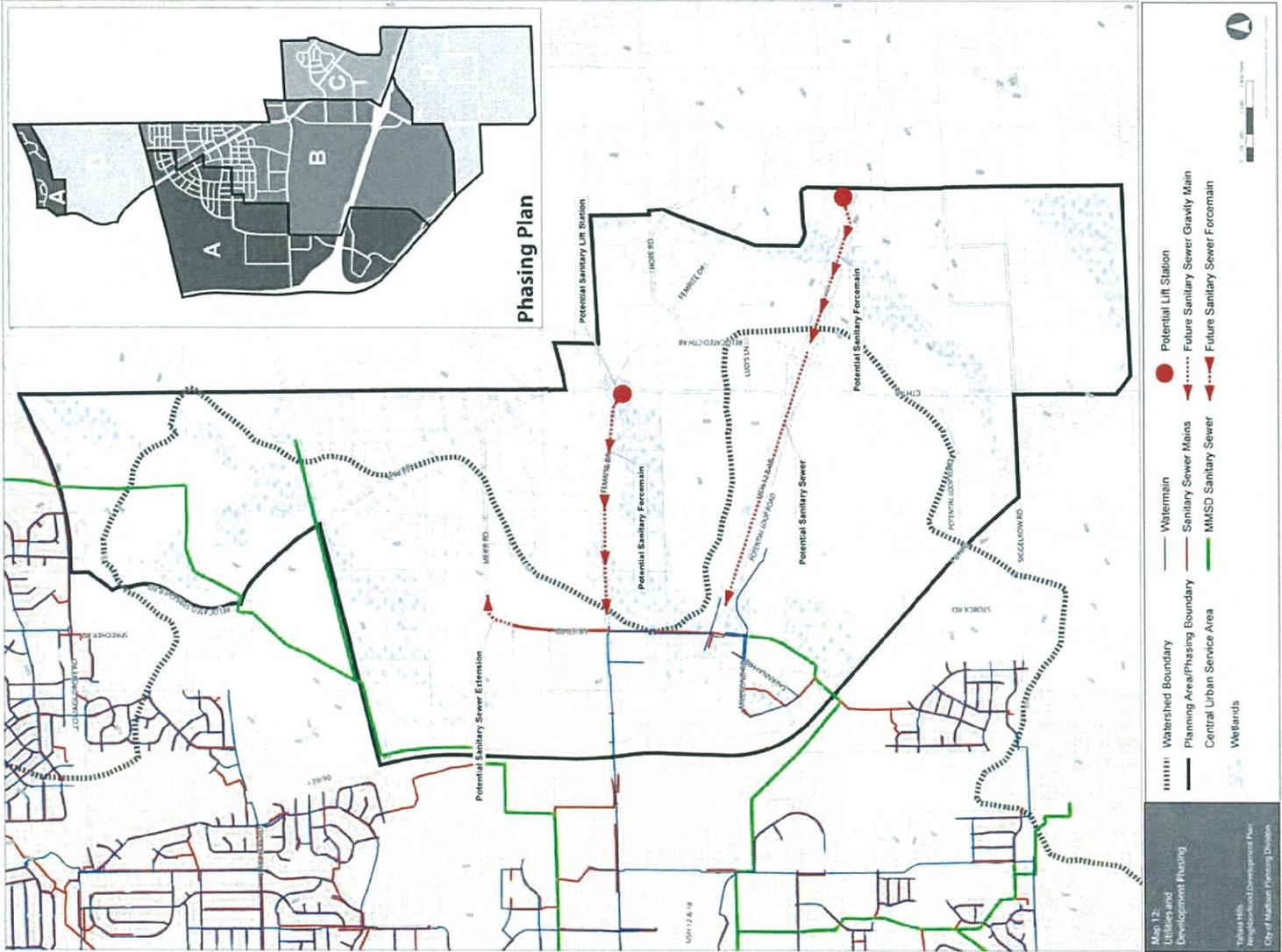
Future Land Use and Streets



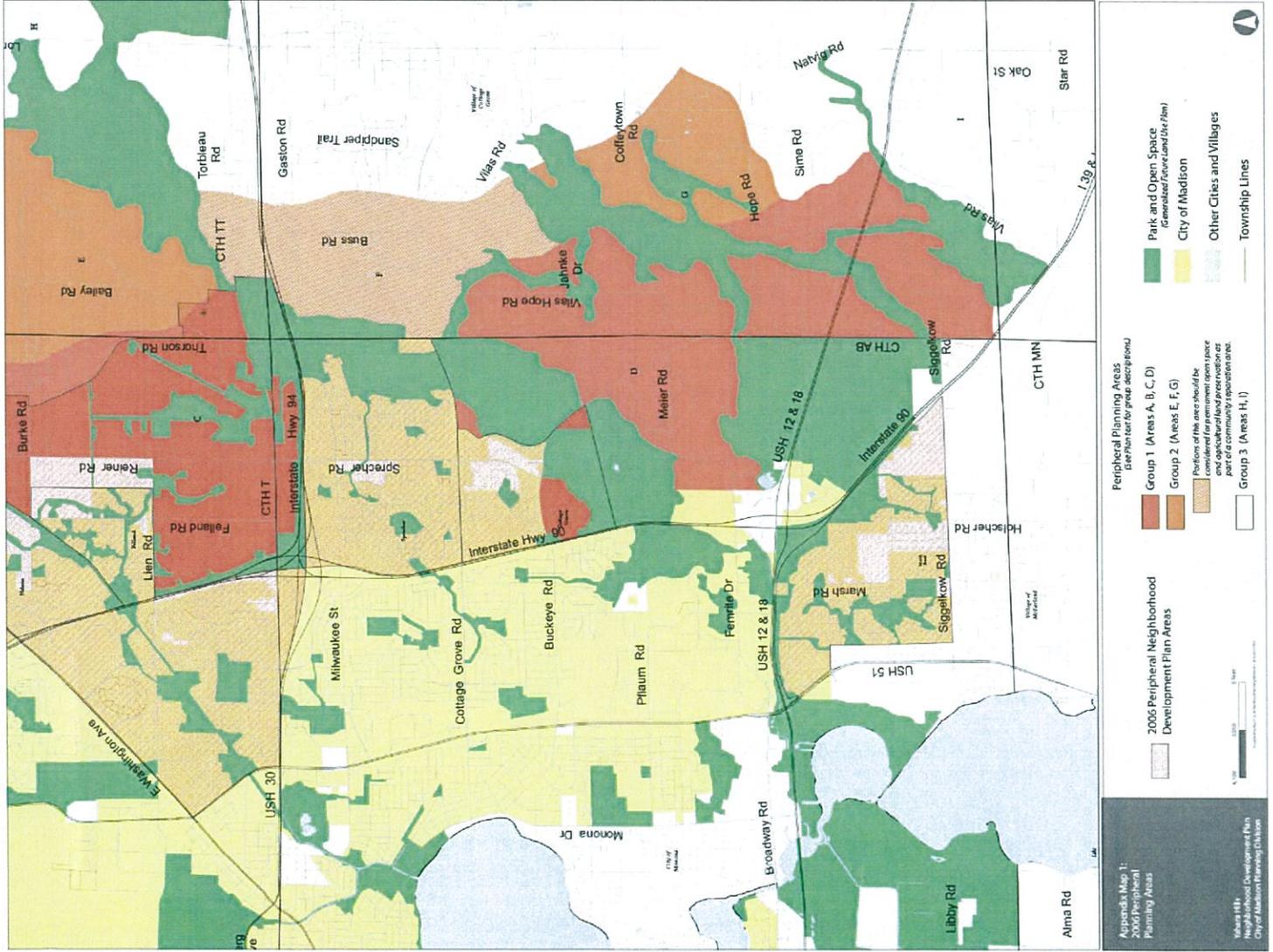
Street Classification



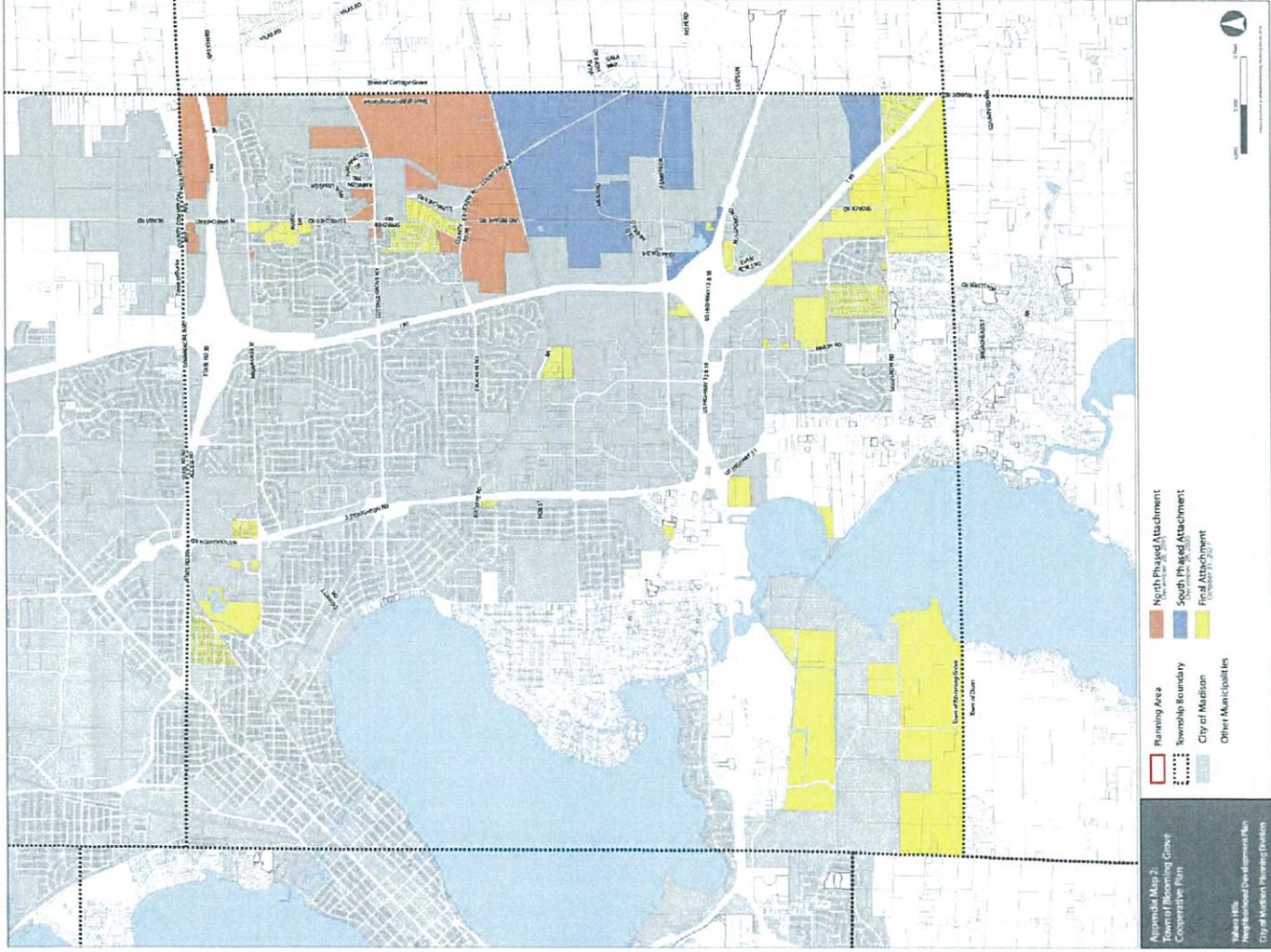
Phasing



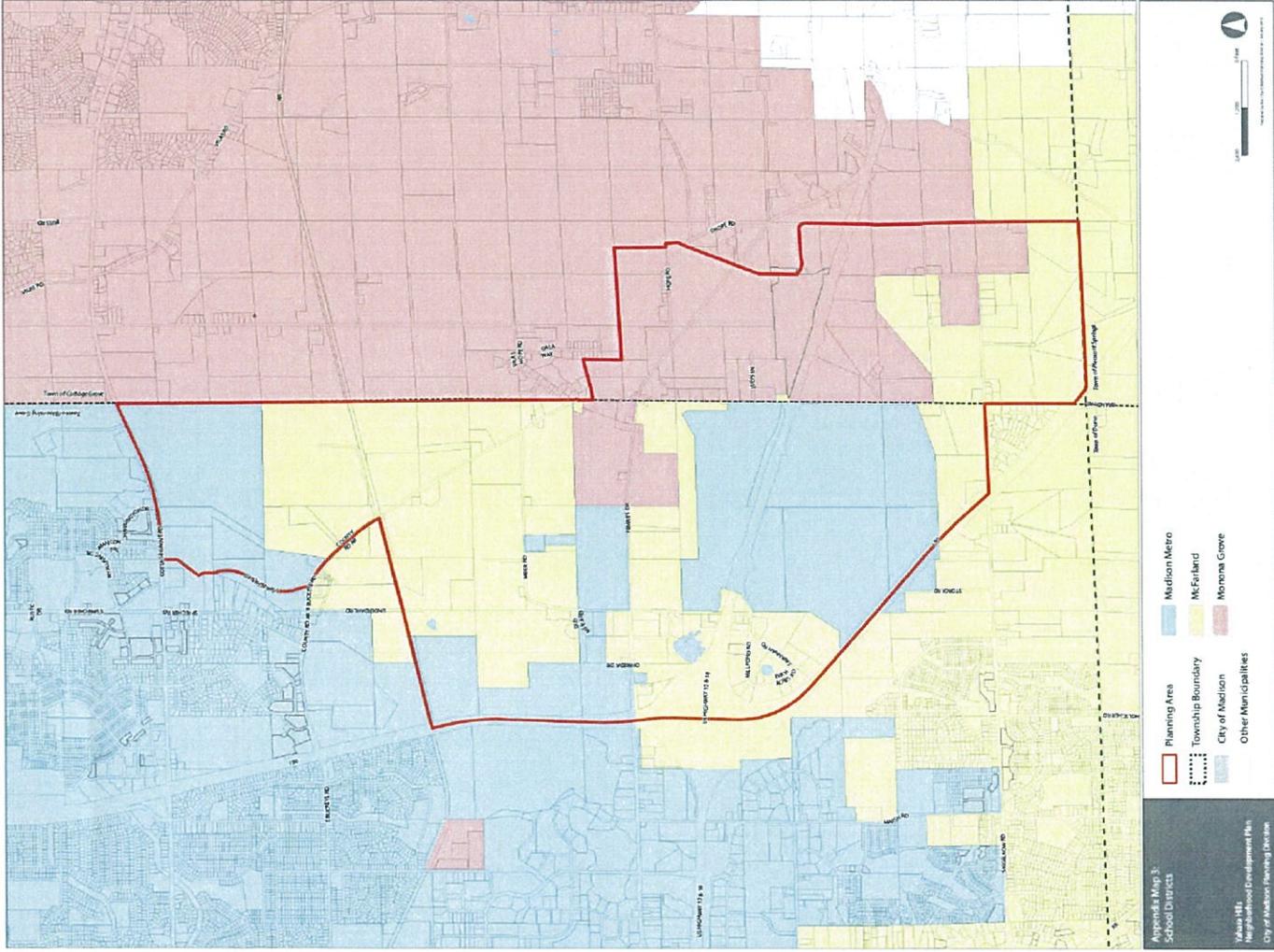
Peripheral Planning Areas



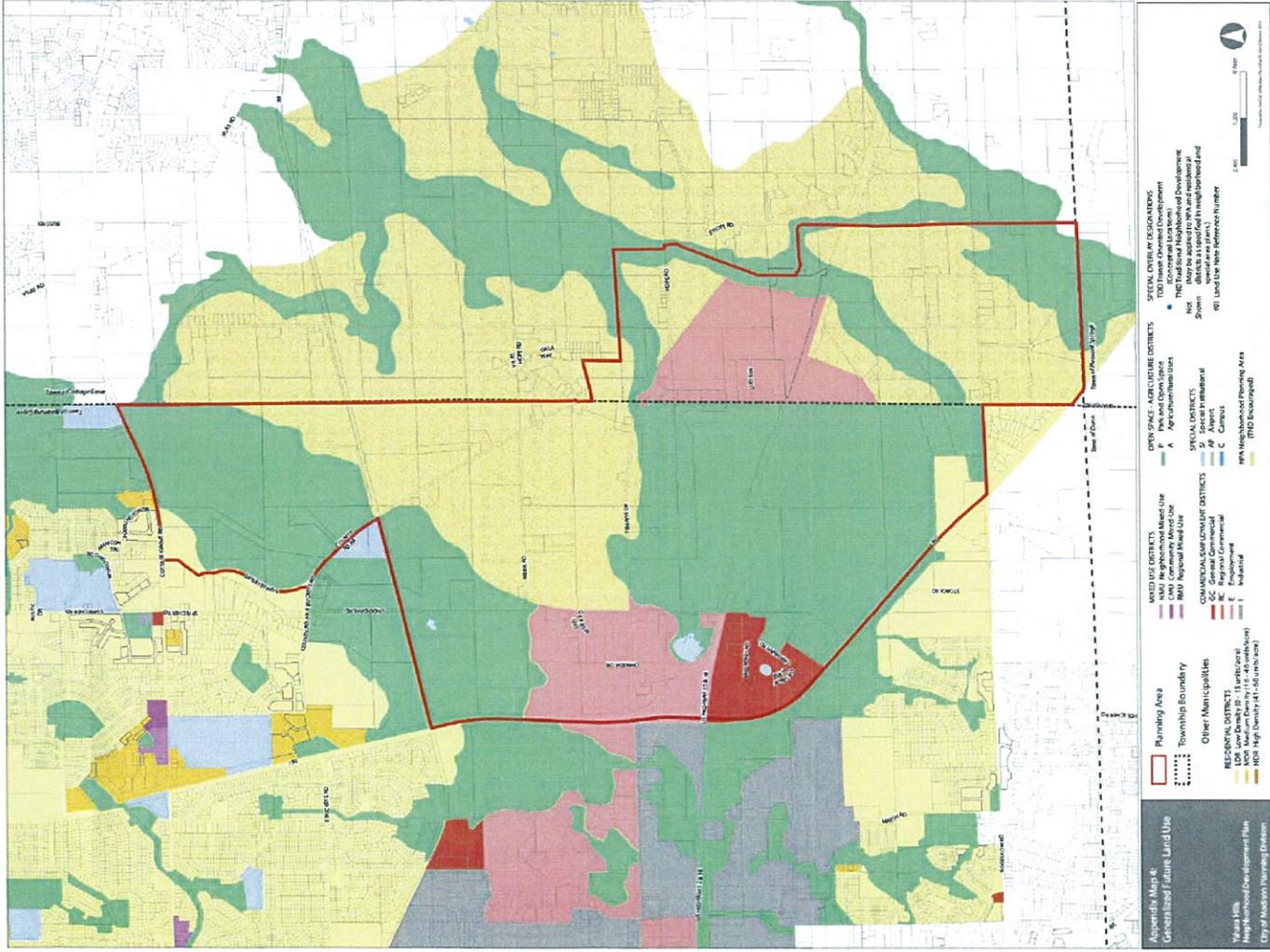
Blooming Grove Cooperative Plan



School Districts



Generalized Future Land Use



COMMUNITY DEVELOPMENT DEPARTMENT

PROGRAMS AND SERVICES

The Community Development Department provides planning, zoning, economic development, plan review, building permit, building, and erosion control inspection, property maintenance enforcement and property management services. Departmental operations are budgeted in four program areas: planning, inspections, erosion control (Stormwater Utility) and TIF Districts. Much of the operating costs of the Department are ordinarily recovered through permit fees and set fees charged to developers for plan review.

STAFFING

The Community Development Department is staffed by the Community Development Director, a Building Inspector shared with Monona, a part-time Commercial Electric Inspector and a part-time Clerk. The wage and fringe benefit costs of these positions are distributed across all four programs.

SIGNIFICANT BUDGET CHANGES

The budget assumes that building permit activity will continue to increase in 2017, with the commencing of Phase 2 of Juniper Ridge subdivision, continuing development of Park View Estates Subdivision and the final platting and possible construction of Prairie Place Subdivision. (Note: At the end of September 2015 we had issued 280 permits; compared with 343 permits issued by mid-September 2016.)

It is assumed that the Building Inspector position will remain full-time and that 50% of the personnel costs will continue to be recouped by providing contracted inspection services to the City of Monona. Three hours per week of the Clerk's time is also billed to Monona.

The 2017 budget includes the sharing of a Code Enforcement Officer position with the City of Monona. This individual would be an employee of the City of Monona working 16 hours per week in Monona and 8 hours per week in McFarland. Ideally this person could also train under our current building inspector Marty Pilger and possibly fill his position when Marty retires in 2018. Immediate responsibilities would include enforcement of our weed and minimum maintenance ordinances. Due to the increase in construction activity and the subsequent need for inspections by our building inspector, inadequate time has been available to provide adequate enforcement of our weed and minimum maintenance ordinances.

Due to the increased workload an additional 4 hours per week has been added for the Clerk III position. Increased permit activity also effects this position with added phone calls, stop-ins, permit pick-ups and payments.

Community Development Highlights

August 2016

- During the month of August 50 building permits were issued. Three permits involved new single family homes and a single permit was issued for a duplex on Perrot Place. As of August 31st, we have issued 28 permits for single family homes, three permits for duplexes and multifamily projects, two commercial permits and one permit for government/institutional with the construction of the Lewis Park shelter. Revenues for the month total \$42,327.
- Attended open house for McFarland Café' coffee truck operating out of the Cress Funeral Home parking lot.
- Attended the Public Safety meeting and provided updates regarding redevelopment of the former Beach House site.
- Met with Kwik Trip regarding a possible site on the north end of Terminal Drive.
- Met with property owner John Grell regarding possible remediation of his site at the corner of Bashford & Johnson Street. Village will look into cost of tank removal.
- Attended Public Works meeting to discuss access issue regarding duplex project on Paulson Road by Spanrie Development.
- Completed execution of an inter-creditor agreement between the Village and Spartan Properties (Tim Neitzel) who is refinancing some of his properties with McFarland State Bank including his tenant building on Voges Rd. which has TIF financing.
- Working to complete contingencies to approval of the 1st amendment to the Juniper Ridge Development Agreement. Hoping to execute by early September.
- Coordinated staff response to application for outdoor drinking area combined with outdoor volleyball. Proposal does not meet the required 200 ft. distance from residential dwellings.
- The City of Monona has inquired as to whether or not we would be interested in sharing a code enforcement officer who would strictly deal with violations. It was thought this person could also shadow building inspector Marty Pilger and possibly replace Marty when he retires in 2018. After consideration of our situation, staff concluded we could

use someone about 8 hours per week (Monona is looking at 16 hours per week) to keep up on code violations particularly over the summer months. This would be a 2017 budget item.

- Working with Brian Spanos on a remodeling project for the former antique store. The new owners would like to do some renovation of the exterior.
- Staff is continuing to work with the new owners of the former Beach House property on their redevelopment plan. An appearance before the Public Safety committee is planned for September.
- Ordered and received hydricsoil maps from Town and Country Engineering for the entire Village to help identify areas where wetlands are likely to be found.
- Attended the following monthly meetings:
 - Plan Commission
 - Special meeting of Plan Commission
 - Community Development Authority
 - Public Safety
 - Public Works
 - Village Board

Submitted by:

Pauline Boness

Community Development Director