

PLAN COMMISSION

Monday, February 15, 2016

7:00 P.M.

McFarland Municipal Center
Community Room

AGENDA

1. Call to order.
2. Review and approval of draft minutes from the January 19, 2016 Plan Commission meeting.
3. Review and possible action regarding a 2-Lot Certified Survey Map (CSM), for property owned by Elaine Urso LLP. Legal description as follows: Lot 45, Parkview Estates lying in the SW ¼ of the SE ¼ of Section 02,T06N, R10E, Village of McFarland, Dane County, Wisconsin. The property addresses are 6310/20/30/40 Perrot Place, and are zoned R-3 General Residence.
4. Reconsideration, Review and possible action regarding a Conditional Use Permit (CUP), requested by Tim Neitzel, for approval of a 6-unit multi-family residential structure for property located at 5611 Lake Edge Road currently zoned C-G General Commercial. Date of original public hearing was January 19, 2016.
5. Review and possible action on updated site design plan for a 6 unit multi-family residential structure at 5611 Lake Edge Road. Previous site plan was approved at the January 19, 2016 meeting. The property is currently zoned C-G General Commercial.
6. Department Reports:
 - a. Highlights and updates
 - b. Property Maintenance
7. 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 12th day of February 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.*

A handwritten signature in black ink, appearing to read "Tracey Berman", is written over a solid horizontal line.

Tracey Berman, Clerk/Deputy Treasurer

Working Draft -Minutes Plan Commission Meeting

January 19, 2016

Members Present: Brad Czebotar, Bruce Fischer (arriving at 7:05), Dan Kolk, Ron Berger, Steve Jackson (leaving at 7:31)

Members Absent: Steve Jackson, Kate Barrett, Cathy Kirby

Staff Present: Pauline Boness, Eric Rindfleisch, Brian Berquist, Karen Knoll

Others Present: Jane Lynaugh, Steve Smith, Dan Martinez & Jerry Berquin Dimension IV Architects

1. **Call to order.** Chair Czebotar called the meeting to order at 7:00 p.m.
2. **Review and possible approval of draft Minutes from the December 21, 2015 Plan Commission meetings.**

Czebotar requested the word "ordinance" be replaced with the word "bill" under section 5-Update – regulation of tourist rooming houses

Czebotar moved to approve the minutes as corrected, seconded by Kolk the November 15, 2015 minutes. Motion carried 6-0.

3. **Public Hearing - Review and possible action regarding a request for a 2-Lot Certified Survey Map (CSM), for property owned by Spartan Properties of McFarland LLC. Legal description as follows: Lots One(1) and Two (2), Certified Survey Map No. 4586, recorded in Volume 20 of certified surveys, page 97 and 98, as document No. 1867607, Located in the Village of McFarland, Dane County, Wisconsin. The property addresses are 5611 and 5613 Lake Edge Road, and currently zoned C-G General Commercial.**

Czebotar moved to open the public hearing at 7:03 p.m.

Jerry Burquin with Dimension IV Architects is the project manager for Tim Neitzel six unit townhome projects. He can only address the 6 unit project; there will be a future commercial project on the adjoining property.

Czebotar closed the public hearing at 7:04 p.m.

Czebotar stated per the background information, a CSM was approved in 2012, now there is a change in the utilities easement width from 30' to 22'. Boness stated there are also changes in

ownership from NHL to Spartan Properties along with the utility easement and McFarland State Bank is now the mortgagee. There is a cross easement shown across the commercial property which only pertains to Lot 2.

Czebotar moved to approve a request for a 2-Lot Certified Survey Map (CSM), for property owned by Spartan Properties of McFarland LLC. Legal description as follows: Lots One(1) and Two (2), Certified Survey Map No. 4586, recorded in Volume 20 of certified surveys, page 97 and 98, as document No. 1867607, Located in the Village of McFarland, Dane County, Wisconsin. The property addresses are 5611 and 5613 Lake Edge Road, and currently zoned C-G General Commercial. With the stipulation that dates get changed from 2014 to 2016. Motion seconded by Kolk. Motion carried 5-0.

4. Public Hearing - Review and possible action regarding a Conditional Use Permit (CUP), requested by Tim Neitzel, for approval of a 6-unit multi-family residential structure for property located at 5611 Lake Edge Road currently zoned C-G General Commercial.

Czebotar opened the public hearing at 7:09 p.m.

Jane Lynaugh managing partner for Sweeney Investments 2969 Woods Edge Way, Fitchburg, WI. indicated their partnership opposed the proposed CUP and distributed a letter to Commissioners.

Scott Smith 5624 Lake Edge Road – has two concerns in regards to the propose project, one is the impervious surface. Lake Edge has a tendency to collect water as it does not have a strong drainage system, he is concerned about the added impervious surface and the two new proposed driveways directed towards his home. Secondly he is concerned about increased traffic with two driveways; one accessing the Bisbee strip mall, the other bringing increased residential traffic from the townhouses. While he understands this is just for discussion of tonight's proposed townhouse project, the traffic of all possibilities needs to be considered. You will have the additional commercial site and also the redevelopment of the Beach House site bringing traffic onto Lake Edge. At some point you will also have the future bike path bringing additional safety concerns, the posted speed limit is 15 mph and most do not follow it.

Burquin stated this project was originally proposed for six units in 2011-2012; due to the economy, Neitzel did not move forward with it as he was not able to get financing. With the residential market improving they are looking to now move forward. It will be six townhome style units with each having a front door facing the street along with a garage off the back of each unit. Visitor parking is in the rear backing up against the parking of the future commercial project. The units will each have a first floor with living room, kitchen and dining room, bedrooms upstairs along with a den. There will be laundry built into the units. Two units are stacked flats, one being all on the main floor and the other entirely on the second level.

The exterior is designed to establish a character that looks like six separate townhomes, broken up by different colors and textures. There will be trim boards to separate out the units from each other. Burquin explained materials and color schemes for the proposed project; they are looking for a traditional feel.

Boness inquired about the driveway situation and how it has changed since the 2011 proposal, it was originally a shared driveway with the Bisbee property. Neitzels's driveway as proposed, will now be separate.

Brian Berquist – Village Engineer stated the storm water management for the site is proposed with two swales which will serve both as infiltration and treatment of the water. The swales will handle cleanliness before water moves on to the lake. The infiltration areas are intended mostly for quality, it will most likely not affect the neighbors in the area when there is a larger storm, it will handle maybe ½" during a smaller rain storm but infiltration areas are not intended to handle larger storms. If every property in the watershed installed one of these they would be in much better shape, which is the intention of requirements on new projects. This project does meet the ordinance; but by itself, will not make a noticeable change to the entire area. Berquist reviewed the location of the swales, along with a small collection area. Most of the pollutants are captured during a small rainfall with the first ½" after that, the rain is coming so fast it will just run off and it is free discharge. The different thought process between new development and redevelopment is to encourage these types of projects within these types of areas. Berquin concurred the emphasis is actually the water quality for a small rainfall.

Smith stated this actually highlights his concern of water running off the proposed project onto his property. Currently, you have an open field and the commercial site which is next to it which is not controlled, you will be adding more asphalt which will direct water into an already constrained system. Lake Edge is not able to handle large rainfalls and this will only exasperate the situation by adding more impervious surface. Currently, with the vacant lot the water does have a place to soak into, but, even with that Lake Edge floods; this proposal only adds asphalt and more impervious surface, and while cleaner, will only flow towards the lake. Berquist responded the only way to address those concerns would be similar to what was done on Valley Drive where land was purchased and turned into a pond, which is part of the reason as Boness had stated that redevelopment requirements are different than new development, the intention is to be better than what was there before.

David Martinez – Dimension IV Architects, Madison -reviewed and passed around some of the color palettes and product samples of vinyl siding and brick veneer. The proposed colors are tan, grey and brown shades. There will be different widths and textures of siding for variation. Overview of the doors and garage doors was also discussed. Berquin stated in regards to the water, they are grading to keep all water on their site, not to dump off the edge of their property. Berger asked is that what the small holding pond is designed for.

Berquin stated the holding pond will collect and store some of the water from the front of the building as it is designed with a gable roof and will be dumping some of the water in the parking lot; the parking lot in the back is designed to drain the water back towards the swale. Fischer questioned what would this accommodate if there was a 2" rainfall, has this been looked at? Berquist responded it is not intended to make a difference for a large amount of water, or a ten year event. Berquin said they will be placing rain guard material in the landscaping and will have plantings to help soak up water. Kolk asked compared to the development which existed there until a few years ago, how this development compares, based on the concerns we hear about the problems on Lake Edge, does this add to it or is it relatively

neutral? Berquist indicated stormwater management will improve; as, it will have all the required elements designed to help overtime, improve stormwater runoff and quality concerns. However, it is not going to be better than creating a storage pond.

Smith asked about the impervious surface, almost the entire lot is covered with asphalt on this project as well as the future commercial site. The water has to go somewhere, if we are only planning for a one year rainfall, there is something wrong, we should be planning for much more than an annual flooding event on Lake Edge, we already have an issue and now we will be adding to it. He feels we will have more and more flooding events.

Berger stated he does have some of the same issues and concerns when it comes to flooding, future development and the bike trail; it appears, we are looking at this in an ad hoc manner rather than a comprehensive approach.

Lynaugh has concerns over the drainage ditch running between the two properties, it has been clogged and full of debris, who is responsible for maintaining it and will it be cleaned up with the new development? Boness responded the ditch was supposed to be reshaped when the Walgreens went in; and, if it may need to be reshaped again, so it does function. Lynaugh questioned who is responsible for maintaining and cleaning the ditches out, does the Village take care of them? Boness responded it is the property owner's responsibility to maintain them.

Czebotar referred to the letter received from Stuart and Bonnie Allbaugh indicating their concerns with the proposed project.

Berger stated the letter does raise the concerns of the problematic parts of this area and the development; there apparently have been no discussions about the general problems.

Berquin asked about the parcel being zoned where under a conditional use a four unit would be acceptable, they are just applying for a conditional use for a six unit. He feels they are trying to keep the density compact and in keeping with the area. Berquin does not feel a six unit will create much more traffic or parking concerns on the street. Boness pointed out they will have garages and parking in the rear of the project with visitor parking also in the back.

Fischer feels there is a balance to be met with the need for housing of the townhouse design and the jewel of McFarland which is its lake. It is a difficult balance to meet.

Czebotar closed the public hearing at 7:46 p.m.

Czebotar moved to approve a Conditional Use Permit (CUP); request by Tim Neitzel, for a 6-unit multi-family residential structure for property located at 5611 Lake Edge Road currently zoned C-G General Commercial. Kolk seconded the motion.

Berger stated he is torn about the project, he does feel there are problems in the area and while the project may not be causing them, he understands owners are worried about flooding in the basements of their homes as he would be. Berger feels it would be ideal if there was a comprehensive plan for the area in place now, so the developer can come in know what to

expect rather than doing it in an ad-hoc manner. Fischer stated he likes the idea of stopping urban sprawl; but, is concerned with a project where there are known reoccurring issues, and the Village is expected to go in and correct or solve the problem. Knowing the lakes as well as he does, he feels the time has come where we have to be more proactive rather than just doing a little bit at a time. Berger concurred with Fischer on the aspect of doing infill projects rather than expanding out. He does agree with the residents' concerns about there just not being enough room in the area for traffic and truck deliveries to local retail stores.

Czebotar asked Eric Rindfleisch to address some of the concerns from a Village standpoint. Rindfleisch stated there is a stormwater management plan; as we do our infill, we do incrementally increase stormwater capacity, while it may not be ideal for every lot, the plan is not for us to capture every inch of stormwater. The ordinances are based on a desire to be a good steward of the lands in our area. The area is a challenge for traffic flow and it is not an area which is unified, one area has older smaller homes; the other has newer homes. We do need housing which fits multiple areas of the economy. Both are necessary along with the commercial development in the area, we do not have a full comprehensive plan, but it is valuable to have all of these uses in the area. Rindfleisch stated he is not speaking on if this is the highest and best use for the site, but from a Village perspective it fits what we are looking to do in the area. Kolk asked for confirmation, previously there was a four unit apartment building on the site with a four unit garage, those uses have been in place on that parcel, it does not mean we cannot change the use. We either have an area for water runoff or we utilize the property as has been done in the past. He does share the concerns of the neighbors, but if the very least we are not working the problem, and he understands there is not a guarantee there will not be flooding, but the question is how do we utilize the property. He would not be in favor if it was proposed to be multi-family on the entire parcel. He does feel the multifamily proposal does at least address the situation, and we need to redevelop the property, unless there is an advantage to maintain an empty lot. Rindfleisch feels this is a good option to other things which could potentially go on the site.

Fischer asked if there was any funding available for which we could increase the retention ponds. Boness responded there probably is, however the problem is not just quality but quantity. We had small cottages with little impervious surface on small lots; now we have huge homes on small lots with very little pervious surface which is adding to the problem. Boness asked of Berquist, did we ever explore increasing the size of the pipe which goes under Lake Edge into the lake? Berquist indicated the Village did undertake a village wide study of different trouble spots, the frequency and severity. The pipes in place are simply not big enough to remedy flooding. Most are designed for the 10 year event, and after that the water just runs down the streets. The pipes just get way too big and expensive and also there is not enough room to bury them. We look at where the water goes when the pipes are full, it goes over land, some home and properties are in the natural low areas could be candidates for not rebuilding, or purchasing to create a ditch as ditches are what carries the water for those types of events, pipes are not designed for it.

Kolk inquired what are the realities of flooding in the area, how often does it flood? Smith stated he did redevelop a property in that area, and he manages the water on his property. Boness inquired how is it managed. Smith responded once it hits his roof it goes into a drain and into the lake. His property used to be the low lying property, it was the last of the cottages, and 3' lower than other properties. It was always a wet parcel. He is not against development; he is concerned about the water runoff and traffic, which he feels is manageable by the Plan Commission to protect the other residents. It is an area which is congested already, but are we going to try to manage the congestion? Czebotar asked what he feels would be a good use of development, with this you are only adding maybe 12 residents to the area. Smith responded installing water management systems, he understand the more units the more rental income; however, in an area such as this, a four unit would be a better fit, possibly then also a retention pond on the site.

Berger asked what a 4 unit vs a 6 unit would be. Berquist replied he is not sure; you would have to run the models on it. A four vs six would be incrementally better, however this is a big watershed issue, you do need more upstream to help with the entire problem.

Boness asked when this stormwater drains off the site, which direction would it go, to the swale, then to the ditch and end up in the lake? Berquist indicated it will all still go where it went before; they are not actually proposing any changes. Boness asked when the pipe backs up, where will the water go? Berquist stated initially it will back up into the swales, as they fill, it will back up on the east side of lake edge first, then it is a complex issue from there.

Kolk stated he is trying to understand if we are dealing with a hypothetical situation or if this is an area which deserves a much more intensive look from a stormwater management perspective, if it does, we perhaps shouldn't let the property be developed. However, based on what we looked at, it will not worsen the situation, if there is a 6" rain it is going to flood. To address some of the issues from the Sweeny group, he does not feel any of the issues have changed, the issues will stand on their own when they request to be open 24 hours a day. He feels they do address the parking issue appropriately.

Czebotar inquired if they had any idea of the timeframe for development of the commercial portion of the site. Berquin responded he was not a part of that decision.

Berger stated he is not trying to be insensitive to the situation; part of this is something which goes with owning a business or home in the area. It was previously a mixed use area. Smith responded while it was mixed use previously, there was not as much impervious surface as is now being proposed, when you say it comes with the territory, he would expect the Plan Commission to have plans in place to have new development manage their water, he feels other communities are doing this, it does not appear McFarland is.

Fischer agrees with the parking, he feels the residents and their guests will use the parking lot, he is concerned the water issue are not being addressed, we have many issues causing problems, but he is not sure what the problem is, he is concerned this only takes care of the quality and not the quantity, he is concerned with both quality and quantity.

Czebotar called for the vote. Czebotar and Kolk voted aye, Fischer voted nay and Berger abstained.

5. Review and possible action on a site design plan for a 6 unit multi-family residential structure at 5611 Lake Edge Road. The property is currently zoned C-G General Commercial.

Kolk asked for them to address the driveway access on the property, how it will change? Berquin stated it was originally for a shared driveway access in 2011; they have now changed that and pulled all of the access onto their priority.

Boness asked if there will be all residential lighting, will there be any lighting in the parking lot? Berquist responded it will just be residential lights by the doors and garages. Boness stated she has been working with their landscape architect to make sure the bio swales will be clear of landscaping; we will also need a signed stormwater management plan.

Czebotar moved to approve the site design plan for the residential structure at 5611 Lake Edge Road. The property is currently zoned C-G General Commercial. Contingent upon a signed stormwater management agreement. Kolk seconded the motion. Motion carried 3 – 1 with Fischer voting no

6. Consultant report – Comprehensive Plan update.

Boness advised they have met with Mark Roffers at the last department head meeting to discuss projects and portions of the plans that dealt with facilities, there will be additional meetings with department heads as needed and they are hoping to have their kick off meeting in March. It does appear they will need a special meeting, so please review your calendar for March.

7. Department Reports:

a. Highlights and Updates – No Comment

b. Property Maintenance Report – No comment

8. Adjournment –

Kolk moved to adjourn, Czebotar seconded the motion, motion carried unanimously. Meeting adjourned at 8:30 p.m.

Plan Commission

Background and Recommendations

February 15, 2016

Agenda Item #3 - 2 lot CSM 6310-6340 Perrot Place, Parkview Estates Subdivision.

Back in September of 2013, a 4 unit project was conditionally approved for 6310-6340 Perrot Place. The developer has determined 2 duplexes would now be a better fit for this area which is primarily comprised of duplexes.

We did have control over site design with a four unit structure; however with this latest proposal our oversight disappears except for the lot split.

Recommendation: Approval, duplexes will be a good fit for this location.

Agenda Item # 4 - Reconsideration of CUP for six unit at 5611 Lake Edge Road.

This item was thought to be approved at our January meeting with a vote of 2 yes, 1 abstaining and 1 no vote. Upon conferring with the Village Clerk and Village Attorney, this vote is viewed the same as a tie; in which case, the motion fails. Both Bruce Fischer and Ron Berger, whose votes resulted in a failed motion, have expressed a willingness to reconsider this issue; due, in part to the attendance of only four Commissioners.

To reconsider a vote, a motion to reconsider must be passed immediately after the initial vote; or, at a subsequent regularly scheduled meeting.

The motion should be stated as: I move to reconsider the vote relating to approval of a conditional use permit to allow a 6 unit multifamily structure at 5611 Lake Edge Road, I voted _____ on this motion.

Based on our last discussion of this item, comments focused primarily on stormwater issues. You may recall our engineer has determined the stormwater management plan for the 6 unit complies with our ordinance. In response to comments last month, apparently Village staff had looked at an area wide stormwater solution. In speaking with Allan Coville our Public Works Director; Village officials attempted to seek a stormwater easement from the new owner (Scott Smith) of 5624 Lake Edge Road prior to the construction of his new home. Mr. Smith was not willing to give an easement to the Village which would have provided for a larger pipe to carry stormwater to Lake Waubesa.

Questions have also surfaced as to the proposed driveway location in relation to an existing driveway on a property immediately to the south which serves as a rear access for the veterinary clinic. Veterinarian Randy Raasch has an easement agreement to use this driveway (owned by Dave Bisbee) for his employees. This clinic access has now determined to be partially on Mr. Neitzels property; as a result, this driveway will narrow from 18± to ± 13' due to removal of a portion of asphalt during construction of the 6 unit. Mr. Raasch is concerned if the access is narrowed or relocated, how serviceable this access driveway will become. I have spoken to Mr. Neitzel's engineer on this matter and Neitzel has agreed to adjust his driveway location to accommodate the existing driveway serving the clinic.

Any approval should reference compliance requirements in our municipal code relating driveways sec. 53-508 & 53-510 which stipulates driveways need to be 3' off of property lines and approaches be 10' apart unless varied by the Village Board.

As you reconsider a CUP for this project, please go over the list of standard for Conditional Uses which is in your packets.

Sec. 62-111. Standards; conditional uses.

No application for a conditional use shall be approved by the Plan Commission or appeal granted by the Village Board unless the Plan Commission and Village Board shall find that the following conditions are present:

- (a) That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (b) That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
- (c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (d) That adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
- (e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (f) That the conditional use shall, except for yard requirements, conform to all applicable regulations of the district in which it is located.
- (g) That the proposed use does not violate floodplain regulations governing the site.
- (h) That, when applying the standards to any new construction of a building or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objective of the zoning district.
- (i) That, in addition to passing upon a conditional use permit, the Plan Commission and Village Board shall also evaluate the effect of the proposed use upon:
 - (1) The maintenance of safe and healthful conditions.
 - (2) The prevention and control of water pollution including sedimentation.
 - (3) Existing topographic and drainage features and vegetative cover on the site.
 - (4) The location of the site with respect to floodplains and floodways of rivers and streams.
 - (5) The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
 - (6) The location of the site with respect to existing or future access roads.
 - (7) The need of the proposed use for a shoreland location.

(8) Its compatibility with uses on adjacent land.

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

(Code 1998, § 13-1-66; Ord. No. 2003-03, § 1(13-1-66), 3-24-2003)

Sec. 62-112. Denial of application for conditional use permit.

When a decision of denial of a conditional use application is made, the Plan Commission shall furnish the applicant, in writing when so requested, those standards that are not met and enumerate reasons the Plan Commission has used in determining that each standard was not met.

(Code 1998, § 13-1-67; Ord. No. 2003-03, § 1(13-1-67), 3-24-2003)

Sec. 62-113. Appeals.

Any action of the Plan Commission in granting or denying a conditional use permit may be appealed to the Village Board, if a written request for an appeal is filed within ten days after the date of the Plan Commission's action in granting or denying the permit. Such request for appeal shall be signed by the applicant or by the owners of at least 20 percent of the land area immediately adjacent extending 100 feet therefrom or by the owners of 20 percent or more of the land directly opposite thereto extending 100 feet from the street frontage of such opposite land. The request shall be filed with the Zoning Administrator who shall submit it to the Village Board at its next meeting, together with any documents and other data used by the Plan Commission in reaching its decision. The Village Board may consider the matter forthwith, refer the matter to a subsequent meeting or set a date for a public hearing thereon. In the event the Village Board elects to hold a public hearing, notice thereof shall be given by mail to the known owners of the lands immediately adjacent thereto and directly opposite any street frontage of the lot or parcel in question and by publication of a class 1 notice in the official newspaper at least ten days before the date of the hearing. The Village Board may either affirm or reverse in whole or in part the action of the Plan Commission and may finally grant or deny the application for a conditional use permit.

(Code 1998, § 13-1-68; Ord. No. 2003-03, § 1(13-1-68), 3-24-2003)

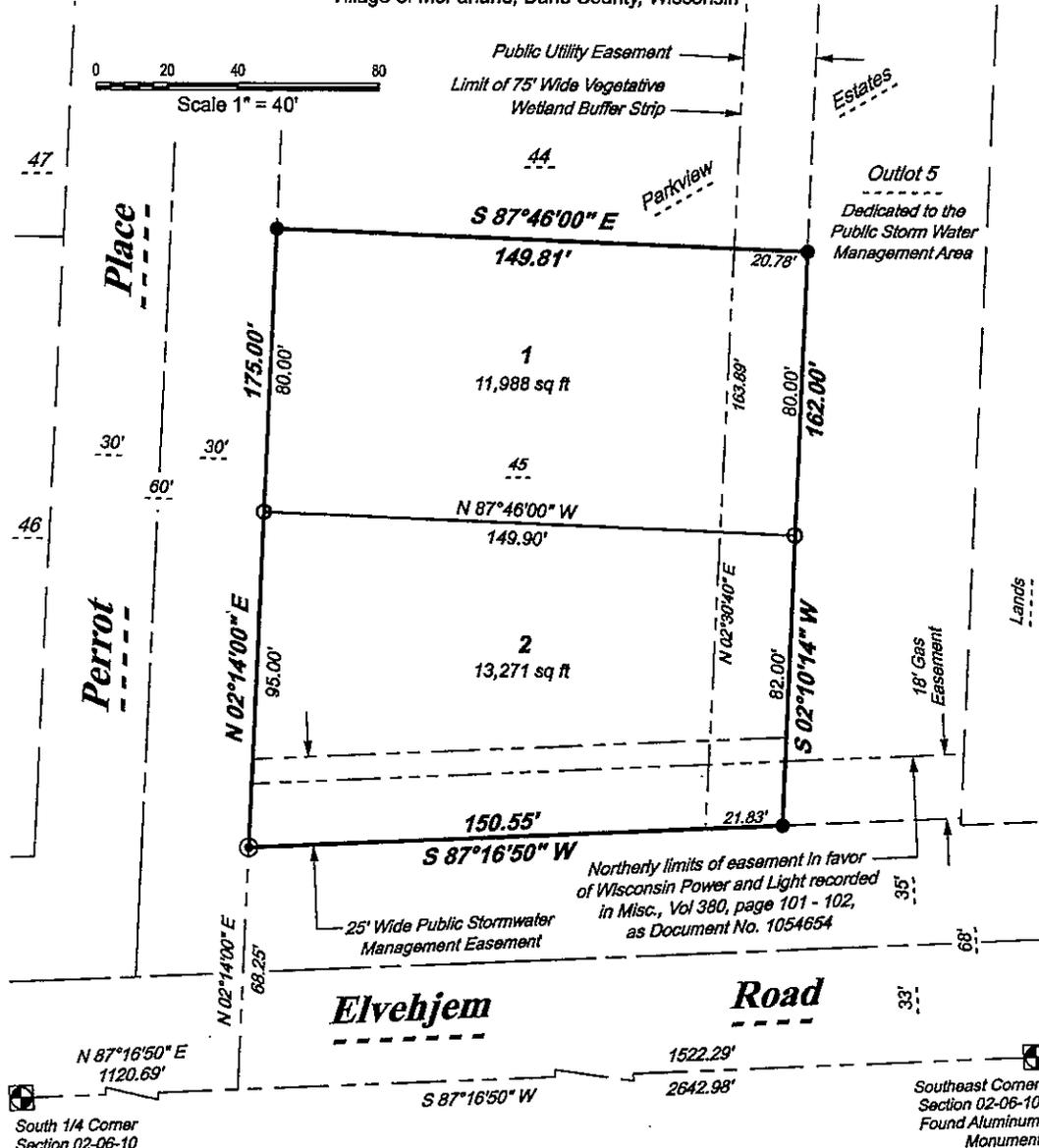
Sec. 62-114. Conditions and guarantees.

The following provisions shall apply to all conditional uses:

- (a) *Conditions.* Prior to the granting of any conditional use, the Plan Commission, or the Village Board on appeal, may stipulate such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the conditional use as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified in Section 62-111. In all cases in which conditional uses are granted, the Village Board shall require such evidence and

Certified Survey Map

Lot 45, Parkview Estates lying in the SW 1/4 of the SE 1/4 of Section 02, T06N, R10E, Village of McFarland, Dane County, Wisconsin



LEGEND

- 3/4" Rebar Found
- ⊙ 1 1/4" Rebar Found
- 3/4" X 24" Rebar Driven
Min. Wt. 1.50 #/in. ft.
- () Recorded As

Surveyed By: TT
 Drawn By: TT
 Approved By: CMS
 Date: 01-19-16



Royal Oak & Associates, Inc.
 3678 Kinsman Blvd
 Madison, WI 53704
 Phone (608) 274-0500
 Fax (608) 274-4530

Surveyed For:
 Urso Bros LLC
 Kevin Urso
 4720 Farwell Street
 McFarland, WI 53558

North reference to the South
 Line of the Southeast 1/4
 of Section 02 bearing
 N 87°16'50" E

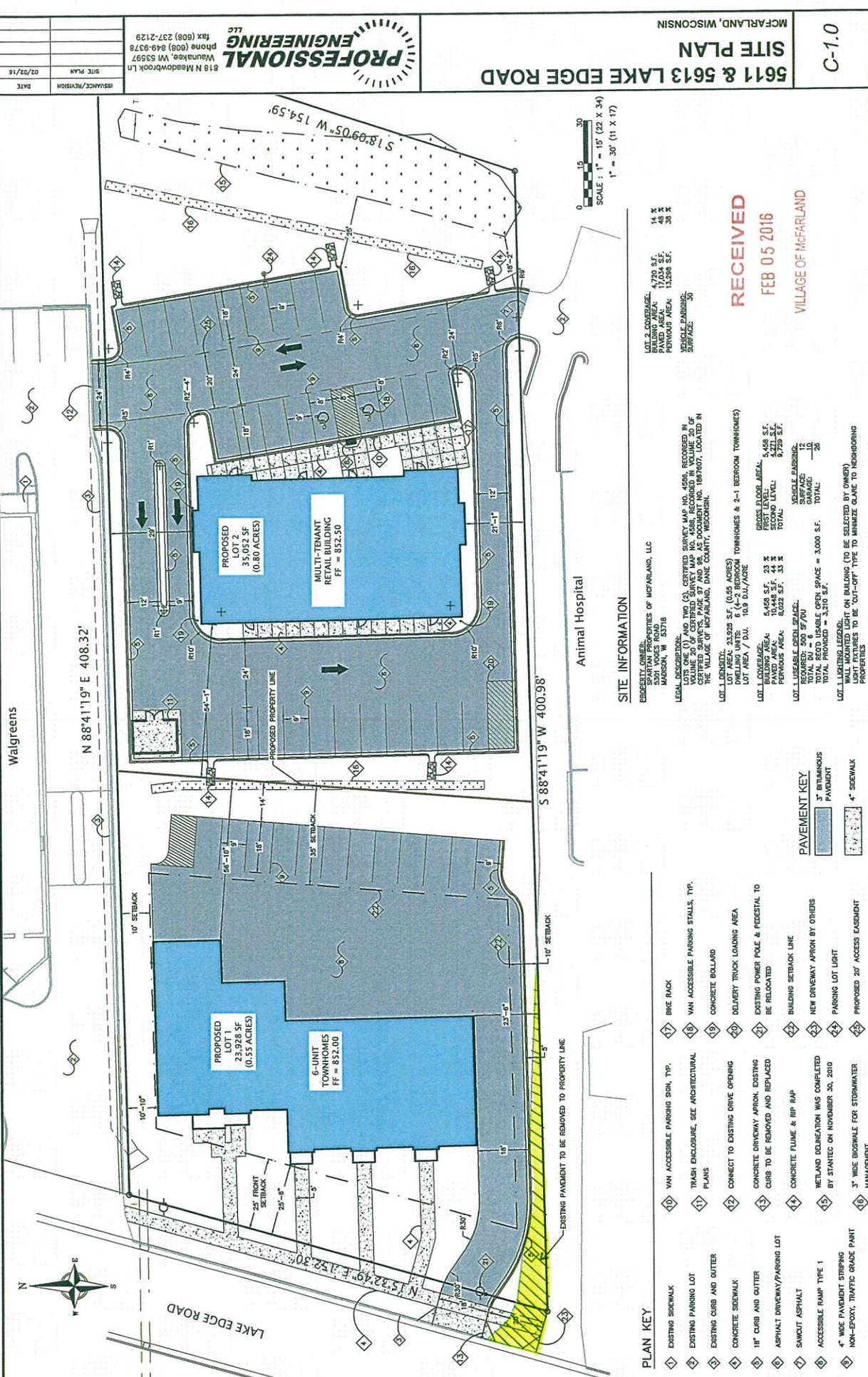
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JAN 21 2016

Office Map No: 16296
 Sheet 1 of 3 Sheets

Doc No: _____, Volume _____, Page _____
 CSM No. _____

VILLAGE OF MCFARLAND



5611 & 5613 LAKE EDGE ROAD
SITE PLAN

C-1.0

PROFESSIONAL ENGINEERING LLC
 618 N Meadowbrook Ln
 Waukesha, WI 53197
 Phone (608) 849-8378
 Fax (608) 237-2129

MC FARLAND, WISCONSIN

ISSUANCE/REVISION	DATE
SITE PLAN	02/03/16

LOT 2 COVERAGE:
 BUILDING AREA: 14,790 S.F.
 PAVED AREA: 17,034 S.F.
 PERVIOUS PAVK: 14,998 S.F.
 TOTAL PAVED SURFACE: 32,032

RECEIVED
FEB 05 2016
 VILLAGE OF MCFARLAND

SITE INFORMATION

PROPERTY OWNER: MCFARLAND, LLC
 300 W. WISCONSIN AVE.
 MADISON, WI 53718

LEGAL DESCRIPTION:
 LOTS ONE (1) AND TWO (2), CERTIFIED SURVEY MAP NO. 4564, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WAUKESHA, WISCONSIN, AND BEING AS DOCUMENT NO. 1897907, LOCATED IN THE VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

LOT 1 DETAILS:
 LOT AREA: 23,982 S.F. (0.55 ACRES)
 LOT AREA / D.U.: 10.9 D.U./ACRE
 TOWNHOMES & 2-1 BEDROOM TOWNHOMES

LOT 2 DETAILS:
 LOT AREA: 35,052 S.F. (0.80 ACRES)
 LOT AREA / D.U.: 10.9 D.U./ACRE
 TOWNHOMES & 2-1 BEDROOM TOWNHOMES

LOT 1 COVERAGE:
 BUILDING AREA: 5,458 S.F. 22 %
 PAVED AREA: 11,418 S.F. 48 %
 PERVIOUS PAVK: 8,022 S.F. 34 %
 TOTAL PAVED SURFACE: 19,440

LOT 2 COVERAGE:
 BUILDING AREA: 14,790 S.F. 42 %
 PAVED AREA: 17,034 S.F. 48 %
 PERVIOUS PAVK: 14,998 S.F. 43 %
 TOTAL PAVED SURFACE: 32,032

VEHICLE PARKING:
 REQUIRED: 500 SP/700
 PROVIDED: 3,210 S.F.
 TOTAL: 3,210 S.F.

VEHICLE PARKING:
 REQUIRED: 12
 PROVIDED: 12
 TOTAL: 12

LOT 1 LIGHTING LEGEND:
 WALL MOUNTED LIGHT ON BUILDING (TO BE SELECTED BY OWNER)
 LIGHT FIXTURES TO BE "OUT-OFF" TYPE TO MINIMIZE GLARE TO NEIGHBORING PROPERTIES

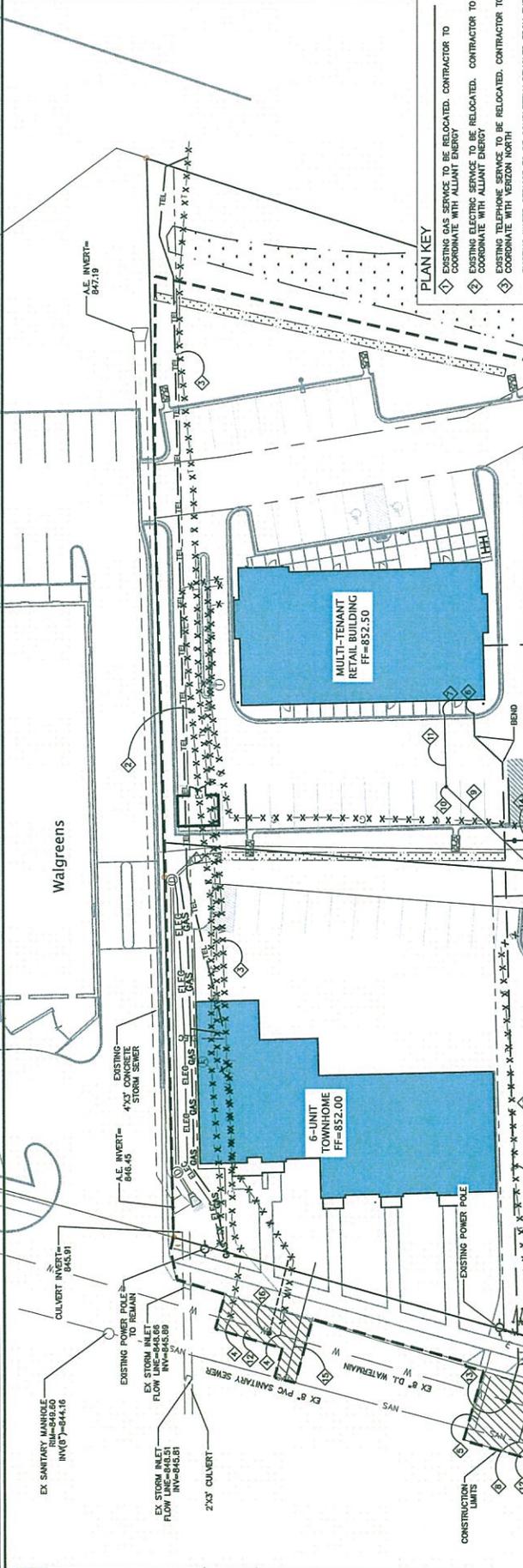
PAVEMENT KEY

- 3" BITUMINOUS PAVEMENT
- 4" SIDEWALK

PLAN KEY

- 1 EXISTING SIDEWALK
- 2 EXISTING PARKING LOT
- 3 EXISTING CURB AND GUTTER
- 4 CONCRETE SIDEWALK
- 5 18" CURB AND GUTTER
- 6 ASPHALT DRIVEWAY/PARKING LOT
- 7 SMOOT ASPHALT
- 8 ACCESSIBLE RAMP TYPE 1
- 9 4" WIDE PAVEMENT STRIPING NON-EXPOS. TRAFFIC GRADE PAINT
- 10 VAN ACCESSIBLE PARKING SIGN, TYP.
- 11 TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
- 12 CONNECT TO EXISTING DRIVE OPENING
- 13 CONCRETE DRIVEWAY APRON, EXISTING CURB TO BE REMOVED AND REPLACED
- 14 CONCRETE FLUME & RIP RAP
- 15 WETLAND DELINEATION WAS COMPLETED BY STATEC ON NOVEMBER 30, 2010
- 16 3" WIDE BIOSWALE FOR STORMWATER MANAGEMENT
- 17 BIKE RACK
- 18 VAN ACCESSIBLE PARKING STALLS, TYP.
- 19 CONCRETE BOLLARD
- 20 DELIVERY TRUCK LOADING AREA
- 21 EXISTING POWER POLE & PEDESTAL TO BE RELOCATED
- 22 BUILDING SETBACK LINE
- 23 NEW DRIVEWAY APRON BY OTHERS
- 24 PARKING LOT LIGHT
- 25 PROPOSED 20' ACCESS EASEMENT

DATE	11/23/13
STATION/REVISION	



- PLAN KEY**
- 1. EXISTING GAS SERVICE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH ALLIANT ENERGY.
 - 2. EXISTING ELECTRIC SERVICE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH ALLIANT ENERGY.
 - 3. EXISTING TELEPHONE SERVICE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH VERIZON NORTH.
 - 4. EXISTING WATER SERVICE TO BE COMPLETELY REMOVED FROM THE CORPORATION STOP TO AND INCLUDING THE CURB STOP PER VILLAGE REQUIREMENTS.
 - 5. EXISTING SANITARY SEWER SERVICE TO BE REMOVED AND PLUGGED AT THE WYES AT THE MANHOLE.
 - 6. 8" WATER SERVICE, VERIFY SIZE WITH ARCHITECT.
 - 7. 8" SANITARY INVA=847.50, EXTEND 5 FEET INTO BUILDING.
 - 8. CONNECT TO EXISTING SANITARY SEWER WITH A SMOOTH FITTING PER VILLAGE REQUIREMENTS.
 - 9. 6" SANITARY LATERAL 280 FT @ 1% SLOPE MIN.
 - 10. CLEAN OUT.
 - 11. SEE PLUMBING PLANS FOR CLEAN OUT LOCATION.
 - 12. UTILITY PATCH PER VILLAGE REQUIREMENTS.
 - 13. IN UNPAID SERVICE VALVE HAS ROAD BOX SHALL BE PROVIDED AT THE CONNECTION TO THE EXISTING WATER MAIN LIVE TAP REQUIRED.
 - 14. NEW HYDRANT AND VALVE PER VILLAGE REQUIREMENTS.
 - 15. REMOVE EXISTING SANITARY LATERAL AND REPLACE WITH NEW 6" LATERAL AT 1% SLOPE.
 - 16. IN WATER SERVICE VALVE AND ROAD BOX SHALL BE PROVIDED AT THE CONNECTION TO THE EXISTING WATER MAIN LIVE TAP REQUIRED.

- UTILITY NOTES**
1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
 2. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE CODE AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
 5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUMBING/CONNECTION PERMITS FROM THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE COMMENCING WORK.
 6. RESTORATION OF PAVEMENT, TOPSOIL & UTILITIES SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
 7. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
 8. ALL NEW UNDER PRESSURE PIPE SHALL BE LAPPED IN MANHOLE TO BE 40S-412 PIPE FOR TOP CLASS II REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.

- UTILITY NOTES**
9. SANITARY SEWER SERVICES SHALL BE 30R-35 PVC.
 10. ANY PERSON WHO INSTALLS A NON-SANITARY WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION MARK OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE VILLAGE.
 11. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED SANITARY SEWER, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
 12. SITE UTILITY CONTRACTOR TO PROVIDE WATER AND SANITARY SEWER WITHIN 3' OF THE BUILDING AND MARK THE UTILITIES WITH A 4"x4" HARDWOOD POST. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLUMBERS.
 13. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MINIMUM OF 18" DEPTH. ALL WATER MAINS SHALL BE INSULATED. PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
 14. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER CLEARANCE SHALL BE PROTECTED BY POLYSTYRENE BOARD INSULATION.
 15. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

- UTILITY NOTES**
16. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
 17. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 18. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE CODE AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
 20. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUMBING/CONNECTION PERMITS FROM THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE COMMENCING WORK.
 21. RESTORATION OF PAVEMENT, TOPSOIL & UTILITIES SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
 22. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
 23. ALL NEW UNDER PRESSURE PIPE SHALL BE LAPPED IN MANHOLE TO BE 40S-412 PIPE FOR TOP CLASS II REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.

- UTILITY NOTES**
24. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
 25. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 26. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE CODE AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
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 28. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUMBING/CONNECTION PERMITS FROM THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE COMMENCING WORK.
 29. RESTORATION OF PAVEMENT, TOPSOIL & UTILITIES SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
 30. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
 31. ALL NEW UNDER PRESSURE PIPE SHALL BE LAPPED IN MANHOLE TO BE 40S-412 PIPE FOR TOP CLASS II REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.

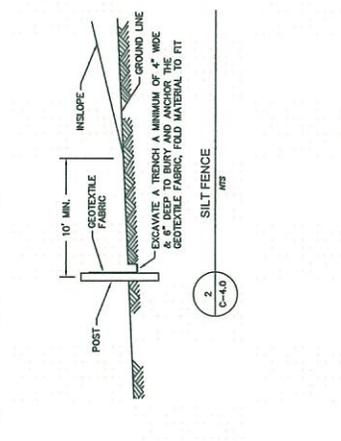
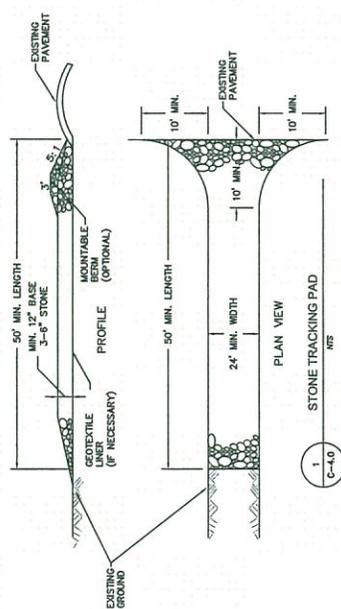
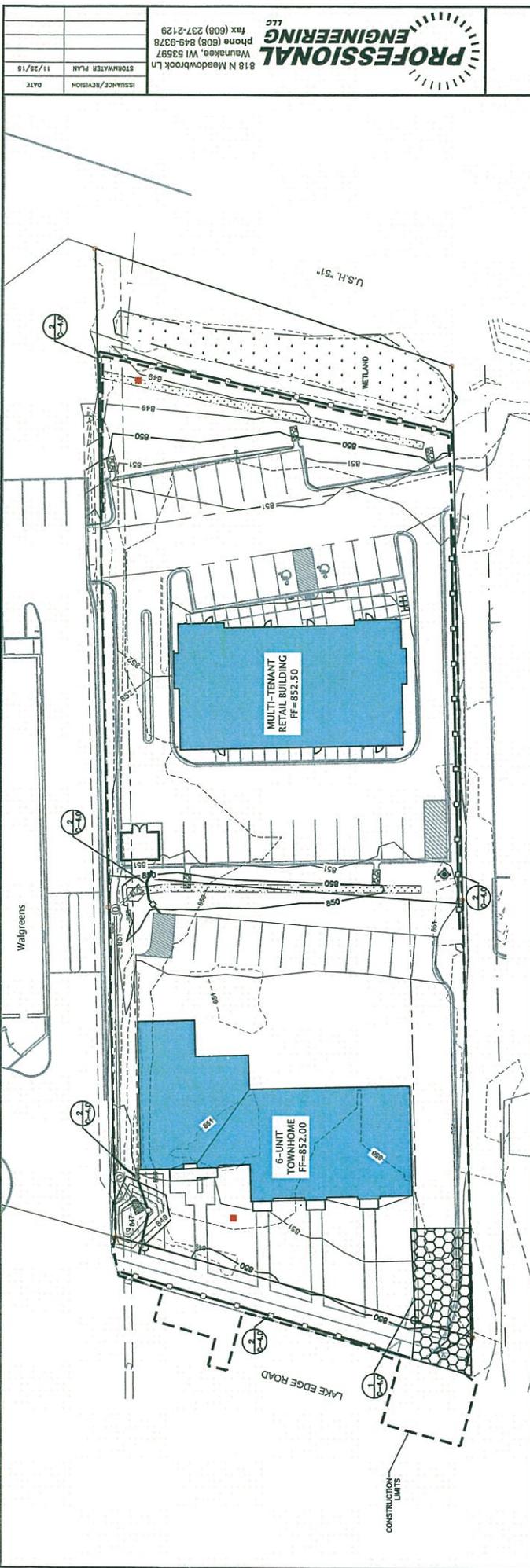
- UTILITY NOTES**
32. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
 33. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 34. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE CODE AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 35. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
 36. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUMBING/CONNECTION PERMITS FROM THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE COMMENCING WORK.
 37. RESTORATION OF PAVEMENT, TOPSOIL & UTILITIES SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
 38. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
 39. ALL NEW UNDER PRESSURE PIPE SHALL BE LAPPED IN MANHOLE TO BE 40S-412 PIPE FOR TOP CLASS II REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.

- UTILITY NOTES**
40. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
 41. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 42. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE CODE AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 43. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
 44. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUMBING/CONNECTION PERMITS FROM THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE COMMENCING WORK.
 45. RESTORATION OF PAVEMENT, TOPSOIL & UTILITIES SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
 46. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
 47. ALL NEW UNDER PRESSURE PIPE SHALL BE LAPPED IN MANHOLE TO BE 40S-412 PIPE FOR TOP CLASS II REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.

- UTILITY NOTES**
48. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
 49. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 50. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE VILLAGE CODE AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 51. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
 52. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUMBING/CONNECTION PERMITS FROM THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE COMMENCING WORK.
 53. RESTORATION OF PAVEMENT, TOPSOIL & UTILITIES SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
 54. WATER MAIN SHALL BE DUCTILE IRON, CLASS 52.
 55. ALL NEW UNDER PRESSURE PIPE SHALL BE LAPPED IN MANHOLE TO BE 40S-412 PIPE FOR TOP CLASS II REINFORCED CONCRETE WITH RUBBER GASKETS AS NOTED.

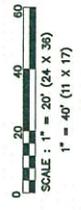


1 UTILITY PLAN
C-3.0 SCALE: 1" = 20'-0" (24X36)



- EROSION CONTROL NOTES**
- (1) THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
 - (2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE WISCONSIN DNR AND THE DNR QUALITY EROSION CONTROL AND STORMWATER MANAGEMENT WARRANT.
 - (3) CLEARING, RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
 - (4) RESTORATION, RESTORATION SHALL BE COMPLETED AS NOTED BY THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED.
 - (5) THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES DAILY AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER.
 - (6) THE CONTRACTOR SHALL MAINTAIN RECORDS OF THE DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING INSPECTION, AND THE NATURE AND EXTENT OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
 - (7) INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH A WISCONSIN DOT TYPE "D" CATCH BASIN FILTER INSERT. ANY DEPOSITS OF DIRT, MUD, SAND, OR OTHER SOLIDS SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
 - (8) EROSION MAT. AREAS OR EMBANKMENTS HAVING EXPOSED SOIL SURFACES SHALL BE STABILIZED WITH EROSION CONTROL MATS, TYPE 6, EROSION MAT.
 - (9) TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND IS TO BE REMOVED AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
 - (10) STABILIZATION. ALL DISTURBED AREAS SHALL BE SEEDING & MULCHED AS SPECIFIED WITHIN 14 WORKING DAYS OF FINAL GRADING.
 - (11) TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS OF 4 INCHES OR GREATER.
 - (12) SEEDING. SEED MATURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA.
 - (13) STOCKPILES. ANY SOIL STOCKPILED THAT REMAINS UNDISTURBED FOR MORE THAN 30 DAYS SHALL BE COVERED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

1 EROSION CONTROL PLAN
 C-4.0 SCALE: 1" = 20'-0" (24X36)



ISSUANCE/REVISION	DATE
STORMWATER PLAN	11/25/15

LANDSCAPE GENERAL NOTES

NOTES:

- DESIGNATED LAWN AREAS TO BE SEEDED MICHIGAN PARSnip SEED MIX, PERMULATED AND MULCHED WITH STRAW.
- MICHIGAN PARSnip AND LAWN AREAS WITH SLOPES STEEPER THAN 3% SHALL BE SEEDED WITH PERMULATED AND MULCHED WITH STRAW TO PREVENT EROSION.
- FOUNDATION PLANTING BEDS TO BE MULCHED WITH 4" WASHED STONE MULCH SPREAD TO A DEPTH OF 2" OVER NEEDED BARREN FABRIC.
- BROADLEAF TREES AND BUSH GROUPINGS IN LAWN AREAS TO REQUIRE PERMULATED AND MULCHED WITH STRAW TO PREVENT EROSION TO A DEPTH OF 2" OVER NEEDED BARREN FABRIC.
- DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 6" BLACK VINYL EDGE.
- OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION.

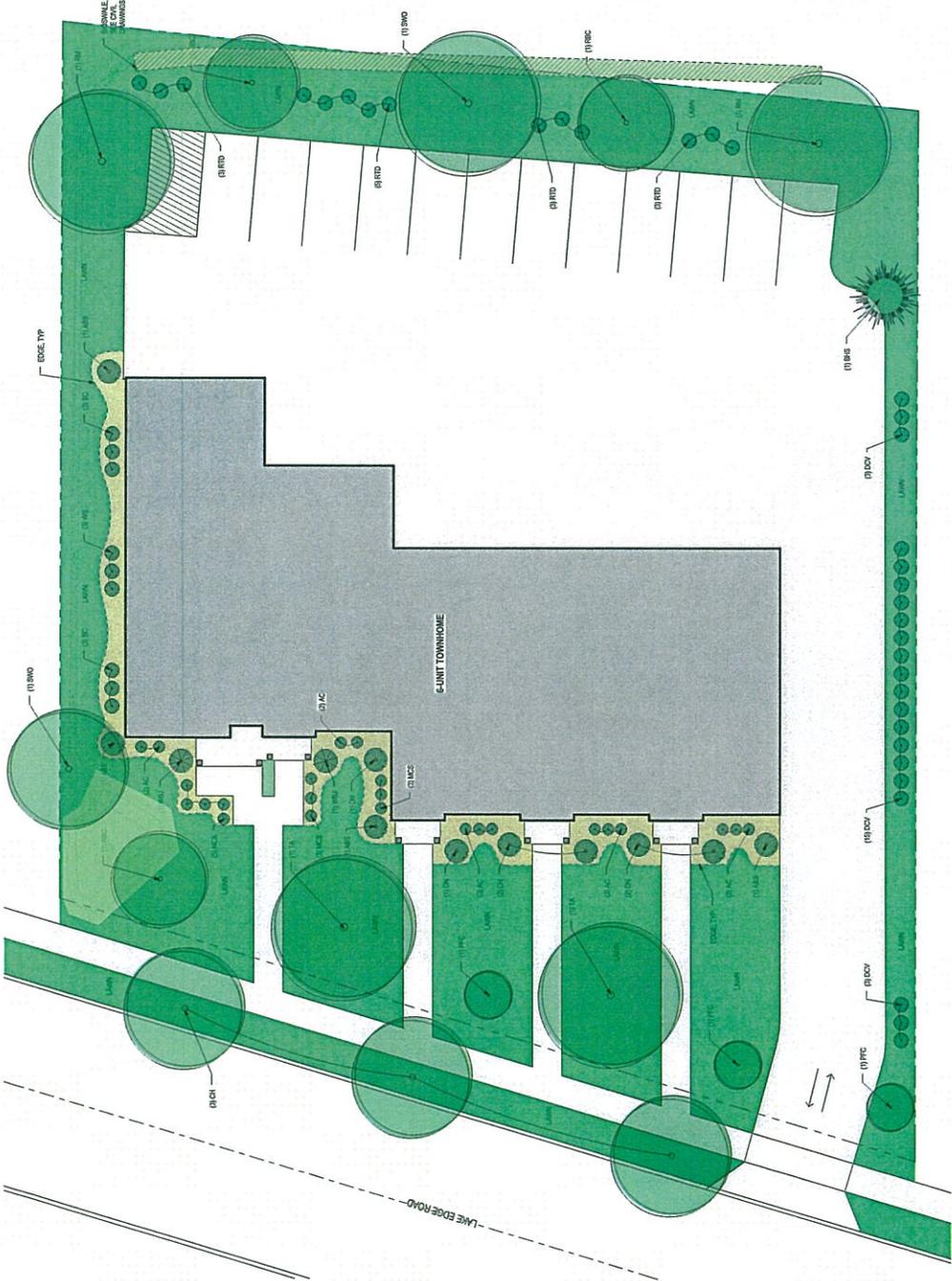
LANDSCAPE POINT CALCULATIONS
 MICHIGAN PARSnip REQUIRED FOR L.S. ZONING DISTRICT, LANDSCAPE ZONING STANDARDS

ITEM	QUANTITY	POINTS PER 100 FT	TOTAL POINTS
BUILDING FOOTPRINT	303	50 PER 100 FT	151.5
G.F.A.	5,408	20 PER 1,000 FT ²	108.16
STREET FRONTAGE	152	50 PER 100 FT	76
PAVED AREA	19,449	100 PER 10,000 SQ FT	194.49
482 TOTAL POINTS			

(ORD. NO. 2011-06, § 1.15-22-30(1))
 TOTAL LANDSCAPE POINTS REQUIRED: 482

PLANT LIST

NO.	QTY	SIZE	COMMON NAME	ROOT	POINTS
1	20	18"	Large Deciduous Trees (L.D. Trees)	88	1760
2	2	24"	Common Nettleberry	88	176
3	2	24"	Strawberry Maple Oak	88	176
4	2	24"	Stewart Spruce	88	176
5	2	24"	Stewart Spruce	88	176
6	2	24"	Stewart Spruce	88	176
7	2	24"	Stewart Spruce	88	176
8	2	24"	Stewart Spruce	88	176
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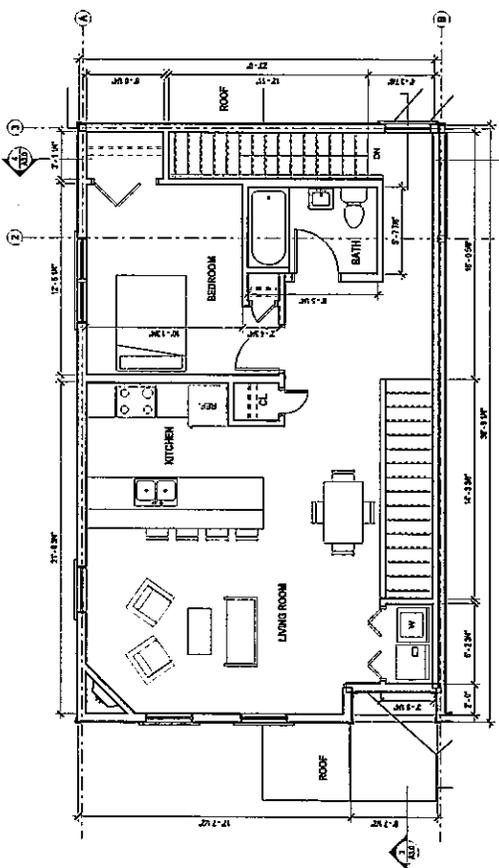


LANDSCAPE PLAN
 1" = 16'-0"
 NORTH

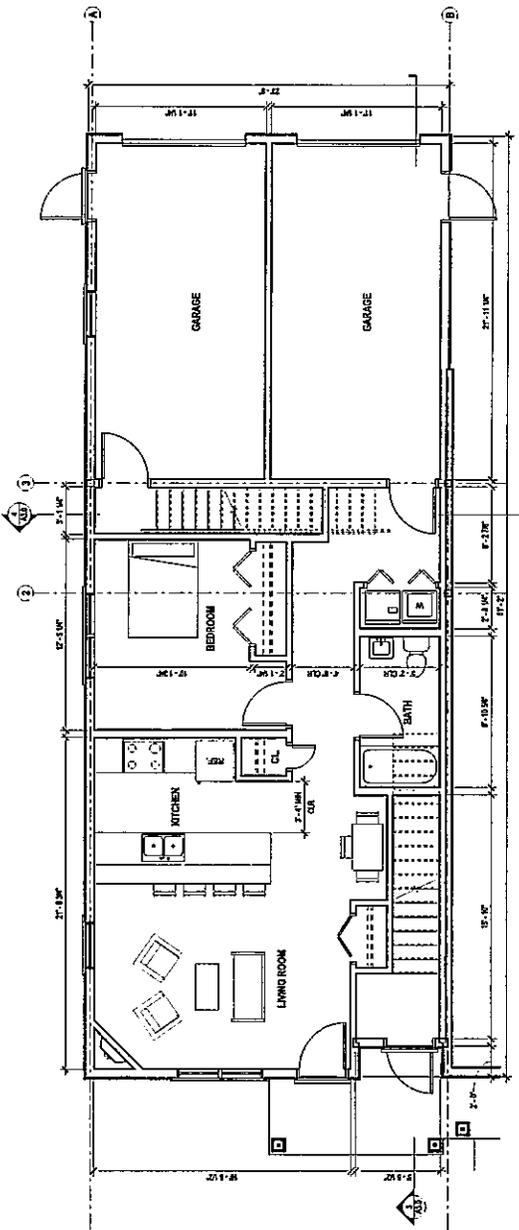
UNIT FLOOR PLAN GENERAL NOTES

- A. ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF WALL.
- B. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- C. PROVIDE 600MM (24") WIDE DOOR OPENING TO ADJACENT ROOMS UNLESS NOTED OTHERWISE.
- D. PROVIDE 600MM (24") WIDE DOOR OPENING TO ADJACENT ROOMS UNLESS NOTED OTHERWISE.
- E. USE 12MM (1/2") THICK WALLS UNLESS NOTED OTHERWISE.
- F. USE 12MM (1/2") THICK PARTITION WALLS AND CORE ELEMENTS UNLESS NOTED OTHERWISE.
- G. CONCRETE FINISHES SHALL BE WITH FINISH CONTRACTOR UNLESS NOTED OTHERWISE.
- H. CONCRETE PARTITION PARTITION LAYOUT WITH FINISHES, TILE, AND PARTITION WALLS SHALL BE WITH FINISH CONTRACTOR UNLESS NOTED OTHERWISE.
- I. LOCATE DOOR WITH WALL CENTER ON WALL UNLESS NOTED OTHERWISE.
- J. PROVIDE AT LEAST ONE LAYER OF JOIST ABOVE AND BELOW ALL PARTITION WALLS UNLESS NOTED OTHERWISE.
- K. PROVIDE BY TERMINAL BRACING AND STAYED WALL TIES UNLESS NOTED OTHERWISE.
- L. PROVIDE ALL WALLS TO BE CONCRETE UNLESS NOTED OTHERWISE.
- M. PROVIDE ALL WALLS TO BE CONCRETE UNLESS NOTED OTHERWISE.

UNIT AREA (GROSS)	
UNIT A	101.3 SF
UNIT B	101.3 SF
UNIT C	101.3 SF



② UNIT 'C' - FLOOR PLAN
 101.3 SF

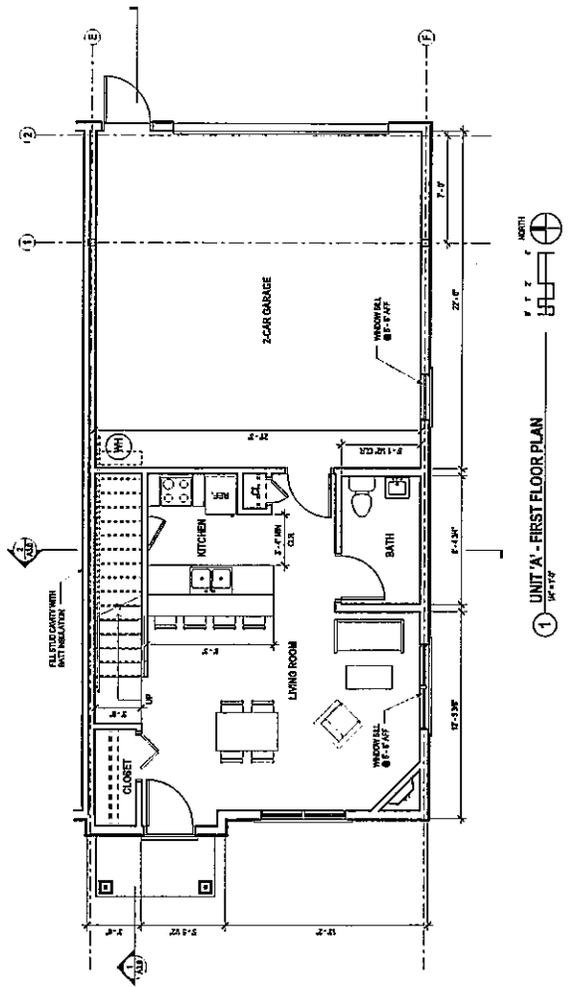
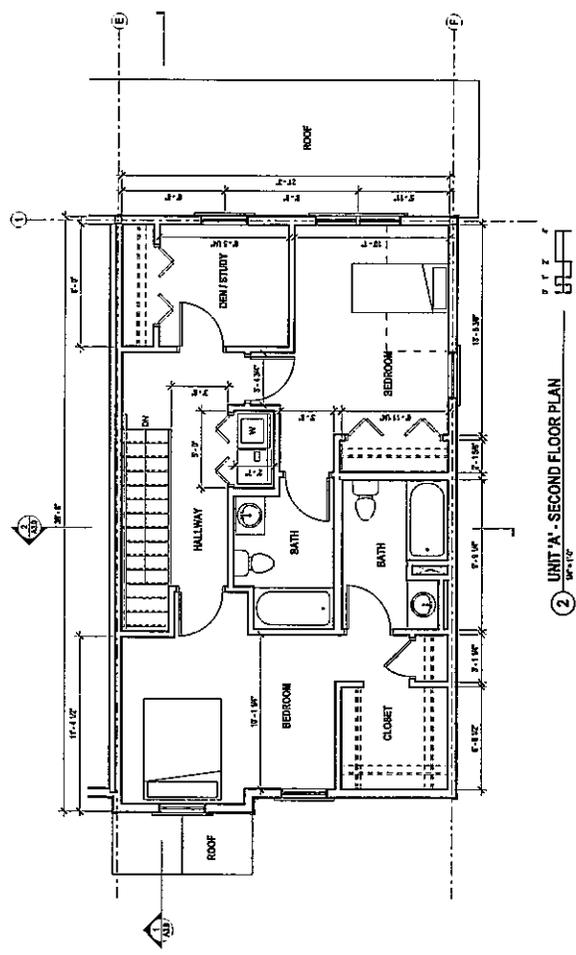


① UNIT 'B' - FLOOR PLAN
 101.3 SF

UNIT FLOOR PLAN GENERAL NOTES

- ALL INTERIOR FINISHES DIMENSIONS ARE TO FACE OF FINISH.
- ALL CLEARANCE DIMENSIONS AND DOOR SWINGS ON PLAN ARE FOR INFORMATIONAL PURPOSES ONLY.
- PROVIDE BLOCKING AS NECESSARY FOR ADJACENT WALLS, PARTITIONS, LATH AND BARS, LUMBER, STUDS, TRIM, AND OTHER FINISHES.
- COORDINATE INTERIOR FINISHES WITH FINISH CONTRACTOR, TRIM, APPLIANCE, CABINETS, AND UNIT DIMENSIONS.
- COORDINATE WALL THICKNESS AND FINISHING WITH FINISH CONTRACTOR.
- COORDINATE INTERIOR FINISHES WITH FINISH CONTRACTOR, TRIM, APPLIANCE, CABINETS, AND UNIT DIMENSIONS.
- COORDINATE INTERIOR FINISHES WITH FINISH CONTRACTOR, TRIM, APPLIANCE, CABINETS, AND UNIT DIMENSIONS.
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- COORDINATE INTERIOR FINISHES WITH FINISH CONTRACTOR, TRIM, APPLIANCE, CABINETS, AND UNIT DIMENSIONS.

UNIT AREA (GROSS)	
UNIT A	1385 SF
UNIT B	1415 SF
UNIT C	1415 SF





1 AERIAL VIEW
NTS

DIMENSION
Madison Design Group
architecture · engineering · interior design
615 Grand View Plaza, Suite 120
Madison, Wisconsin 53718
608.263.4444 608.623.4445
dimension@madisongroup.com

Lake Edge Road Townhomes
66 N LAKE EDGE ROAD
MADISON, WI 53706

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Village of McFarland Comprehensive Plan Update
 Monthly Progress Report
January 2016



Tasks	Completed Work January	Anticipated Work February
Work Element 1: Project Coordination		
Task 1.1: Internal Project Kick-Off Activities	1/12 - Consultant/Staff kick-off meeting 1/21 - Public Works Staff Meeting Revised participation plan/resolution	Support Village adoption of Public Participation Plan
Task 1.2: Coordinate Successful Project Completion	Revised timeline; finalized 1 st 3 months	
Task 1.3: Project Steering Committee Meetings	Scheduled 1 st meeting for 3/31	
Work Element 2: Stakeholder Participation		
Task 2.1: Other Committee/Stakeholder Meetings		Meet w/ School District to decide level and scope of District interaction Share draft survey with Village staff
Task 2.2: Web-Based Survey	Discussed survey concept with staff Draft survey started	
Task 2.3: Other Web-Based Communications	Discussed approach at 1/12 meeting Consultant will supply structure and information for Village Web page Consultant to host Facebook page	Contact Tracey to coordinate Web Contact Thistle for potential series Launch media presence in late March to lead in to web-based survey
Task 2.4: Community Meeting to Guide Plan Update		
Work Element 3: Plan Completion		
Task 3.1: Comprehensive Plan Maps	Consultant agreement signed (Strand) Requested data from T&C and County Discussed approach for usable GIS data	Prepare base map Prepare several maps for Condition and Issues volume
Task 3.2: Conditions and Issues Volume of Plan	Data collection near completion and volume preparation underway	Completion and delivery of draft volume by end of Feb. or early March
Task 3.3: Vision and Directions Volume of Plan		
Task 3.4: Recommendation and Adoption of Plan		
Task 3.5: Production of Adopted Comprehensive Plan		



Comprehensive Plan Meetings and Milestones Schedule

(Updated January 29, 2015; 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

Coordinating Meeting with School District Administration: *early February 2016*

- Identify how best to coordinate respective long-range planning processes
- Identify additional School District/Village meetings that may be part of processes

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

Plan Commission Meeting #1: *late March 2016*

- Share purpose and process for Comprehensive Plan update
- Recommend/adopt public participation plan
- Assist with identification of community groups/committees with which to meet
- Present first draft of Conditions and Issues Volume of Plan and invite comments
- Discuss potential vision, themes, directions, and challenges for Plan
- Review draft web-based community survey

Plan Commission Meeting #2: *early April 2016*

- Complete discussion of topics not discussed or finalized at late March meeting

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

Other Committee and Community Group Meetings (up to 13): *late April-July 2016*

- Meet with Village Board and committees such as Community Development Authority; Public Works Committee; Parks, Recreation and Natural Resources Committee; Public Utilities Committee; Landmarks Commission; and Public Safety Committee
- Further meetings with School District to coordinate planning processes and objectives
- Meet with other identified stakeholder groups (e.g., Chamber of Commerce)
- Within these meetings:
 - Review Conditions and Issues volume chapter(s) related to group's focus
 - Discuss potential vision and initiatives for Village Comprehensive Plan
 - Identify their initiatives and plans that intersect with Village Plan

Consultant Proposes Draft Materials for Vision and Directions Volume: *early July 2016*

- Draft community vision statement/format
- Preliminary description of specific initiatives for volume
- Draft future land use map and associated policies
- Draft future transportation/community facilities map

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

Plan Commission Meeting #3: *late July 2016*

- Review results of the other committee and stakeholder group meetings
- Review results of Web survey and other Web-based communications
- Finalize/adopt Conditions and Issues Volume of Plan
- Review and revise preliminary materials for Vision and Directions Volume of Plan

Plan Commission Meeting #4: *early August 2016*

- Complete discussion of topics not discussed or finalized at late July meeting

Village Board Check-in Meeting: *August 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: *July-Aug 2016*

Plan Commission Meetings #5 and #6: *September 2016*

- Review and advise changes to first draft of Vision and Directions Volume
- Prepare for community presentation and input meeting

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

Community Presentation on Draft Plan: *early October 2016*

- 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: *October 2016*

Joint Village Board/Plan Commission Meeting: *November 2016*

- 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: *December 2016*

- Also, follow distribution requirements under Section 66.1001 of Statutes

Community Development Highlights

January 2016

- January is typically a slower month in terms of permits issued; however, January 2016 proved to be non-typical with thirty two permits issued. Veridian Homes pulled four permits for its recently approved Juniper Ridge subdivision. Construction of a multi-family project has commenced on Farwell Street across from the high school. Revenues for the month totaled over \$64,000.
- Owners of the former Beach House property presented their latest thoughts on development of this site to staff and two trustees. Owner was encouraged to meet with neighbors to get their reaction prior to approaching the Plan Commission.
- Mark Roffers of MDRoffers Consulting began work on the update of our Comprehensive Plan. A meeting with department heads took place to gather information on existing and future planned facilities.
- Met with Brock Roder. Supplied him listing of what he needed to submit for an application allowing outdoor sports activities at establishments licensed to serve alcohol.
- Allan Coville and I are working with the Food Pantry regarding the separation of utilities for their current location. At present, utilities are shared with a residence directly east of the Food Pantry.
- Working with staff and attorneys to close our TIF loan with Waubesa Village LLC – (Ryan Quam). Expectations are all paper work and construction necessary for this loan 1st draw will be completed by the first week of February.
- Along with Allan Coville and Eric Rindfleisch met with DOT representatives to discuss the latest ideas for improvements to Hwy. 51 and Farwell Street intersection. Latest plan allows Culvers to keep its parking stalls along Hwy. 51.
- Working with engineer Roxanne Johnson on updates to the stormwater management plan to Tim Neitzels proposed 6 unit multi-family project on Lake Edge Road.
- Participated in webinar by National Association of Development Organizations on Rural Communities efforts to attain funding for their projects through new funding effort by U.S. Agriculture Department.

- Attended quarterly meeting of MadReps ED Pros group. Heard presentation by Settlers Bank regarding the future of branch banking and new management initiatives at the Walgreens distribution warehouse in DeForest.
- Discussed with staff and Attorney Bechler the need for utility easements for the Farwell Place Project.
- Reached out to the DNR to obtain documentation for a contaminated site on behalf of an interested buyer.
- Received word mid-January Dane County Parks will begin tree clearing in anticipation of construction of the Lower Yahara River Trail. Some of the cut trees will be anchored along the shoreline to improve fish habitat.
- Worked with Badger Surveying on correction to a CSM which divides the Villages detention pond on Cook Street and Valley Drive from the residential duplex currently owned by the Village.
- Reminded staff and attorney the Village needs to create an Utility District for the new lift station on Holscher Road.
- Commented on proposal in the City of Madison (north side of Siggelkow Road) for a gas and convenience station. Allan Coville has indicated the gas station will be within 1,200 feet of well station #1 on Siggelkow and North Autumn Lane. Potential well contamination is a concern.
- Attended the following monthly committee/board meetings
 - Plan Commission
 - Village Board

Submitted by:
Pauline Boness
Community Development Director