

PLAN COMMISSION

Monday April 18, 2016

7:00 P.M.

**McFarland Municipal Center
Community Room**

AMENDED AGENDA

1. Call to order.
2. Review and possible approval of draft Minutes postponed from the February 15, 2016 Plan Commission meeting and the March 21, 2016 Plan Commission minutes.
3. Public Hearing - Review and possible action regarding a Conditional Use Permit (CUP), requested by Eric Boucher, Thales Blaso and Brian Quamme for approval of a Martial Arts Academy to be located at 4801 Voges Road, Suite G, currently zoned C-H Highway Commercial.
4. Public Hearing - Review and possible recommendation to the Village Board regarding proposed Ordinance No. 2016-02, an ORDINANCE TO AMEND PROVISIONS OF SECTION 62-430(b) OF THE MCFARLAND MUNICIPAL CODE RELATING TO FLOODPLAIN ZONING.
5. Review and possible action regarding a request by John Grell for a one year extension of the Conditional Use Permit (CUP), #261 originally approved on March 16, 2015 to allow construction of a single family home on his property located at 5411 Bashford Street. The property is zoned Central Commercial (C-C).
6. Review and possible action on a CSM (extraterritorial review) in the Town of Blooming Grove. Property address 3274 Lee South Court currently zoned A-1 Exclusive Agriculture.
7. Continued discussion relating to the update of the Villages Comprehensive Plan.
8. Public Comments.
9. Department Reports.
 - a. Highlights and Updates

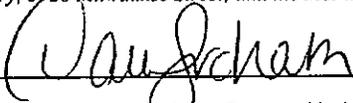
b. Property Maintenance

10. 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 15th day of April 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.



Dawn Graham, Deputy Clerk

Plan Commission

Background and Recommendations

April 18, 2016

Agenda Item 3 – Marital Arts Academy CUP- 4801 Voges Road.

Eric Boucher, Thales Blaso and Brian Quamme wish to lease tenant space in order to operate a martial arts academy at 4801 Voges Road, a property which is zoned C-H Commercial Highway. This type of use is categorized as recreational instruction which is allowable under C-H as a conditional use.

In reviewing our CUP standard (Sec. 62-111, in your packets) I see no conflicts due to noise, hours, parking or neighboring land uses.

Recommendation: Approval

Agenda Item 4 – Ordinance to Amend Floodplain Ordinance

The Department of Homeland Security's Federal Emergency Management Agency (FEMA) has revised and renumbered the flood insurance studies which are documents identifying hydrologic analysis and flood profiles relating to existence and severity of flood hazards in Dane County. The floodplain maps for the flood elevations have not changed for McFarland.

Recommendation: Approval

Agenda Item #5 – One year extension request by John Grell.

Mr. Grell received approval of a conditional use permit to allow construction of a single family home on the corner of Bashford and Johnson Streets. Mr. Grell has had some delays but still intends to build a residence.

Recommendation: Approval, conditions of March 16, 2015 remain in place.

Working Draft -Minutes Plan Commission Meeting

February 15, 2016

Members Present: Brad Czebotar, Bruce Fischer, Kate Barrett, Cathy Kirby

Members Absent: Ron Berger, Dan Kolk, Steve Jackson

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

Others Present: Kevin Urso, Richard Bee, Kathleen Smith, Dan Schmudlach, Dan Martinez & Jerry Berquin Dimension IV Architects, Gail Posen, John Posen, Bob Newell, Mary Pat Lytle, Dea Larson Converse

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 January 19, 2016 Plan Commission meetings.**

Barrett asked for clarification on page 5 where Rindfleisch refers to "do we have a full comprehensive plan; no"

Czebotar moved to approve the January 19, 2016 minutes as amended, seconded by Barrett. Barrett unable to second the motion as Barrett was not present at the January 19, 2016 meeting. Motion to approve tabled postponed to March meeting due to lack of quorum from January 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.**

Kevin Urso, representing Elaine Urso LLP stated Urso Brothers were previously approved to build a four unit building on the site. The project was put on hold due to a busy schedule. Urso stated they reviewed the site and neighborhood, and feel two duplexes will better fit and the density will not change. In reviewing the site plan, the lots are large enough to build two duplexes with 10' side yards with no variances needed. Kirby felt this is a better fit for the area. Barrett inquired if they will be one or two story buildings. Urso responded they are in the drawing stage, and will most likely be two story buildings.

Czebotar moved to approve the 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. Kirby seconded the motion, motion carried 4-0.

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.

Fischer moved to reconsider the vote relating to approval of a conditional use permit to allow a 6 unit multifamily structure at 5611 Lake Edge Road, and indicated voted nay on this motion previously. Barrett seconded the motion, motion carried 4-0. Czebotar declared the request open for reconsideration.

Jerry Berquin of Dimension IV Architects in Madison is working with Tim Neitzel on this project which was approved in 2011 but, for various reasons, Neitzel did not move forward. They are back now seeking approval on a similar project for the site. The proposal is for a six unit townhome structure, each unit will have their own door facing the street. Four units will have enclosed 2 car garages and enclosed one car garages for the two flats. Twelve additional guest and visitor parking stalls are to the rear. The lot is currently vacant; there had been an older four unit building and garages which were torn down in 2013. Berquin reviewed the floor plans for the units, along with discussion of the exterior building materials. The structure will have a masonry base with vinyl siding, using multiple colors and texture. There will not be many side facing window on the two end units. All six units will be broken up so they read as individual town homes.

At the January meeting there was a different site plan layout; they have curbed the driveway back a little, giving it a subtle change. Berquin reviewed the landscape and stormwater areas. The stormwater is designed per the DNR and state of Wisconsin requirements along with local ordinances.

Czebotar pointed out they are somewhat combining two agenda items, the CUP request and the site plan. Kirby stated she is not impressed with the project; she is not sure what was presented at the previous meeting, but did not find this appealing.

Gail Poser 5822 Lake Edge Road – She is concerned over the project being able to handle only one inch of rainfall. Brian Berquist, Village Engineer replied the focus of the discussion at the January meeting was mainly the stormwater runoff. These sites are considered redevelopment sites; there are different requirements for redevelopment vs new development sites which have much higher requirements for different forms of stormwater management including speed, quantity and quality of the water runoff. For redevelopment sites, the quantity is not considered as a requirement partly as an effort to encourage redevelopment. The infiltration swale for this site is designed for stormwater quality, and this focuses specifically on the first ½” of rainfall. Swales are designed for smaller events, after 1” they will start to pond up, after that with a 1 – 5 year event they will top off and water will head downstream. They are not

sized for a 5, 10, 20 year storm nor are they required to be. They are specifically set up for quality to scrub off the small suspended particles.

Poser is concerned as this area in 2013 had severe flooding both the entire lot and the road in front of it, along with neighboring lots across the street. Poser provided photos to the Plan Commissioners. She and her husband have lived in this area since the 1980's. Her concern is there is always discussion of the 100 year rains; she feels they have had 3 – 4 of those while she has lived in the area. Poser referred to a neighbor's letter which was submitted in regards to this proposal along with her concerns of the size of ponds to handle only one inch of rain, the majority of this water will runoff into the lake. She is not in approval of this proposal.

Dea Larson Converse – of the Clean Lake Alliance Community Board read the letter she submitted along with reviewing a list of suggested practices for use both during and after construction on a property. They are concerned about the increased in higher level rain storms, they feel it is time to go above and beyond when doing construction rather than just is what is required. They are commenting on this due to the close proximity to Lake Waubesa.

Kathleen Smith – 5624 Lake Edge Road – Her husband was at the previous month's meeting and they submitted a letter. They built their home with filtration systems and the knowledge of potential flooding due to heavy rain runoff. They are not as concerned about their home as they are about the current proposed plan meeting requirements; they feel we can do more than just what is required, the Village may have a current plan meeting requirements, we will get more rain, history has proven that, we need to do more than required if we want a top notch Village we need to look to the future for water control and quality rather than just the minimum standards. She would like the Village to look at the checklist and standards from the Clean Lake Alliance.

Dan Schmudlach 2425 County Hwy AB, Town of Dunn- he is the building contractor working with Mr. Neitzel in the past seven months, he feels the stormwater issue should be dealt with in the Public Works department.

Berquist summarized the intention of the ordinances when drawn and updated, is trying to balance a lot of issues. Many of the items suggested from Clean Lakes Alliance are above and beyond the ordinances, this can be a question for the Board at some point, if they want to make changes. The project as proposed does meet the ordinances. The amount of water coming through this area is significant as it comes from a large watershed. The project as it is proposed will be better than what is there today. This specific project will probably not have significant impact either way. We are trying to retrofit as we go, accumulatively over time, this will help alleviate some of the water issues. Over time, some of the large basin wide issues will be addressed. Barrett asked of Berquist, in response to some of the comments, are there plans to start looking Village wide at this problem, all you need to do is look at the retention pond by the bank to see there is a large quantity of water going through. Berquist responded they did look at it from a 30,000 foot level, and, they did identify some practice and policy suggestions to start working at these issues, they did not adopt any ordinance changes. In the past several years McFarland taken their cues from Dane County, we have not intended to ever fall behind; but, there is nothing currently in place to make any changes.

Kirby asked for a summary, what is proposed is better than what is currently there, and you do not feel it will have an impact one way or another. Berquist responded, yes it is better than what is there; but, he could not say it is going to have a measurable impact. With the major events which are occurring more and more frequency, they have designed the streets with overland flow in mind, to be used as a ditch, it is better to have the water in the streets for a short time period than in someone's home. All new subdivisions plan on the street flooding, in some areas it may be beneficial to purchase properties. It has been recommended the Village keep their eye on key parcels in some areas and purchase properties to take structures down creating overland flow areas to handle some of the water. Industry wise no one designs their pipes to handle the 100 year events, the pipes would be too large to use. Kirby asked of Smith, when they purchased the property and built their home, they knew of flooding issues, were there other suggestions made at the time of how water could be handled? Smith responded they knew of the flooding issues; and, they took steps to make sure that did not happen. They took the majority of the suggestions when building so this would be prevented. Kirby stated she understands the responsibility for flooding is on both sides of the street, is there something which could be done when a property is redeveloped, i.e. older home taken down and new one put up, is there something that we can do, were there suggestions from a Village perspective that were made, when they took out their permit did we make suggestions as to what could be done? Berquist responded yes as the property changed hands, he and the Public Works Dept. approached the new owners about creating a swale or drainage ditch on the property, but it is private property, from a single family perspective he does not know if the Village has the same type of review process as they do for commercial. You do not have an approval process, the Smiths were not interested at that time to have the swale installed. Smith responded her husband was more involved in that process, their concern was of the garbage and weeds in the proposed drainage ditch, and as their children swim or partake in water activities they would be doing so at the drainage point. They did work with their builder and paid for a process where the water which lands on their roof is taken care of. Kirby summarized there is the opportunity from a Village standpoint to have some input, while keeping in mind it is private property. Berquist confirmed this and did say there are a few sites he and Allan Coville, Director of Public works, are interested in.

Barrett asked in regards to the proposal before them, she would like to see the use of porous pavement, does Berquist know if this property would qualify for stormwater credit if they implemented any of the practices. Berquist responded if they implemented enough of them he believes they would. The permeable pavement is a great tool, it is more costly, and you do see it in more downtown areas. Barrett advised she would be interested in Neitzel looking into using this as the parking lot is a relatively large one, or is here a way to reduce the size of the parking lot? Berquin stated, they need the larger area due to the garages in the back, he is concerned about the porous pavement not being able to handle the weight of garbage trucks which will be using the area. The pavement will also handle oil and sediment from those using the parking lot, he is not sure how porous pavement handles this. Berquist stated the loads are a concern but they can handle them if designed properly, regarding the sediment what happens is those areas are vacuumed once or twice a year, the Village owns a vacuum truck. Kirby asked when the front area is expanded is there the opportunity to expand the retention area, could you just make one larger one to handle more water runoff? Berquist responded it will

actually be doubled, there will be another one on the east side when it is developed. Total volume would be the same whether one large retention pond or the two as proposed.

Smith stated she is all for development and the proposed project is much better than the former building, and later, the debris and vacant lot. Her concern is when this is built, coupled with the commercial site behind it, and redevelopment of the former Beach house site, is the accumulative effect. What will the impact be when these three projects have moved forward? She would like the Village to look at the plan overall and come up with something proactive. Berquist stated what they would expect is each site will have their own areas, it is easier to maintain, what is a challenge from the regulator side is the developments happen as the market demands it, Boness and her staff do a good job of getting parties together if they are developing as the same time. However this does not always happen at the same time, what he would expect is the Beach House site will have its own system. If the community wanted to really tackle this issue they would need to condemn properties and create space and open flow channels to collect the water. That is always expensive and a divisive proposal for a community. Kirby concurred, when they did the east side development, it was all open land, no one wants their property condemned in order to create this in an existing neighborhood. Berquist stated it is hard, yet the Village has had some successes, for example the site on Valley. Fischer wanted to comment he feels this is difficult and the public doesn't understand it is a balancing act. He has seen enormous sized homes being built on the lake with no area or plans to handle the runoff. He does feel the lakeshore property owners have their responsibilities also, you cannot have massive homes, and pristine lawns without doing damage to the lake, people seem to want their cake and to eat it too. He feels everyone needs to work together.

Barrett stated she agrees with his comments, the people are here because they love the lake, but are there ways to change the ordinances and ramp things up with how things are handled in the stormwater issue. These areas are being developed in small tight areas where there is not a lot of room and it is not just the quantity of water but the quality of water, the two issues go together. McFarland has had to buy property, and it is controversial, but rather than a piece meal approach she would like to have the stormwater utility committee meet and take a look at what can be done and how can we evaluate this, come up with a plan for all to create a cumulative plan; stop using fertilizer; do things with your property as the Smiths have done, have commercial properties put practices into place, making it a positive for everyone, at what point do we start asking everyone to do a little bit more. There are little things we can do and she would like to see Neitzel look at this, and see what other things he can do with this site, they may not make a measurable improvement, but it would show he is willing to go the extra step on this process. Kirby commented this development meets every standard we have on the books, there is no reason to turn them down, having said that, it doesn't mean we cannot use the list to develop a better process, and have more parties play a part in the solution of this problem. By the attendance and interest it is apparent we need to review this and come up with better solutions.

Smith wanted to follow-up over some of the comments made, her intention was never to infer she did not want this project to move forward, she felt some of the comments about people on the lake wanting their cake and eating it too, being anti-development, were not appropriate, all they are asking for is for Neitzel to do like they did when they built their home, a little more

than is asked, it will be more economical and better for everyone in the future if all put in a little extra effort.

Converse wanted to summarize the Clean Lakes Alliance is not against this development, they are just asking for Neitzel, as his site is close to the lake, to consider doing a little more when doing this project and using some of their suggestions to help improve the quality of the lake for all in the Village.

Czebotar summarized it appears this project meets the ordinances both of McFarland and Dane County, and State requirements, the project itself will not exasperate the situation which exists, it is something the Village needs to work on. The stormwater issue is not just a Village issue but one for everyone to be involved in.

Czebotar moved to approve 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. Kirby seconded. Motion carried 4-0.

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.

Berquin advised they have worked to move the driveway just a bit over to make it work better on the site, the landscape plan will remain the same, per plans submitted, Neitzel is trying to make this very affordable yet desirable. The townhome style apartments will have individual front doors, varied color schemes, masonry base and vinyl siding with traditional trim around the windows and dimensional shingles. He has worked with Boness to make some of the changes requested from their original plans, prior to submission. They will gladly go through the list provided by the Clean Lakes Alliance to see if they can work any of the items from the checklist into their development. They have not looked at porous pavement in the past due to the concern over weight issues. Barrett encouraged them to go through the list to see if they utilized enough of the items they may qualify for stormwater credit. Kirby asked if last month did they discuss the entryway design where there are little triangles over the door, and where there are three entryways tight together as it does not make for an attractive, or distinctive entryway. She understands the pattern of repeating but, it is done over 12 times on the front of this building, couldn't they come up with something more attractive, something to soften the entry way and make them more distinctive? Berquin advised he understood and they can work to move the entryway down a bit and give them more separation. Boness asked for clarification, the pillars on the entry ways will be ½ veneer brick. Berquin replied, yes, there will be brick veneer on the pillars.

Czebotar moved to approve the updated site plan for a 6 unit multi-family residential structure at 5611 Lake Edge Road. The property is currently zoned C-G General Commercial with the developer working with staff to redesign the entryway location of the two single flat entrances,

looking into the use of porous pavement and reviewing and utilizing items from the Clean Lake Alliance checklist. Kirby seconded the motion, motion carried 4-0.

6. Department Reports:

- a. **Highlights and Updates** – At the next meeting they will look at public participation, and they are trying to schedule a special meeting on March 31st with MDRoffers. There are already items for the March agenda and we will need 1 ½ hours of time for the Comprehensive Plan meeting. Czebotar suggested waiting to see how many items will be on the March meeting to see if it can be worked in.

- b. **Property Maintenance Report** – No report provided.

7. Adjournment –

Kirby moved to adjourn, Barrett seconded the motion, motion carried. Meeting adjourned at 8:30 p.m.

Working Draft -Minutes Plan Commission Meeting

March 21, 2016

Members Present: Brad Czebotar, Bruce Fischer, Cathy Kirby, Ron Berger, Dan Kolk, Steve Jackson

Members Absent: Kate Barrett

Staff Present: Pauline Boness, Eric Rindfleisch, Allan Coville, Karen Knoll

Others Present: David Jenneke, Harv Thompson, Anthony Barresi, Brock Roder; Spartan Bowl

1. **Call to order.** Chair Czebotar called the meeting to order at 7:00 p.m.
2. **Review and approval of draft Minutes from the January 19, 2016 Plan Commission meeting, tabled from the February 15, 2015 meeting) and the February 15, 2016 Plan Commission meeting.**

Czebotar called for the vote on the January 19, 2016 minutes postponed from the February 15, 2016 meeting. Motion carried 5 – 0 -1 with Jackson abstaining.

Czebotar moved to approve the February 15, 2016 Plan Commission minutes, Kirby seconded the motion. Motion postponed until next meeting as no quorum of Commissioners present attended the February 15, 2016 meeting.

3. **Public Hearing -Review and possible recommendation to the Village Board regarding a 2-Lot Certified Survey Map (CSM), for property owned by Village of McFarland. The property addresses are 5524-5526 N. Cook Street, and 5100 Broadhead Street and are currently zoned R-2, Single and Two Family Residence.**

Czebotar opened the public hearing at 7:02 p.m. With no one wishing to speak, the public hearing was closed by Czebotar.

Czebotar moved to recommend to the Village Board approval of a 2-Lot Certified Survey Map (CSM), for property owned by Village of McFarland. The property addresses are 5524-5526 N. Cook Street, and 5100 Broadhead Street and are currently zoned R-2, Single and Two Family Residence. Jackson seconded the motion. Motion carried 6-0.

4. **Public Hearing - Review and possible recommendation to the Village Board on a request by Timothy LeBrun, College Properties LLC for approval of a revised condominium plat and First Amendment to Declaration of Condominium for Storage Shop USA for expansion of current commercial condominium plat. The current addresses are 4901 – 4943 Ivywood Trail. The property is currently zoned C-H Highway Commercial.**

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

Dave Jenneke - 6415 Exchange Street - Jenneke is in support of the expansion but wanted to know why the project is being revised at this time; he previously thought it had been approved. Boness replied it had not been recorded as an expandable condominium. Basically what is being done is straightening out paperwork identifying the expansion.

Czebotar closed the public hearing at 7:07 p.m.

Czebotar moved to recommend to the Village Board approval of a request by Timothy LeBrun, College Properties LLC for approval of a revised condominium plat and First Amendment to Declaration of Condominium for Storage Shop USA for expansion of current commercial condominium plat. The current addresses are 4901 – 4943 Ivywood Trail. The property is currently zoned C-H Highway Commercial. Kirby seconded the motion. Motion carried 6-0.

5. **Review and possible recommendation to the Public Safety Committee and Village Board regarding an application for a 40' x 75' outdoor sports activity area with the consumption of alcohol by Carter Smith, Spartan Bowl at 4711 Farwell Street, McFarland, WI.**

Brock Roder of Spartan Bowl advised Commissioners they are close to what they want to do, there had been some issues with Ken's Automotive Repair and Village Ordinances needing to be worked out so they shifted the volleyball area to the western front of the building, where he feels it will be a good looking project. They will follow all Ordinances with lighting, activities done by 9:30 and no alcohol after 9:00 p.m. Czebotar stated when this project started it was going to be located on the east side of the building, could Roder elaborate why it has been changed from the first tentative proposal? Roder stated he had a meeting with staff; the apartment complex in the southeast corner of the property was too close if he wanted to go forward with the project, as he was designing it at that time. Kirby feels shifting the location at this time is unacceptable. It has been moved to one of the busiest traffic locations in McFarland. Commissioners and staff put many hours into the Kwik Trip project and getting it just right, the location being proposed is first and foremost a safety hazard being located next to a driveway, placing volleyball right on the street, the Ordinance states the majority of the play stays in the playing area, all it will take is one ball in the street or driveway to cause an accident. There is always the potential of someone pulling into the driveway, or, adjacent Kwik Trip and hitting the gas instead of the breaks risking the injuring of people. Roder stated they are having barriers to hopefully cut down on the risk, or, if a car went through it would go

through parking blocks and the volleyball netting. Kirby felt this was too great a risk with the number of people who would be in the area. Roder responded it would not be a lot of people, there would only be six people per side, and the number is not the matter, he did not feel a car would go completely through a barrier, volleyball netting and sand. Kirby stated in the best case scenario, in the worst case one person injured or worse is too many. Roder agreed. Kirby asked about the viewing stands. Roder stated they are no longer proposing benches or a seating area. Kirby felt they are not being realistic if they do not think people will gather outside of the netting to watch by standing in the driveway, parking lot or sidewalks. It's too much to expect, to assume the referees are going to monitor play as well as the drinking along with who is entering the area. Roder stated they will only have people playing volleyball in the volleyball area, those who will be drinking will be in the current patio area, and he will have his staff in charge of the drinking. It is his responsibility as the business manager to be in charge of what is going on at the establishment, there will be no congregating of people. Kirby referred back to when they originally applied for their outdoor drinking area and Spartan Bowl was adamant they wanted wrought iron when others were going for a solid wood. The problem you now have is people drinking on a patio with a wrought iron fence, and people standing on the other side of the fence watching volleyball. Kirby does not think this is a good combination, of location, placement, or safety. Roder did not want to discuss the patio area at this time. He feels the only people who will be in the volleyball area are the players. Kirby disagreed, and stated she cannot support the project in this location. Jackson asked how far the patio is from the proposed volleyball area. Roder replied the patio will essentially lead right into the volleyball area. Czebotar inquired how far from the street will they be? Roder replied he thinks it will be about 10' feet, he recently took a trip to a bowling center which has volleyball year-round. He showed Commissioners a photo of a 6' man with 18' netting in a dome with three courts, Roder stated they have six to eight balls a year which go over. Roder feels the odds are in his favor. Kirby replied it only takes one ball to go over the net, into the street, hit a car and cause an accident, or, something worse. Czebotar asked if Roder has spoken with staff from Kwik Trip. Roder stated he has spoken with Kwik Trip to see if they have any issues with closing off the street access from that location and they did not. Kolk inquired about the issue of spectators watching the games from around the netting, this would be a safety issue. Roder did not feel there would be, he feels staff can control this and would say the game does not get played with people standing around outside of the netting.

Czebotar asked Roder where the lights would be. Roder replied it will just be standard lights from the building. Czebotar stated when they were looking at the east side of the building there was going to be additional lighting, they are no longer going to add lighting? Roder replied it will just be building lighting; it is not their intention to add lighting. Kolk asked about the direction of the lights, there won't be more lights shining to try to accommodate the volleyball games? Roder responded no, however they are going to be updating lighting as it is inadequate. They are working with Focus on Energy to update lighting around the building, now knowing the volleyball will be on the north side of the building, they will be meeting with them to make sure there is proper lighting. The lighting for the parking needs to be updated. Kolk feels the driveway which connects to Kwik Trip is a potential safety problem, if there is anyone in the parking lot, it presents a safety issue, putting the volleyball in that location could create a safety issue, with it there you will now have parking which is only accessible from one

area of the building and customers will have to drive around the building to access it. Roder stated they can either access it by driving around or they can access it through the Kwik Trip lot. Kolk stated per the map provided there will be less parking. Roder agreed there will be less, but people can still access Spartans Bowl's lot through the Kwik Trip lot. The majority of the parking will be next to Kens Automotive repair.

Czebotar asked is there anything which is being proposed which is contrary to the Ordinance. Boness replied there is some language about traffic safety which would need to be decided. Czebotar asked if this is a Plan Commission decision or Public Safety. Boness responded Commissioners could make recommendations to that issue. The staff did not meet collectively to discuss the latest plan, there were some verbal comments received but nothing in writing. Public Works Director, Allan Coville responded to stormwater and debris issues. Roder replied there will be no runoff. Czebotar asked how he can make that guarantee. Roder stated he was working with builder Lou Cheramy who works with fabric for runoff. Roder will have fabric within the frame and tubing with a sock which will not allow sand to get out of the frame of the volleyball area. Czebotar inquired of Coville, if this is something which would be feasible, will this prevent the sand from running off, part of his concern is not only the backup and flooding which occurs, but this does add an additional expense to the Village if they have to clean this out. Coville stated what he thinks Roder is referring to is a corrugated pipe which will keep sand from running through but allow moisture through. Will this keep sand from ever coming through, he is not sure, wind would allow sand to come out of there, and a specific rain could. What he would suggest is to have them be put on some type of watch duty for the area. Coville stated as it is they have to go and clean out the inlet at least one time a year due to frozen road conditions, larger storms bringing paper blowing with it. From that standpoint, if Roder agrees to keep an eye on it and lets them know if there is an issue it can be addressed. It would be reasonable to say if it is sand, Roder would have to pay for the expense of clearing it out. Roder agreed. Kolk inquired where this is located. Coville replied between the bowling alley and Ken's automotive, it drains into the 5' drainage pipe.

Czebotar asked Roder how this will look. Roder replied they are trying to have it be the best looking, and keep the sand in. He showed a photo of materials from Menards which people use in their residences. He feels people will be excited about volleyball, when people drive into a town they look for bars, etc. that have volleyball; he himself looks around for bars or whatever having volleyball, right now McFarland does not offer this. He feels there are people who leave town to play volleyball. He feels they will put up something which will make them happy, it will look nice the way Commissioners want it. He feels it could be aimed at six year olds as they have a sand base and a daycare may want to come and build sand castles, they may hold kids beach parties out in the volleyball area. Kirby replied she hears what he is saying but on any other location other than one of the main streets, she might feel differently. This is not an issue of does McFarland need or want volleyball, but where, and she is not in agreement with such a high traffic location. She does not feel it is safe or appropriate. This is not an improvement from the original location.

Czebotar feels some of these issues need to be discussed at the Public Safety Committee. Czebotar asked Roder if they have lighting on around the building all night. Roder replied absolutely. Czebotar pointed out according to the Ordinance, the lighting must be turned off by at 9:30, how is that going to affect what he is proposing, will that create a potential hazard to those coming into the parking lot after 9:30 p.m.? Roder stated the lighting will be the same lighting year round, they are not adding any additional lighting. Czebotar stated the Ordinance does not differentiate how this will be handled. Roder stated they will not be adding additional lights; it will be the same for the parking as for the volleyball. Jackson felt if the activity is done it is not a lighting issue. Fischer inquired about the current lighting, what is the issue with it. Roder responded the current lighting is not adequate for the parking lot which is why they are upgrading, they wish to use the lighting for both issues. Fischer asked what they will do if it turns out the lighting is not adequate for volleyball. Roder replied he will come back next year with a lighting plan. Kolk stated Roder needs to be very clear with his intent to change the lighting for the building, they will not be competition lights, but they are for the parking lot and need to fall within those guidelines. Roder agreed.

Boness questioned on the explanation for the volleyball project, Roder originally spoke of having concrete blocks stacked for a frame to keep sand in play and now they are looking at composite timbers? Roder responded they are looking at the safety side of it, comparing the two and having people running around concrete blocks was scary for them. Boness asked how they will secure the netting as he originally had stated the netting would be secured between the blocks. Roder stated the netting will be also tucked between the timbers to make sure there is not the possibility of people going in and out of the area. Boness asked how the timbers will be anchored on the ground so they will be stable as they are fairly light weight timbers. Roder stated they will be anchored into the driveway. Boness stated given this plan she would insist on some type of bollard in front of this on the Kwik Trip side as previously it was designed with concrete block, which is no longer the case. Something needs to be in place to protect this. Roder agreed, he may use parking blocks, he is also thinking of changing the parking area. He understands this area needs to be closed off for safety reasons; they will definitely block it off with some sort of material.

Kolk stated we can all acknowledge this is a problematic area, he does not think the volleyball necessarily will create a problem. He does think the location is a safety concern and you need to have protection high enough to prevent someone losing control and driving into the area. Kolk does not think this creates a new safety risk, but the risk is for those using the court area and you have to anticipate any potential problem. He does agree there are different perspectives of on this; he feels we would know how it works out after it is started. Kirby stated because this has had many changes, location, materials, lighting, the need for bollards or jersey barriers, she would suggest this goes to Public Safety with a finalized plan. She would still like to hear from the Police and Fire Chiefs along with Coville with further information on the filtration system and issues. Give Roder the opportunity to draw up what would be a finalized plan, showing all details, parking blocks, timbers, materials used; have Public Safety look at the finalized submittal and then bring it back to the Plan Commission once it is in its final stage.

Berger stated with the information he has, it does appear there are many unanswered questions to this proposal, he would prefer the Plan Commission receive a finalized submittal with all variables answered before they are asked to vote on something.

Roder did not feel Public Safety needed to see it again. Kirby replied this submission has changed greatly from the first one, if this was a submission for a condominium, or some other project we would be asking them for a finalized plan before any action was taken. There are key important components which are missing.

Kirby moved to take the application for a 40' x 75' outdoor sports activity area with the consumption of alcohol by Carter Smith, Spartan Bowl at 4711 Farwell Street, McFarland, WI. and send the proposal to the Public Safety Committee for their comment and review of the finalized plan and it then be returned to the Plan Commission. Berger seconded the motion. Boness informed the dates for the next Public Safety Committee meeting is April 13th, the Plan Commission will then be meeting on April 18th and the Village Board will meet on the 25th of April. Roder stated he is then out of time and cannot do his project. Kolk asked what is expected from Public Safety. Kirby stated the key components have not been submitted which is why it should go to Public Safety, there are no safety components showing in any plan, there has been a change of location, and there has been no written feedback from either the Police or Fire Chief. You cannot approve a plan and hope that something is done; they can always change their mind after the approval if there is no firm plan submitted. These are items we can get from them when they review a finalized plan submitted from Roder. Kolk agreed. Boness pointed out we are not slowing down the process as typically the earliest this would go to the Village Board would be on the 25th. Czebotar asked of Roder what his timeline was. Roder stated he was under the impression from the Plan Commission it would go to the Village Board. Czebotar restated that his question was what Roder's timeline on this is. Roder stated if they cannot get it approved by the end of the month he cannot advertise and get teams set up. Berger stated his timeframe is all tied to the original plan, he does not feel the Plan Commission would be doing due diligence by approving it without a finalized plan submitted. Roder stated he felt he was waiting to work on his plans due to issues on wording which had to be worked out by the attorney, he has not moved forward on his drawings since December 28th, 2015. Czebotar clarified the process as it took place, there were a number of changes made as requested by Roder, the Plan Commission went forward with what they understood he originally was seeking and then that changed. Roder agreed there was some delay on his part in this process.

Kirby summarized the changes of the location has brought up a whole new set of safety issues, this discussion may not even be taking place if Roder had left the location as he originally submitted. It was due to him moving the location which has created the other issues and concerns.

Czebotar called for the vote, motion carried 5-1 with Kolk voting against.

- 6. Discussion – review of draft by MDRoffers for public participation procedures for the update to the Village of McFarland Comprehensive Plan.**

Boness advised this will be scheduled for formal action in April, Commissioners have been provided materials to review for the March 31, 2016 meeting.

7. Department Reports:

a. **Highlights and Updates** – No comments

b. **Property Maintenance Report** – No comments

8. Adjournment –Kirby moved to adjourn, Czebótar seconded the motion, motion carried meeting adjourned at 8:08 p.m.

DRAFT

March 14, 2016

Village of McFarland Community Development Department

Accompanying Material for Plan Commission Application – Rise Up Martial Arts Academy

4801 Vogues Road – Suite G (Southernmost Suite), formerly occupied by Trane Parts Supply

Rise Up Martial Arts (herein referred to as The Academy) is the name of a family martial arts academy planned to be located at 4801 Vogues Rd in McFarland. We are applying for a conditional use permit.

There is more than enough parking at this location. At least 40 spaces are available. The Academy will operate mainly after normal business hours and on weekends. Our first planned class will be at 4:00 weekdays for kids. Current parking use by other tenants is minimal even during normal business hours. We have contacted the building owner and his representative and both are in agreement that there is an abundance of parking available. They are both happy to answer any questions and are willing to be present at the 4/18/16 meeting. All Academy activity will be conducted inside. The parking lot will be used for parking only.

This is an industrial area. There are no residences nearby so there is no issue concerning nearby residents. Nearby business tenants are also unconcerned about our planned use.

We are excited to bring a new business to McFarland. The Academy will be a positive presence in McFarland. Our business and members will be very involved in the community. We will contribute to community service efforts in McFarland and teach McFarland kids the traditional values of martial arts, including Honor, Honesty, Duty, and Service.

Thank you for your consideration,

Eric Boucher, Thales Blaso, Brian Quamme

RECEIVED
MAR 16 2016
VILLAGE OF McFARLAND

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

ORDINANCE NO. 2016-02

AN ORDINANCE TO AMEND THE OFFICIAL FLOODPLAIN ZONING MAPS

Purpose: The Department of Homeland Security’s Federal Emergency Management Agency (FEMA) has revised the Flood Insurance Rate Map (FIRM) Index and the Flood Insurance Study (FIS) report for the Village of McFarland with an effective date of June 16, 2016. This revision does not affect floodplain maps depicting flood insurance zones, floodplain delineations, flood elevations, or floodways in the Village of McFarland.

Sponsor: Community Development Director

Recommended Referral: Plan Commission (Required)

Public Hearing: Required. Preceded by Class 2 Notice.

The Village Board of the Village of McFarland do hereby ordain as follows:

1. Section 62-430(b) of the McFarland Municipal Code is hereby repealed and recreated to read as follows:

“(b) Official Floodplain Zoning Maps based on the flood insurance study dated June 16, 2016, Volume Numbers 55025CV001D, 55025CV002D, 55025CV003D, 55025CV004D, Flood Insurance Rate Map (FIRM), Panel Numbers 55025C 0439 G, 55025C 0437 G, and 55025C 0441 G, dated January 2, 2009, and 55025C 0443 H, 55025C 0444 H dated September 17, 2014. Approved by the Wisconsin Department of Natural Resources and FEMA.

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:

Tracey K. Berman, Village Clerk
4813-1221-1502, v. 1

ORDINANCE 2016 – 02	
MOTION	SECOND
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:	



Federal Emergency Management Agency
Washington, D.C. 20472

Mr. Brad Czebotar
Village President, Village of McFarland
5915 Milwaukee Street
Post Office Box 110
McFarland, Wisconsin 53558-0110

(179RS-CW-no FIRM)

Community No.: 550086
Community: Village of McFarland,
Dane County,
Wisconsin

Dear Mr. Czebotar:

Enclosed is a copy of the revised Flood Insurance Study (FIS) materials for Dane County, Wisconsin and Incorporated Areas, prepared by the Department of Homeland Security's Federal Emergency Management Agency (FEMA). These materials include the revised Flood Insurance Rate Map (FIRM) Index and a revised FIS report. To avoid confusion, please replace materials that you currently have on file with the most recent copy.

* This revision, effective June 16, 2016, **does not** affect flood insurance zones, floodplain delineations, flood elevations or floodways in your community. Although the countywide FIS and FIRM Index have been revised, the FIRMs you currently have, with a suffix of either "G" or "H," will remain valid for your community until such time as a panel on which your community is shown is revised.

It is also important to note that if your community annexes land that is shown on adjacent FIRM panels in the future, you must obtain a current copy of the adjacent panel(s) as well as the current FIRM index. Additional digital copies of the enclosed materials may be ordered from the FEMA Map Information eXchange, toll free, at 1-877-336-2627 (1-877-FEMA MAP) or via website at <http://msc.fema.gov>.

Sincerely,

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Enclosures
Revision Effective Date: June 16, 2016

FIRM and FIS Information for *Official Maps* Section of Local Floodplain Ordinances

The *Official Maps* section of local floodplain ordinances must include a listing of all FIRM panels affected and the FIS volume along with the effective dates for both. For example, the Village of Belleville's *Official Maps* section would be as follows:

OFFICIAL MAPS: Based on the FIS:

Flood Insurance Rate Map (FIRM), panel numbers 55025C0568H, 55025C0569H and 55025C0731H, dated June 16, 2016; with corresponding profiles that are based on the Flood Insurance Study (FIS) dated June 16, 2016, Volume numbers 55025CV001D, 55025CV002D, 55025CV003D and 55025CV004D.

* Listed below are the FIRM panel numbers and the FIS volume numbers for the communities in Dane County.

The updated panels listed below have an effective date of June 16, 2016 and a suffix of H. The Villages of Belleville and Black Earth and Unincorporated Areas of Dane County also have panels that have been unchanged. The unchanged panels will continue to have an effective date of either January 2, 2009 or September 17, 2014 and keep either the G or H suffix.

Community: ***Village of Belleville,
Dane County, Wisconsin***
Community Number: 550159
Flood Insurance Rate Map Panels Affected: 55025C0568H, 55025C0569H, 55025C0731H
FIRM Effective Date: June 16, 2016
FIS: 55025CV001D, 55025CV002D, 55025CV003D,
55025CV004D
FIS Effective Date: June 16, 2016

Community: ***Village of Black Earth,
Dane County, Wisconsin***
Community Number: 550079
Flood Insurance Rate Map Panels Affected: 55025C0169H, 55025C0188H
FIRM Effective Date: June 16, 2016
FIS: 55025CV001D, 55025CV002D, 55025CV003D,
55025CV004D
FIS Effective Date: June 16, 2016

Community: ***Village of Blue Mounds,
Dane County, Wisconsin***
Community Number: 550620
Flood Insurance Rate Map Panels Affected: no changes to FIRM(s)
FIS: 55025CV001D, 55025CV002D, 55025CV003D,
55025CV004D
FIS Effective Date: June 16, 2016

Community: **Village of Maple Bluff,
Dane County, Wisconsin**
Community Number: 550618
Flood Insurance Rate Map Panels Affected: no changes to FIRM(s)
FIS: 55025CV001D, 55025CV002D, 55025CV003D,
55025CV004D
FIS Effective Date: June 16, 2016

Community: **Village of Marshall,
Dane County, Wisconsin**
Community Number: 550084
Flood Insurance Rate Map Panels Affected: no changes to FIRM(s)
FIS: 55025CV001D, 55025CV002D, 55025CV003D,
55025CV004D
FIS Effective Date: June 16, 2016

Community: **Village of Mazomanie,
Dane County, Wisconsin**
Community Number: 550085
Flood Insurance Rate Map Panels Affected: 55025C0162H, 55025C0166H, 55025C0167H
FIRM Effective Date: June 16, 2016
FIS: 55025CV001D, 55025CV002D, 55025CV003D,
55025CV004D
FIS Effective Date: June 16, 2016

Community: **Village of McFarland,
Dane County, Wisconsin**
Community Number: 550086

 Flood Insurance Rate Map Panels Affected: ~~no changes to FIRM(s)~~
FIS: 55025CV001D, 55025CV002D, 55025CV003D,
55025CV004D
FIS Effective Date: June 16, 2016

Community: **City of Middleton,
Dane County, Wisconsin**
Community Number: 550087
Flood Insurance Rate Map Panels Affected: no changes to FIRM(s)
FIS: 55025CV001D, 55025CV002D, 55025CV003D,
55025CV004D
FIS Effective Date: June 16, 2016

Community: **City of Monona,
Dane County, Wisconsin**
Community Number: 550088
Flood Insurance Rate Map Panels Affected: no changes to FIRM(s)
FIS: 55025CV001D, 55025CV002D, 55025CV003D,
55025CV004D
FIS Effective Date: June 16, 2016



Conditional Use Permit

Permit No.: 261

Fee Paid: \$ 275.00

Issued To: John J. Grell
4502 Marsh Road
Madison, WI 53718

Issued By: Plan Commission
Village of McFarland
5915 Milwaukee Street, PO Box 110
McFarland, WI 53558-0110
(608) 838-3154

Date Issued: March 16, 2015 **Temporary:** Yes No

Issued For: To allow construction of a single family home on the site.

Address: 5411 Bashford Street **Parcel No.** 0610-034-0618-1

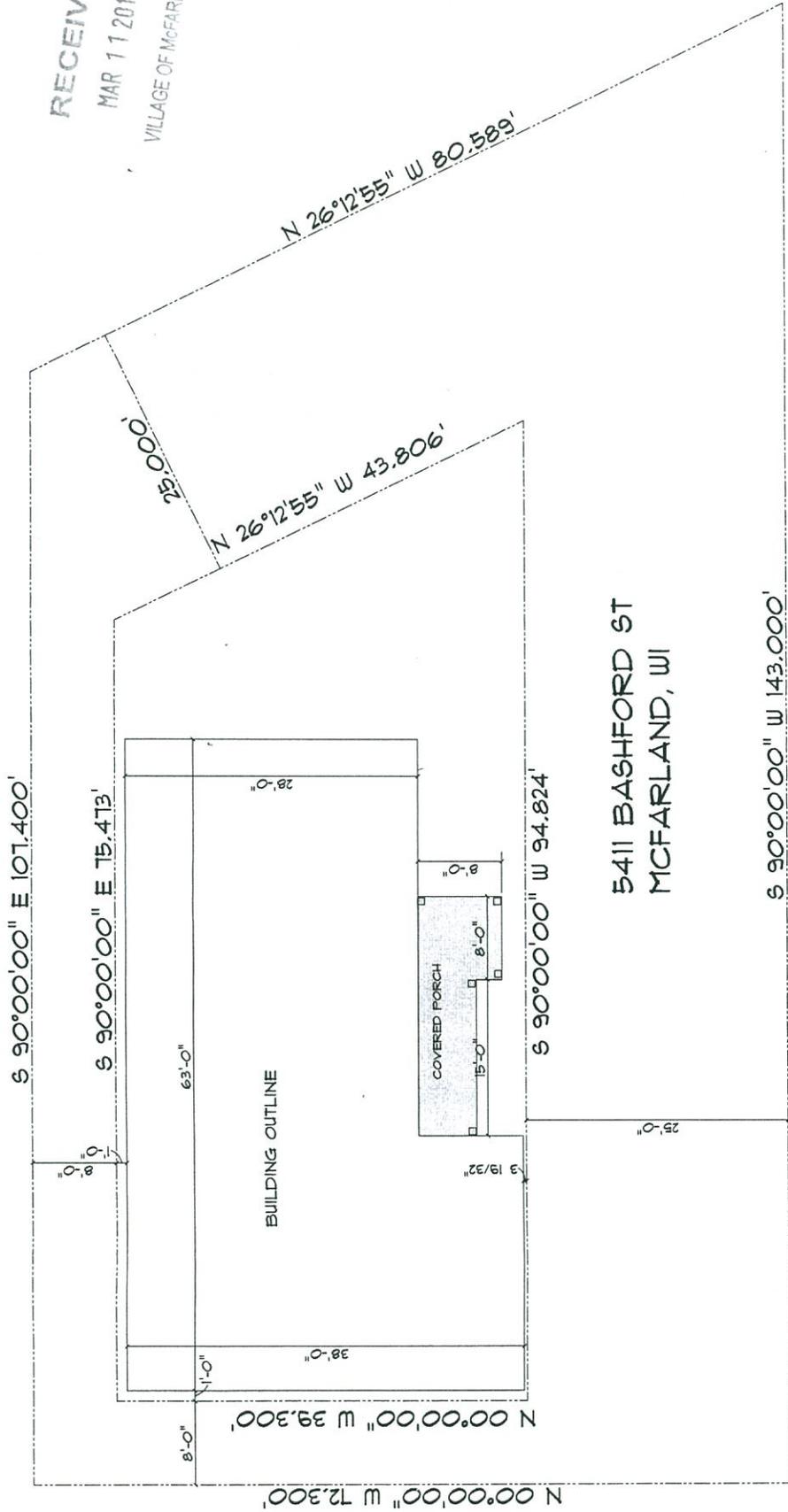
- Conditions:**
1. Staff to review the proposed length of the driveway.
 2. Owner to verify if there is asbestos in the existing buildings; and if so, have it professionally removed.
 3. Removal of the underground storage tank following any state and local regulations.

Authorized Signature: _____

Title: _____
Community Development Director

This permit shall become null and void within twelve (12) months of the date of the Commission's action unless the use is commenced, construction is underway or the current owner possesses a valid building permit (if required) under which construction is commenced within six (6) months of the date of issuance and which shall not be renewed unless construction has commenced and is being diligently pursued. Extensions of up to one (1) year may be granted by the Plan Commission for just cause if application is made to the Village at least thirty (30) days before expiration of said permit.

RECEIVED
MAR 1 1 2015
VILLAGE OF MCFARLAND



SCALE 1" = 10'-0"

E. JOHNSON ST

APPROVED
MAR 16 2015
Plan Commission

w/conditions

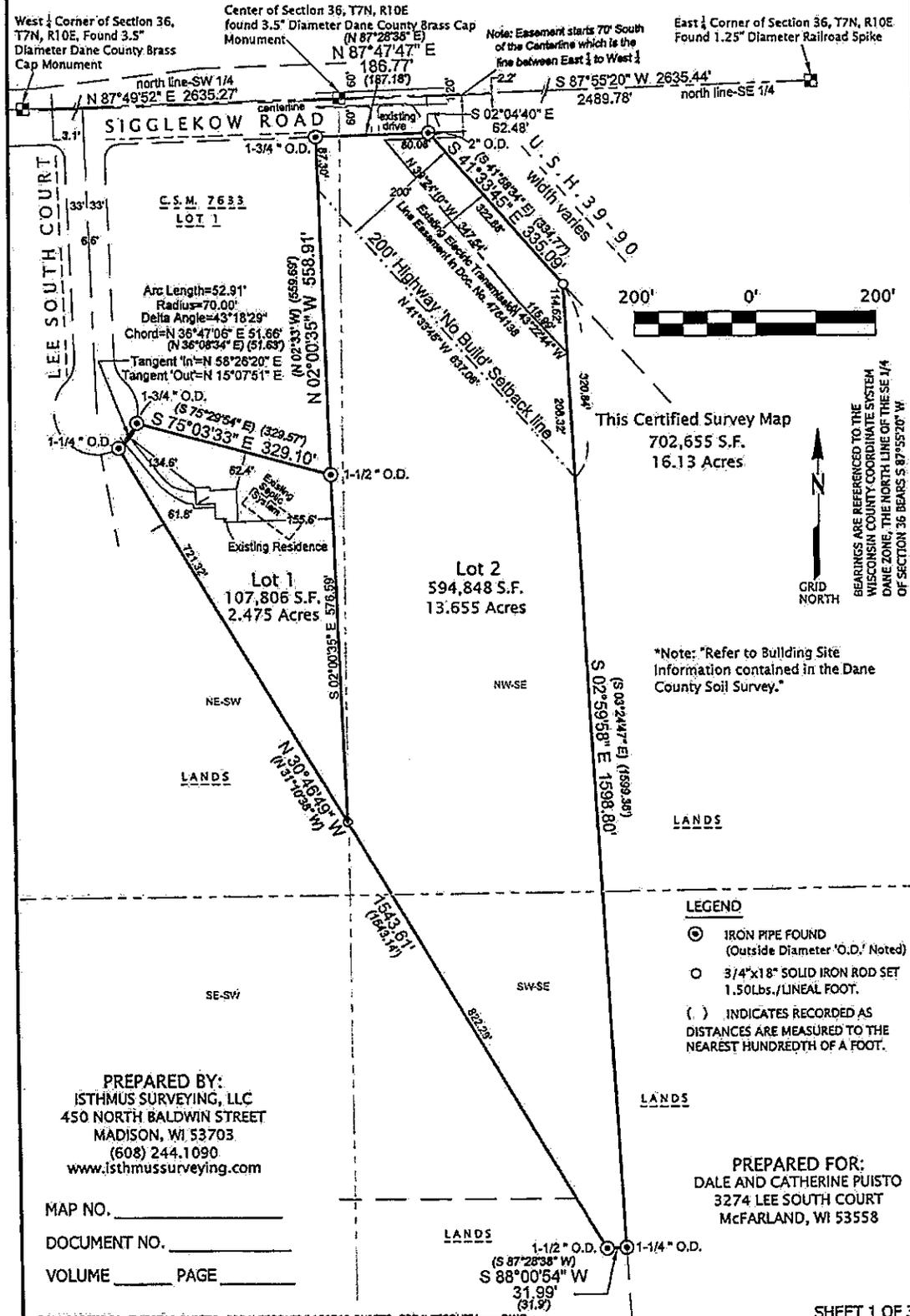
FEB 26 2016

#4844

DALE AND CATHERINE PUISTO DEVELOPMENT

CERTIFIED SURVEY MAP

Located in the NW 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4, and the NE 1/4 of the SW 1/4, of Section 36, T7N, R10E Town of Blooming Grove, Dane County, Wisconsin





To: Village of McFarland Plan Commission
From: Mark Roffers, AICP, Planning Consultant
Date: April 14, 2016
Re: Comprehensive Plan Discussion for April 18th Meeting

This memo provides context for the Commission's upcoming meeting related to the Comprehensive Plan update. Our discussion will encompass items that were not covered at the March 31st meeting or that we need to revisit. Your packet contains the latest project timeline, the results of the Commission's "priorities exercise," an updated copy of the community survey, and the final map from the draft Conditions and Issues volume. Please bring the rest of that Conditional and Issues volume, distributed to you in March. There are three items we wish to discuss with the Commission at this meeting, outlined below.

Finalize Web-based Community Survey

Based on the Commission's input on March 31st, we have prepared a revised survey. The highlighting on the attached version shows the revisions. Our intent is to make the survey available for the public to complete by the end of April.

Assist with Identification of Community Groups/Committees with Which to Meet

As part of the Comprehensive Plan update, we will soon be meeting with various other Village committees and community groups to work through the same "Priorities" exercise and review chapters of the Conditions and Issues report related to that particular group's focus. We have scheduled meetings with the Community Development Authority (May 4th); Public Works Committee (May 10th); Parks, Recreation and Natural Resources Committee (June 16th); Public Utilities Committee (May 17th); and Landmarks Commission (April 28th). We also will meet with the Public Safety Committee, and should have meetings with both the McFarland Chamber of Commerce and McFarland School District scheduled soon.

In total, we have 14 such meetings budgeted as part of this process. Our current list of groups brings us up to 8 meetings. Some groups may warrant a second meeting later to share draft plan materials. We are interested in learning whether there are other groups or stakeholders the Commission believes we should meet with as part of this planning process.

Present First Draft of Conditions and Issues Volume of Plan and Invite Comments

The bulk of our meeting will be spent going over the Conditions and Issues Volume of the Comprehensive Plan. The updated Comprehensive Plan will be divided into two volumes. This Conditions and Issues volume contains background information and maps about McFarland. This will enable the later "Vision and Directions" volume to focus exclusively on a future-focused vision, policies, and initiatives. That later volume will also be more graphic-oriented, including a number of maps, photos, and other images. I will plan on hitting the highlights of the Conditions and Issues volume at this meeting and getting initial reaction and comments. This volume will be open for further comments for a couple more months.



Comprehensive Plan Meetings and Milestones Schedule

(Updated April 13, 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 Village Board and committees such as 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; and Public Safety Committee
- Meet 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



Village of McFarland Comprehensive Plan Priorities Exercise Results—Plan Commission March 31, 2016

1. WHAT IS YOUR VISION FOR THE FUTURE OF MCFARLAND? In answering this question, you might think about:

What McFarland in the year 2035 looks and feels like

How the community functions

What McFarland's best future features are

How the community inspires residents, land owners and businesses to improve their lives

COMMISSION MEMBER RESPONSES:

- Recognition that what McFarland provides is good, as indicated by the wide use of the Village's park systems and other amenities.
- Must view McFarland as a place connected with neighboring lands, particularly the neighborhoods between Siggelkow Road and the Beltline. Many people who live in this area and elsewhere near the Village identify with McFarland based on the School District, postal code, nearest library, recreation programs, parks, etc. It's almost impossible to separate that identification, regardless of municipal boundaries. Plan needs acknowledgment of these people, and how the Village can be enhanced as a result (e.g., bigger market for local businesses, piggy-backing off the Metro bus system).
- By 2035, there should be a better way to get people around the area. Village should be supportive of new transportation methods.
- A choice residential area for people working in Madison and in other locations along the Beltline and Interstate. Short distance to Madison's amenities with a separate community feel.
- Currently, tank farms separate the Village from the City but also form the image of McFarland to a significant degree. How to address?
- When most are asked the question, "Why consider moving to McFarland?," the most common response is the school system. Goal for this answer by 2035: "The school system *and* the amenities that are offered by the community." This could include biking/pedestrian trails, desirable parks with unique features, community/senior/youth center.

The consultant read the vision statement from the 2006 Comprehensive Plan, which was as follows: "The Plan is formed around a vision of a community expanding east into well-planned neighborhoods thoughtfully linked and integrated by streets, sidewalks, bike routes,



Village of McFarland Comprehensive Plan Priorities Exercise Results—Plan Commission March 31, 2016

parks and open space corridors. A community with a downtown that is revitalized and re-shaped with civic, commercial and office development. A community that is aggressively approaching economic development opportunities through infill projects, re-development projects and new projects that reflect McFarland's 'small town' character. A community that is maintaining its reputation for quality schools, state-of-the-art community facilities, and safe neighborhoods."

Members' responses to this 2006 vision statement were as follows:

- The 2016 vision is probably not going to be very different. The Recession had a huge impact on what the Village intended to do in the past ten years.
- "Small town character" is a phrase that's losing its meaning; reconsider this. How does the Village expand and grow while remaining consistent with the qualities that one associates with smaller communities is the challenge. Need to develop a sense of place that provides comfort, and a way to break up a bigger community in smaller pieces.
- 2006 vision missed the important link between the Village and the greater Dane County area. This should include a fully connected transportation system, including bike/ped connections.
- There will be a reduction of people who regularly commute to work. Economic reality of how people's work is structured is changing and the Village needs to be on top of these changes. "Bedroom community" takes on a different meaning in this context.
- The previous vision for "safe neighborhoods" is perhaps better retooled as "healthy communities." There are a lot of connotations of "healthy community" – not only physical health, but an integrated community that moves forward independent of government. Changes often need to come from residents, not always elected officials or Village staff.



Village of McFarland Comprehensive Plan Priorities Exercise Results—Plan Commission March 31, 2016

2. WHAT INITIATIVES SHOULD THE VILLAGE PRIORITIZE OVER THE NEXT 5-10 YEARS? In answering this question, you might want to think about:

- | | |
|--------------------------|-------------------------------------|
| Land use or zoning | Transportation |
| Economic development | Recreation and community activities |
| Redevelopment | Resource protection |
| Tourism | Community services |
| Housing | Public facilities |
| Neighborhood development | Utilities & stormwater management |
| Historic preservation | Intergovernmental relations |

COMMISSION MEMBER RESPONSES:

- Advance economic development, which means both direct recruitment of new and expanded businesses (growing the non-residential tax base) and enhancements to quality of life to make the Village a more attractive location for investment. Need to look at
- Respond to McFarland's unique assets and limitations. It is a good place for small and mid-sized businesses, but does not have many large sites for bigger industries. Consider targeting a particular niche(s) to McFarland and a business with what they need to thrive. Tech manufacturing start-ups?
- Expand the concept of McFarland's "downtown" area to include Farwell all the way west to Highway 51, and perhaps areas further east than what was previously defined as "downtown".
- Prioritize infilling areas that are currently not well-utilized (e.g., Farwell).
- Amount of vacant land that the Village may have for future growth is quickly becoming an issue. Plan needs to address this.
- Respond to the needs and interests of the future labor market, which is rapidly evolving (e.g., home based businesses). For example, the Village may want to promote "third spaces," places to eat and work and relax.
- Consider the future of retail. Traditional retail is changing due to internet-based purchasing of goods. "Nonstore retailers" (example: SHOPBOP) are likely to stay popular. Having big brick and mortar stores may no longer be an asset. This might be a way for



Village of McFarland Comprehensive Plan Priorities Exercise Results—Plan Commission March 31, 2016

small retailers to blossom. On the flip side, small retailers may be used by potential customers before ultimately purchasing from on-line retailers.

- Make wise use of financial incentives for economic development, determining in advance what types of projects are worth supporting.
- Consider advancing an interchange on Interstate 39/90 near CTH AB, which would enhance development in McFarland and relieve congestion on the Beltline.
- Living options like condos and smaller lots are becoming more common. Plan should take on this issue, addressing previous concerns with smaller lots.
- Pursue an intergovernmental initiative to make Lake Waubesa significantly cleaner. It's an overlooked and underutilized asset.
- Pursue a plan for beautification of the USH 51 corridor if possible, as the Village's front door.
- Pursue potential for greater School District/Village sharing of services, particularly for facilities. With the Village collaboration, the pool currently operated by the District could expand into an aquatic center. Also consider other athletic facilities (offered by both District and Village) and the auditorium (also operated by District, but perhaps an underutilized space.) This approach would spread out costs for upkeep to these amenities.
- Create a community of open dialogue, discussion, and inclusion, and opportunities for community discussion that allows all voices to be heard. A comprehensive plan can set the framework for ongoing dialogue and community development. For example, there could be an open community discussion about some people's concerns about expanding bus service or trails into Madison.



**2016 Community Survey
Associated with Comprehensive Plan Update**

The Village of McFarland is beginning to update its Comprehensive Plan, which guides the growth and development of our community. The Village's current Comprehensive Plan can be viewed [here](#). To help us gauge community priorities as we update the Plan, please take 10 to 15 minutes to complete and return this survey by June 15, 2016.

1. Please provide the top three reasons why you or your family chooses to live in McFarland. Please write "1" in the box next to your top reason, "2" next to your second reason (if any), and "3" for your third reason (if any).

- € Easy to get around
- € "Village" atmosphere
- € Reasonable property taxes
- € Close to job
- € Home prices
- € Close to Interstate and/or Highway 51
- € Good schools
- € Good library
- € Safe
- € Near friends and family
- € Local shops and services
- € Lake Waubesa
- € Other recreational resources, like parks and trails
- € Open space in area
- € Close to Madison
- € Other (please list): _____

3. Please check the box in each row that best reflects your opinion of the Village of McFarland on different scales.

	1	2	3	4	5	
Unattractive						Attractive
Stagnant						Thriving
Unsafe						Safe
Separated						Connected
Noisy						Quiet
Congested						Easy to Access
Boring						Fun
Expensive						Affordable
Unhealthy						Healthy
Closed						Open

4. Approximately 30% of your total property tax bill goes to Village government to provide services such as sewer and water; police and fire; garbage collection; street maintenance; snow removal; sidewalks and trails; parks and recreation; and library, youth center, and senior services. How would you rate the “dollars paid for the services received” from the Village of McFarland?

- € Excellent
- € Good
- € Fair
- € Poor
- € Very poor
- € No opinion

5. **Between 2000 and 2010, the Village of McFarland population grew from 6,416 to 7,808. Looking forward over the next 5 to 10 years, which of the following statements best reflects your attitude on future residential growth?**

- McFarland should encourage more residential growth
- McFarland should try to slow residential growth
- McFarland should not try to affect the pace of residential growth
- No opinion

6. **In 2010, about 80 percent of all housing units in McFarland were single family homes, with the rest a mixture of different types. The average value of an existing house and lot in 2015 was \$240,000, and a new house and lot in McFarland commonly costs between \$350,000 and \$425,000. Looking forward, what types of new housing should the Village promote? Please check all that apply.**

- Single family housing, <\$250,000
- Single family housing, \$250,000-\$300,000
- Single family housing, \$300,000-\$400,000
- Single family housing, >\$400,000
- Apartments with higher-than-average rents
- Apartments with more affordable rents
- Senior housing
- Duplexes
- Condominiums in buildings with four or fewer housing units each
- Condominiums in buildings with more than four housing units
- Housing mixed with commercial uses in planned developments
- No opinion

7. McFarland has an industrial area around Highway 51 near the Village’s northwest corner, a downtown area that includes the library and surrounding older commercial buildings, and newer commercial development along Highway 51 and Farwell Avenue. How much do you agree or disagree with each of the following statements about future non-residential growth in McFarland?

Statement	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
a. McFarland should encourage <u>industrial</u> businesses to locate here					
b. McFarland should encourage <u>retail and commercial service</u> businesses to locate here					
c. McFarland should encourage <u>office and research</u> businesses to locate here					
d. McFarland should encourage further revitalization of its downtown area					

8. The Village may consider different factors when it makes decisions on development proposals, like rezonings and new subdivisions. When making decisions on development proposals, what do you think the Village's top three factors ought to be from among those listed below. Write "1" in the box next to your top factor, "2" next to your second factor (if any), and "3" for your third factor (if any).

- € Impact on surrounding neighborhoods
- € Impact on traffic
- € Impact on water quality
- € Impact on farmland preservation
- € Impact on natural area preservation
- € Impact on intergovernmental relationships
- € Impact on public school enrollment and capacity
- € The resulting increase in property values
- € Jobs that may be created from the development
- € The rights of the land owner making the request
- € Whether the development will be aesthetically pleasing
- € Whether the development will reserve lands for parks and open space
- € Other (please list): _____

9. In light of the Village's limited financial resources and desire to maintain a reasonable tax rate, we would like your help in prioritizing projects the Village might undertake in the next 5 to 10 years. What are your top three priorities from among the choices listed below? Please write "1" in the box next to your top priority, "2" for your second priority (if any), and "3" for your third priority (if any).

- € Widen the main roads in the Village when they get congested, aside from Highway 51 which the State is handling
- € Extend the Village's off-street bike and pedestrian trail network
- € Extend bus service from Madison into McFarland
- € Improve the appearance along Highway 51 through treatments like landscaping and entrance monuments
- € Help pay for new sewer and water lines to spur new development at the Village's eastern edge
- € Provide financial incentives for new business development that would not happen otherwise
- € Build a new aquatic center, perhaps in collaboration with the McFarland School District
- € Build a splash pad or spray park, which is a type of water-based playground
- € Build a community center with spaces and activities for all ages
- € Other (please list): _____

10. Please complete the following statement in the space provided: As I look forward over the next 10 to 20 years, I wish McFarland would...

11. Using the map to the right, please indicate where you live.

- € 1 – Lakeside (West of Highway 51)
- € 2 – Southside (East of Highway 51, south of railroad tracks)
- € 3 – Northside (East of Highway 51, north of railroad tracks)
- € 4 – City of Madison or Town of Blooming Grove (Including the Secret Places and Owl Creek neighborhoods)
- € 5 – Town of Dunn
- € 6 – Other



12. Please let us know whether you have children in your household, at least part of the time. Check all that apply.

- € There are no children living in my household, either part-time or full-time.
- € One or more children 4 years old or less live in my household
- € One or more children 5 to 10 years old live in my household
- € One or more children 11 to 14 years old live in my household
- € One or more children 15 to 18 years old live in my household

13. How long have you lived within the McFarland area?

- € Less than three years
- € Between three and five years
- € Between six and ten years
- € Between eleven and twenty years
- € More than twenty years
- € I do not currently live in the McFarland area

14. Do you own or rent your residence?

- € Own
- € Rent

15. What is your age?

- € 0-18 years old
- € 19-29 years old
- € 30-39 years old
- € 40-49 years old
- € 50-64 years old
- € 65+ years old

16. Are you male or female?

- € Male
- € Female

17. In the space below, please provide any other comments related to the future growth and development of the Village that you would like considered as part of this process.

Thank you for completing the survey! Please return to the Village by June 15, 2016.

You can return your hard copy of the survey by:

- Dropping it off at the Village Municipal Center or E.D. Locke Library
- Mail:
 - Village of McFarland Comprehensive Plan Survey
 - 5915 Milwaukee Street
 - P.O. Box 10
 - McFarland, Wisconsin 53558
- Email to community.development@mcfarland.wi.us

This survey may also be taken over the internet, by visiting <http://www.surveymonkey.com/McFarlandPlan2016>.

If you are interested in staying informed on the progress of the Comprehensive Plan update, visit our Facebook page at <http://www.facebook.com/McFarlandPlan2016> or our Website at <http://tinyurl.com/McFarlandPlan2016>.

MAP 5

GROWTH FACTORS Village of McFarland COMPREHENSIVE PLAN

Legend

Utilities and Transportation

- 2016 Urban Service Area Boundaries
- Future Gravity Flow Sewer Basins
- Constrained Sewage Lift Stations
- Interchange Analysis Zone

Open Space/Natural Areas

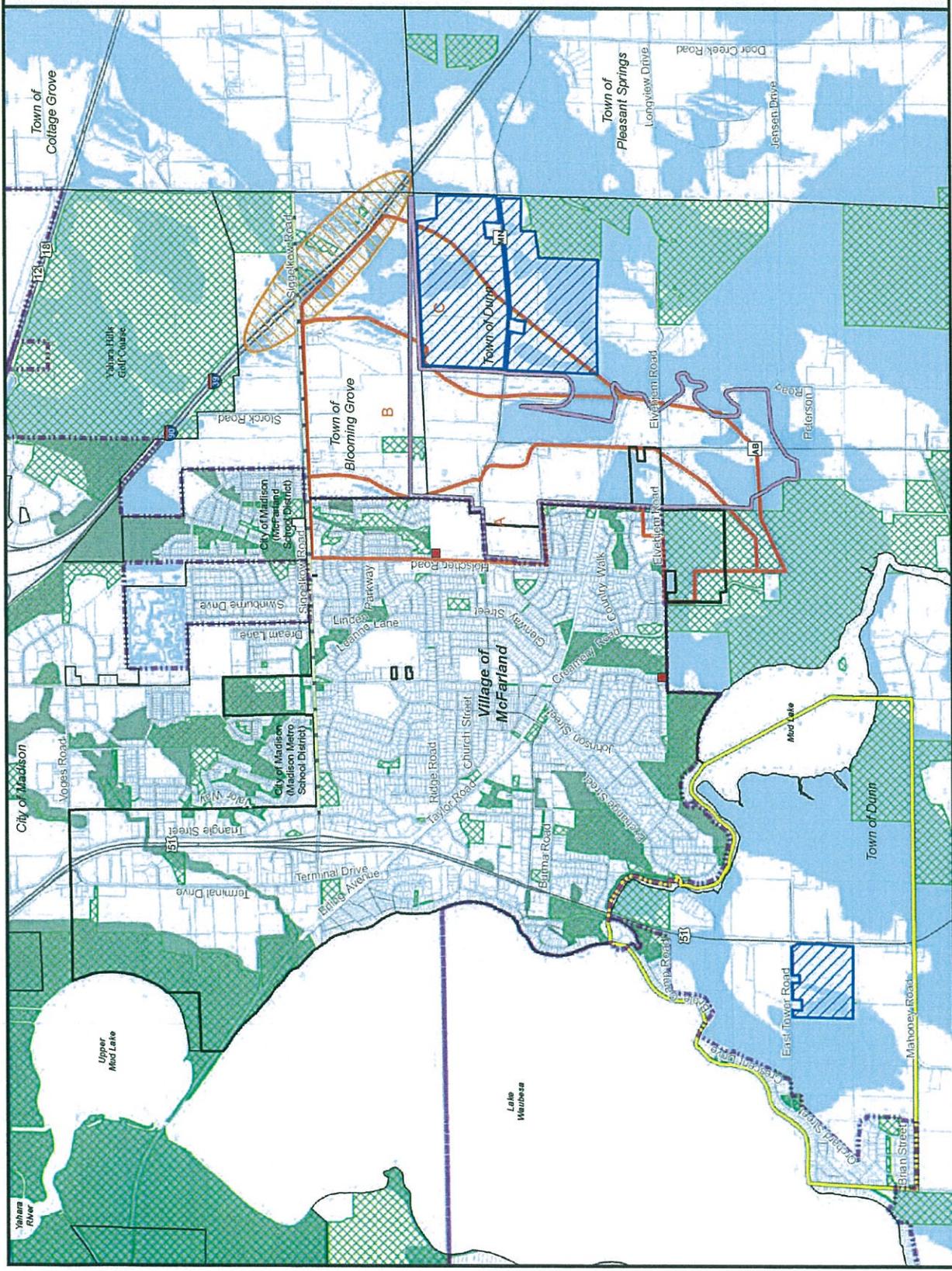
- Public Lands and Recreation
- Mapped Environmental Corridors
- Potential Future Environmental Corridors
- Conservation Easement (No Future Development)

Municipal Boundaries

- 2016 Village of McFarland Limits
- 2016 Other Municipal Limits
- McFarland-Madison Annexation Boundary (through 2018)
- McFarland-Dunn "No Annexation Buffer Area" (through 2025)
- McFarland-Dunn "No Opposition to Annexation Area" (through 2025)



Date: April 2016
Data Sources: Village of McFarland, Town and County Engineer, NRCS, Dane County ID, and CAPRC



Community Development Highlights

March 2016

- During the month of March forty-two permits were issued, six involved new residential construction. Revenues for the month totaled just over \$44,000.
- Working with Tim LeBrun of Storage Shop USA to review and process the proper paperwork in order to begin construction on the next phase up on Ivywood Trail.
- Working with Tom Gannon regarding possible replat of Prairie Place necessary to address wetland areas recently delineated on his land.
- Met with Brett Reiman and Brian Spanos regarding the possible development of property within the Village.
- Appears Ryan Quam has commercial tenants for his Waubesa Village project.
- Met with a company representative of a hotel chain looking in the area. Meeting went well; but, they expressed surprise we did not have more lots available.
- Working with staff regarding the creation of a utility district for the Veridian project. This district is our surety against defaulting on payments for the lift station.
- Plan Commission will be reviewing a CSM that is within our extra territorial jurisdiction. The property is east of the Village on Siggelkow Road near I-90.

- Plan Commission members met with staff of MDRoffers Consulting to discuss public participation process for the Comprehensive Plan update and the first draft of McFarland Conditions and Issues – March 2016
- Veridian has requested a reduction in surety for Juniper Ridge. Our Village engineer will be reviewing this.
- Received the signed Developers Agreement for Phase VI of Park View Estates.
- Followed up with Seville Gear regarding completing and certifying their stormwater plan has been constructed according to approved plans.
- Attended the ribbon cutting at the McFarland House Café with the new owners.
- Met with Jeff Mahoney of the school district to discuss the districts possible application to CARPC to receive sewer service to their eastside 20 acre parcel.
- Attended the March Chamber of Commerce Board meeting.
- Attending the following monthly meetings:
 - Plan Commission
 - Village Board
 - Community Development Authority

Submitted by:
Pauline Boness
Community Development Director